



LANDMARK PRESERVATION COMMISSION REGULAR VIRTUAL MEETING AGENDA MONDAY, JUNE 1, 2020 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Stay at Home Executive Order, **the Winnetka Landmark Preservation Commission meeting on Monday, June 1, 2020 will be held virtually. The meeting will be livestreamed via the Cisco WebEx platform.**

The public has the following two options for **observing and participating during this virtual Landmark Preservation Commission meeting, including the ability to provide testimony or comments.** Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only).** Call: 408-418-9388; when prompted enter the Meeting ID – 126 961 1772 (Please note there is no additional password or attendee ID required.)
- 2) **Livestream (both audio and video feed).** Download the Cisco WebEx meetings app to your smart phone, tablet or computer, and then join Meeting ID – 126 961 1772 Event Password – LPC060120

If you wish to **provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending **an email** to planning@winnetka.org;
- 2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093, or
- 3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received by 6:00 PM the day of the meeting will be read at the meeting by staff. Written public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

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**LANDMARK PRESERVATION COMMISSION REGULAR VIRTUAL MEETING AGENDA
MONDAY, JUNE 1, 2020 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of March 2, 2020 meeting minutes.
4. **Case No. 20-03-DR: 710 Walden Road:** Review of the Historical Architectural Impact Study (HAIS) submitted for the single-family residence at 710 Walden Road.
5. **Case No. 20-06-DR: 248 Linden Street:** Review of the Historical Architectural Impact Study (HAIS) submitted for the single-family residence at 248 Linden Street.
6. Other Business.
 - a. Community Development Report
 - b. Comprehensive Plan Status Update.
 - c. July 6, 2020 Meeting - Quorum check.
7. Public Comment.
8. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

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

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LANDMARK PRESERVATION COMMISSION
MARCH 2, 2020 MEETING MINUTES

Members Present: Louise Holland, Chairperson
Katie Comstock
Chris Enck
Laura Good
Joseph Stuart
Paul Weaver

Non-Voting Member Present: Jack Coladarci

Members Absent: Beth Ann Papoutsis

Village Staff: Christopher Marx, Associate Planner

Call to Order.

Chairperson Holland called the meeting to order at 7:07.

Public Comment.

Chairperson Holland asked if there was any public comment on items not on the agenda. No comments were made at this time.

Approval of February 3, 2020 meeting minutes.

Chairperson Holland asked for a motion to adopt the February 3, 2020 meeting minutes. Ms. Good clarified her comments on page 7 on line 10. She also clarified her comments on page 9 beginning at line 25 as well as on page 11 on line 27. Ms. Good then clarified her several of her comments on page 12 beginning at line 6. Mr. Enck stated on page 13, line 3, he corrected the spellings of several names. Chairperson Holland asked if there were any other corrections or a second to the existing motion. No additional comments were made at this time. The motion was seconded. A vote was taken and the motion passed by unanimous voice vote.

TEARDOWNS-

Case No. 20-06: 248 Linden Street: Preliminary Review of the application for demolition of the single family residence at 248 Linden Street.

Scott Kemper, 265 Woodland Avenue, introduced himself and Keith Labuta of Northworks Architects to the Commission. Mr. Kemper stated he grew up in the area and is moving from Hinsdale to the Village. He informed the Commission the home was currently owned by his co-worker's in-laws for many years who were planning to sell the home which was indicated was a teardown. Mr. Kemper stated after purchasing the home, they were not allowed inside. Mr. Enck asked how long had the home been empty and Mr. Kemper responded they purchased the home in June 2018 and the owners moved out in September 2018. Ms. Comstock asked why was the home communicated as a teardown. Mr. Kemper responded the owner talked with others interested in building a new home. He reiterated he was not allowed in the home and renovating the home was never a consideration. Mr. Kemper added that when they were finally allowed in the home, it was clear that the home was in teardown condition. He then stated the home was in bad shape and was not well taken care of internally and externally with ivy growing inside the home.

Mr. Coladarci asked what structural problems did the building have. Mr. Kemper responded he did not hire anyone to identify that since they did not have plans to work on the home. He then stated the current owners are longtime community residents and had an attachment to the home and would not want to see the home torn down. Mr. Kemper stated he understood old homes are what made Winnetka great and he did not want to go down the path of tearing down a home that others saw as not worth being torn down. He then stated they were informed by the current owners that the home would incur enormous costs in trying to renovate it.

1 Mr. Coladarci described the home as a showpiece for the neighborhood and an important property. He asked if
2 any potential reuse of the property was never considered. Mr. Kemper confirmed that is correct and stated his
3 wife is an interior designer and looked for anything worth saving in the home once they were allowed to enter it.
4 He stated it became clear once they walked through the home that was not something they were interested in
5 doing. Mr. Kemper stated he cannot speculate on the current owners' position with regard to saving the home and
6 wanted to have a family to appreciate the location. He also stated if the owners wanted top dollar for the home,
7 they would have hired a realtor. Mr. Coladarci stated the most cost effective way to get top dollar for the home
8 would be to advertise it as a teardown and the Commission's position is to attempt to save homes like this one
9 from demolition. He referred to the ordinance and stated the applicant should be able to explain the condition of
10 the property and attempt to try to preserve the property to the greatest extent possible. Mr. Coladarci stated that
11 made it hard for the Commission to say the applicant did what they are supposed to do to attempt to preserve the
12 property and a home which dated to 1921 gave the neighborhood a certain look and a new home may not do that.

13
14 Mr. Kemper stated he understood the concern and is not new to the theme of what made Winnetka unique which
15 is why he was inquisitive with the owner regarding the home's condition. He stated in conversations with the
16 owners and while newer homes in certain neighborhoods do not fit, they would be respectful of the character of
17 the neighborhood and street. Mr. Kemper stated other than pleading his case of being thoughtful with regard to
18 the process from start to finish or hearing from the owners, he felt good about their plan to build a new home on
19 the street and adhering to the character of how it would be perceived.

20
21 Mr. Enck asked Mr. Kemper if they looked at vacant property and Mr. Kemper confirmed they looked at several
22 properties in various areas. He also stated his parents live down the street and they are excited about the location.
23 Mr. Kemper then stated they lived in Hinsdale for five years. Mr. Enck described Hinsdale as the teardown capital
24 of the world and they do not want to tear down all the history of the Village which is how you lose the character of
25 the Village. He also stated the home is recognizable in the neighborhood and is distinctive and noted the style of
26 the home is classical revival or Georgian architectural. Mr. Enck stated every time they lose something like this
27 home, they lose part of the fabric of the community.

28
29 Mr. Kemper stated he understood that and stated with regard to the way the home was maintained, he sent
30 photos of the exterior and would have provided interior photos if he knew they were needed. He asked if that is
31 not typically done. Chairperson Holland asked Mr. Kemper if they purchased the home without seeing the interior
32 and then took photos after that. Mr. Kemper stated after the owners moved out, they were able to take photos.

33
34 Mr. Enck asked if the home has been heated since then and Mr. Kemper confirmed that is correct along with
35 maintaining the yard. He then stated they introduced themselves to the neighbors and want to make sure the
36 home did not appear to be abandoned. Mr. Coladarci asked if the neighbors knew they planned to tear the home
37 down and Mr. Kemper confirmed they were informed from the previous owners that they were in talks with
38 several people regarding building a new home there. He then stated no one expressed negative comment about
39 the teardown and noted they received positive comments regarding upkeep of the home.

40
41 Ms. Good asked Mr. Kemper if they were aware the home was designed by an architect. Mr. Kemper responded
42 the owners did not tell them much about the home's history. Ms. Good asked Mr. Kemper if he knew William
43 Aitken was considered a significant builder in Bannockburn and Mr. Kemper responded he did not although his
44 wife as an interior designer may have.

45
46 Ms. Good then stated she did not agree with the Historical Society's finding that the home was not architecturally
47 significant and commented it is a beautiful example of a Georgian Revival home. She then stated the home does
48 have historical significance based upon the architect's legacy and from an historical point of view, it did have
49 significance.

50
51 Chairperson Holland noted there is only one other Aitken home in the Village at 500 Maple Street which is a
52 landmarked home where the owners went to great efforts to document the original look of the 1920's home. She
53 stated that is why the Commission is concerned with the demolition of the home and their job is to keep the

1 architecture and diversity of the Village. Chairperson Holland then stated for an architect who created the entire
2 town of Bannockburn, she described it as painful. She then asked if there were any other comments.
3

4 Mr. Enck asked once they were able to get in the home with the architect if they considered remodeling the home.
5 He referred to his wife having a background in interior design who would have the ability to see what the
6 possibilities were for the home. Mr. Kemper agreed the outside of the home had a lot charm but stated going
7 inside the home revealed a different story. Mr. Labuta informed the Commission the applicants hired them to
8 design a home which would keep in with the fabric of the neighborhood. He also stated he has worked on a
9 number of projects in the Village and the North Shore and the new home would contribute in that respect. Mr.
10 Labuta also stated older homes presented a challenge in terms of remodeling them and creating floor plans which
11 would work for new families and would be very expensive.
12

13 Mr. Enck asked what about the floor plan would not work for a modern family. Mr. Labuta responded the
14 applicants want more gracious living spaces and to open up the floor plan which would be an obstacle with the
15 existing structure. Mr. Enck asked if that cannot be done. Mr. Labuta responded it could but would represent a
16 challenge in connection with the home's base footprint and stairs.
17

18 Ms. Good asked Mr. Labuta if he has worked on renovations of historic homes and Mr. Labuta confirmed that is
19 correct. Ms. Good asked for photos and addresses for homes he designed in the Village. Mr. Labuta informed the
20 Commission he worked on 1175 and 1203 White Bridge. Chairperson Holland confirmed the only historic portion
21 of 1175 White Bridge was the façade but the rest of the home was torn down. She then stated they Commission
22 forced them to save the façade since it was one of the oldest homes in the Village and it was eventually torn down
23 even though the façade was saved. Mr. Labuta stated the logistics the owners went through on that property were
24 very extensive. He then stated they recently completed 860 Mt. Pleasant Road which is new construction along
25 with many others.
26

27 Ms. Good asked what would be the style of the new home. Mr. Labuta responded it would be a French country
28 style with a painted brick exterior. Ms. Good asked Mr. Kemper if they were looking for particular interior features
29 that the home did not have. Mr. Kemper stated they wanted an open floor plan and more connection to the
30 wooded outdoors and natural elements. He then stated they do not need a lot of space with two children and it is
31 important for them to design a home for the size of the property. Mr. Labuta noted the existing home has 25%
32 impervious coverage and the new home would have 28% impervious coverage. Mr. Kemper also stated window
33 space connection to the outside is also important.
34

35 Ms. Good stated in her experience in selling their family home in River Forest which was a Colonial Revival home
36 built in the 1920's, the purchaser gutted the interior elements of the home but the exterior of the home was
37 saved. She also stated walls were removed to have a more open floor plan and windows can be put in. Ms. Good
38 stated as a last resort, there are ways to have an open floor to meet with what the applicants are looking for
39 without demolishing the home. Mr. Kemper responded their builder and team considered any optionality although
40 he did not have a formal report prepared of the home's structural inadequacies but that he can provide that
41 information to the Commission.
42

43 Chairperson Holland asked the condition of the home's heating and other elements. Mr. Kemper stated the
44 previous owners lived in the home until September 2018 and the heat has not been maintained since that time. He
45 added there should not be any issues with it. Chairperson Holland also asked about the sustainability of tearing
46 down a brick home of this size. She stated a lot of the material can be given to other contractors for use. Mr.
47 Kemper stated they discussed the home's brick and slate roofing which can be recycled.
48

49 Mr. Coladarci asked if they had a waste and reduction recycling plan. Mr. Marx informed the Commission that is
50 part of the building permit process and the initial verification of the vendor that will be using an approximate
51 percentage of the recycled tonnage. He then stated receipts are submitted from the waste haulers where the
52 Village would verify if 75% or more was recycled.
53

1 Mr. Coladarci referred to the ordinance and the waste reduction recycling plan and stated this is a very important
2 and iconic property in Winnetka. He stated in this case, one of the things they are told to focus on are the
3 environmental impacts of what the architect and builder is doing and where it is going to go. Mr. Coladarci stated
4 they want to ensure reuse as much as possible as opposed to taking it on faith that it would be done. Mr. Marx
5 stated it is usually submitted when a permit is requested for new construction and although it required recycling,
6 that may not necessarily be the same as reuse of materials as would be done with the demolition or
7 deconstruction of other historic properties. He stated the ordinance required that the materials be reused, but
8 that they do not wind up as residual matter in the landfill. Mr. Coladarci stated it would be especially important in
9 this case to see the plan in terms of what would be done with the materials if the Commission decided to issue a
10 demolition permit. Mr. Marx confirmed that can be done and informed the Commission in his time with the
11 Village, they have not required that be done and have only gotten it after the building plan is submitted. He also
12 stated when a demolition permit is issued, it is after new building plans are submitted and long after the
13 Commission has looked at the case. Mr. Marx confirmed the Community Development Department did not issue
14 demolition permits until new building plans are submitted and after the building permit has been approved as
15 well.

16
17 Mr. Coladarci suggested that may be something where the Village Attorney can get involved to say it would be
18 within the power of the Commission for them to see it for a lot of reasons. He then stated as a Village Council
19 Member, they get a lot of heat with regard to what is being done with all of the trash produced by the Village with
20 the landfill projected to fill up by 2035. Mr. Coladarci stated it would be in the interest of the entire Village when
21 they are determining compliance with the ordinance. Mr. Marx stated he would have to consult with the Village
22 Director. He then stated the ordinance may have been implemented by the Commission which deals with forestry
23 matters. Mr. Coladarci noted the ordinance dated to 2010.

24
25 Ms. Comstock welcomed the applicants to the Village and stated the reason the Commission is giving them a hard
26 time is that the home felt like classic Winnetka. She then stated it is painful for the Commission Members to see
27 these old classic homes be torn down.

28
29 Mr. Weaver referred to the giant oak trees on the property and asked what are their plans for the trees. Mr.
30 Kemper responded two of them are diseased and the tree in the rear would be kept along with two trees in the
31 front which is part of the appeal to the property. He then stated they appreciated the Commission Members'
32 concern and they would appreciate the new home's design which would fit in with the neighborhood. Mr. Kemper
33 then referred to the information provided by Mr. Stier. Chairperson Holland stated for trees of this size, they
34 request a landscape plan. Mr. Marx confirmed it would be included with the plan.

35
36 Ms. Comstock referred to a previous applicant which decided to not tear down the home. A Commission Member
37 commented it is too bad the home was not listed for someone to buy who wanted a Colonial Revival home to
38 restore and asked Mr. Kemper if it was the location of the home they did not like. Mr. Kemper responded there
39 were a number of factors including location, price, flood plain issues, etc.

40
41 Ms. Good asked Mr. Labuta if he had been in the home and Mr. Labuta responded he had not. He stated in
42 working on similar projects, they can analyze it from the survey to determine whether it could be opened up, etc.
43 Mr. Kemper confirmed asbestos testing had been done and there is no asbestos in the home.

44
45 Mr. Enck referred to the maintenance comments relating to the rear of the home and the Commission has heard in
46 the past that owners want a home for a modern family with an open kitchen, family room and mudroom which are
47 not in older homes. He then stated they have seen a number of successful remodels and additions done to older
48 homes and asked if they considered those possibilities.

49
50 Chairperson Holland referred to the oak tree in the back which is very close to the home. Mr. Kemper stated their
51 plan is to do what is necessary to keep the tree which is an important element to them.
52

1 Chairperson Holland then asked for a motion to grant the demolition for 248 Linden Street. Ms. Good moved to
2 recommend an HAIS be done on the home since it was designed by Aitken who is a significant architect. Mr.
3 Coladarci stated the statute says one of the considerations is the impact on the neighborhood. He stated the
4 impact would be on the bigger neighborhood overall as well as on the street. Mr. Coladarci then referred to the
5 number of teardowns on the street which is why the neighbors may not be opposed to it. Mr. Enck then stated
6 since there is one other home designed by Aitken, it is important to document it.
7

8 Ms. Good again moved to request an HAIS be done for 248 Linden Street and explained to Mr. Kemper what that
9 process would entail. Mr. Marx further explained the process to Mr. Kemper.
10

11 The motion was seconded by several Commission Members. A vote was taken and the motion unanimously
12 passed.

13 AYES: Comstock, Enck, Good, Holland, Stewart, Weaver

14 NAYS: None

15 NON-VOTING: Coladarci
16

17 **Case No. 20-07: 932 Cherry Street: Preliminary Review of the application for demolition of the single family**
18 **residence at 932 Cherry Street.**

19 Matan Aharoni introduced himself as the developer. Chairperson Holland asked if the home would be replaced
20 with a single family residence and Mr. Aharoni confirmed that is correct. Mr. Enck asked if the owners were
21 present and if it would be a spec home. Mr. Aharoni confirmed it would and he would own the home which may
22 be owned in the future by relatives. He then stated if they chose not to buy it, it would be a spec home. Ms. Good
23 asked what style of home would be built and Mr. Aharoni responded it would be a traditional Colonial home which
24 would complement the neighborhood. He informed the Commission he has not built other homes in Winnetka but
25 he and his father as builders have built 12 in Wilmette and Glenview over the past 16 years.
26

27 Mr. Enck asked if the home has been empty and Mr. Aharoni responded Mr. Strange still lived in the home. He
28 added the home is in rough shape. Mr. Enck noted a sign was in the front yard for a long time. Mr. Coladarci asked
29 why the home had not sold. Mr. Aharoni stated the owner was asking for a lot for the home and he purchased it at
30 the right time. He then informed the Commission the basement has 6 foot ceilings and a lot of roof leakage, rotten
31 wood on the side, mold, basement cracks, etc.
32

33 Chairperson Holland stated Mr. Strange built a home at the corner of Oak and Provident. Mr. Aharoni confirmed
34 that was in 2017. Mr. Enck referred to the number of trees on the property. Mr. Aharoni confirmed the healthy
35 trees would remain and he met with Mr. Stier who marked a dead tree in the rear to be taken down. He then
36 stated in the front, they would trim the location where the home would be located to minimize liability from the
37 branches.
38

39 Chairperson Holland asked if the footprint of the new home would be larger and Mr. Aharoni confirmed it would
40 be larger with additional square footage with the new third floor. Chairperson Holland stated the third floor has to
41 be 7 feet. Mr. Marx confirmed the clearance height would have to be 7 feet between the floor and rafters. He
42 noted the third floor GFA would be limited to less than 50% of the upper floor and otherwise, it would be counted
43 as a full third floor.
44

45 Mr. Enck asked for a comparison of the home's current square footage to the new home. Mr. Aharoni estimated
46 the current home to be 3,000 square feet and the new home would measure approximately 4,000 square feet. The
47 builder, Mr. Aharoni's father, confirmed the existing home measured 2,347 square feet and the new property
48 would be 4,695 square feet. He confirmed the new impermeable area would be 2,452 square feet. Mr. Marx stated
49 the maximum GFA is proportional to the lot size and new construction has slightly lower maximum permitted GFA
50 than if it were the existing home constructed before 1989.
51

52 Chairperson Holland asked if there were other homes on Cherry Street with three floors and it was confirmed
53 there are. Mr. Aharoni noted a home at the corner of Provident and Cherry has third floor attic space which was

1 turned into a living area. Chairperson Holland asked if there would be a detached garage. Mr. Aharoni confirmed
2 that is correct. Mr. Marx stated they would get the 400 square foot bonus if the garage is located in the rear corner
3 of the lot.
4

5 Chairperson Holland asked if there were any other comments. Ms. Comstock stated there have been so many new
6 homes going up and suggested they use high quality materials which would complement the neighborhood. Mr.
7 Aharoni confirmed they would.
8

9 Chairperson Holland asked for a motion to grant the demolition permit for 932 Cherry Street. A motion was made
10 and seconded by Mr. Enck. A vote was taken and the motion unanimously passed.

11 AYES: Comstock, Enck, Good, Holland, Stewart, Weaver

12 NAYS: None

13 NON-VOTING: Coladarci
14

15 **Case No. 20-08: 984 Cherry Street: Preliminary Review of the application for demolition of the single family**
16 **residence at 984 Cherry Street.**

17 Mike Swain introduced himself to the Commission as the builder presenting the request on behalf of his clients.
18 Mr. Enck asked if the home was on the market and Mr. Swain confirmed it was listed "as is." He then stated he did
19 not know if the home was vacant when it was bought and indicated the home may have been built in the 1950's or
20 1960's. Ms. Good asked what was the total amount of time the home was on the market. Mr. Swain responded it
21 may have been over a year with several price reductions.
22

23 Chairperson Holland asked if Mr. Swain was the owner and Mr. Swain responded the owners live in the city. He
24 then stated he has built homes for 20 years in Wilmette where he lived. Ms. Good asked what style of home would
25 be built. Mr. Swain responded it would be traditional with some understated farm house accent. Mr. Enck stated
26 the home is modest in size and asked what is the existing versus proposed square footage. Mr. Swain estimated
27 the existing square footage to be between 1,200-1,400 square feet on the first floor with approximately 800
28 square feet on the second floor with an unfinished basement and the new home would be 3,268 square feet over
29 three floors with a detached garage noting the lot measured 155x87 feet.
30

31 Chairperson Holland noted the Historical Society had an interesting comment which she read as follows: "... 984
32 Cherry has no interesting architectural significance but it is a dying part of four-squares along the western blocks
33 between Cherry and Oak Street. The people who lived at 984 Cherry Street are an example of a past where
34 laborers/immigrants were able to live in Winnetka. 984 Cherry Street's original construction date cannot be
35 located but Charles and Eunice Eastman occupied the residence in 1918 as recorded on his World War I draft
36 registration card..." Chairperson Holland then stated these homes are disappearing and are part of the Village's
37 history. Mr. Enck stated that is why their Commission relates to larger planning efforts and every time smaller
38 homes are torn down, that priced out younger families who may want to move to the community for the school
39 district and maintain the vibrancy of the neighborhood. He also stated these types of homes are targeted since
40 they are smaller and there are examples of other smaller homes in the neighborhood which have been rehabbed.
41 He then stated he wished the owners were here in terms of seeing how they operate as a community and what
42 their concerns are. Mr. Enck also stated these decisions have a long lasting impact with regard to tearing down a
43 100 year old home as opposed to build something new.
44

45 Chairperson Holland asked if the home is in bad shape and Mr. Swain confirmed that is correct. He stated the
46 home was not advertised as something that was going to be remodeled. Mr. Swain stated it was difficult to guess
47 the home's age due to its old wallpaper and stone foundation which leaked. He indicated that may be why the
48 home was on the market for so long.
49

50 Chairperson Holland stated they have to ask the Village Council as long as it is not a code change to add the
51 owners to the application process and ask them to represent themselves at the meetings. Mr. Coladarci stated he
52 was unable to find anything which required the owners to be present at the meeting. Chairperson Holland stated
53 they want the community to know what the Commission is doing and there are many versions of the ordinance

1 which are rumors and they want the community to understand what the Commission's efforts are which cannot be
2 done without the owners being present. She indicated in the near future, it would be helpful for the owners to be
3 present.

4
5 Mr. Enck agreed and stated there are important questions to be asked of the applicant which cannot be done if
6 they are not present. Chairperson Holland stated the caucus platform indicated they should save these types of
7 homes but they do not have the tools to do it. She then asked for a motion to grant the demolition permit for 984
8 Cherry Street.

9
10 Mr. Enck commented they do not have enough information here to make a decision and the applicants should be
11 present to answer their questions. Ms. Good agreed and added stating a home is in bad condition did not mean it
12 is a teardown but meant that the owner did not want to negotiate back and forth which could also apply to a new
13 home. Ms. Good then stated they need to know specifically what is in such bad condition in the home. Mr. Swain
14 stated the fact it has been on the market for a long time. Ms. Good then stated it was initially drastically
15 overpriced which is why it sat on the market for a long time when all it needs is cosmetic work. Mr. Swain stated
16 being a builder for 20 years, the home has significant foundation issues, leaks and bubbling plaster which may
17 indicate mold. He then stated there are heaving stone walls indicating foundation issues. Ms. Good asked if he had
18 photos and Mr. Swain responded he could get them. Ms. Good indicated the Commission would be interested in
19 seeing them to determine whether to grant a demolition permit. Mr. Enck stated exterior photos were provided
20 but no reasoning as to why the home could not be saved.

21
22 Chairperson Holland asked the Commission Members what they would like to do and indicated an HAIS would not
23 help since there is no history. She then stated they could ask the owners to return with additional information. Ms.
24 Good asked what happened if no one made a motion. Mr. Coladarci stated the Commission has to act.

25
26 Mr. Enck moved to state at the next meeting, to have more information to make a decision and referred to the
27 development of the 2040 Plan of which a big part related to historic preservation and maintaining the diversity of
28 housing stock. He referred to new construction which maxed out FAR and the diversity of housing stock in this
29 neighborhood. Mr. Enck then stated the Commission needed more information specifically as to why this home
30 could not be saved such as photos, etc. Mr. Coladarci stated he could not opine on the Commission's position. Mr.
31 Marx stated he would have to check the code.

32
33 Ms. Good suggested the matter be tabled until after the next case. Chairperson Holland then called the next case.

34
35 **Case No. 20-09: 1077 Oak Street: Preliminary Review of the application for demolition of the single family**
36 **residence at 1077 Oak Street.**

37 Max Kruszewski of Foxwood Development Group introduced himself to the Commission. Chairperson Holland
38 asked if they planned to replace the home with a single family home. Mr. Kruszewski confirmed that is correct.
39 Chairperson Holland asked what is the existing square footage and Mr. Kruszewski responded it is approximately
40 1,200 square feet above grade with a total of approximately 2,800 square feet and the new home would measure
41 approximately 3,600 square feet above grade. Chairperson Holland stated there are a lot of old oak trees close the
42 property and asked if Mr. Stier had seen the trees. Mr. Kruszewski responded not yet.

43
44 Mr. Enck asked if the home was on the market and Mr. Kruszewski confirmed that is correct for over 3 months and
45 was on a private listing prior to that. Ms. Good asked if private listing meant the owners approached builders prior
46 to it being put on the market. Mr. Kruszewski responded no and noted there is a private listing service on the MLS.
47 Mr. Enck asked if the property was marketed as land and Mr. Kruszewski confirmed it was marketed as vacant. Ms.
48 Good asked how long was it listed privately and Mr. Kruszewski responded he did not know.

49
50 Mr. Coladarci asked what style of home would be built. Mr. Kruszewski stated it would be an Elgin farm house with
51 two brick parapet walls of two stories plus a small third story space. Chairperson Holland asked if they spoke to
52 anyone with regard to saving the tree nearest the home and Mr. Kruszewski responded they have not since the

1 plans have not been finalized yet. He then stated the tree slanted heavily to the right. Ms. Good questioned
2 another tree on the left side closer to the sidewalk and Mr. Kruszewski confirmed it is their intent to keep it.
3

4 Mr. Enck asked if the new home would be a spec home. Mr. Kruszewski confirmed that is correct and stated they
5 have an interested buyer. Mr. Coladarci asked how did they plan to replace the larger trees if they are taken down
6 since there is not enough space on the property for replacement trees. Mr. Kruszewski noted the lot measured 50
7 feet x 177 feet and has rear access which did not require them to install a driveway. Chairperson Holland stated
8 the tree sizes are to be replaced whether on the property or elsewhere in the Village. She asked if there were any
9 other comments.
10

11 Ms. Comstock referred to the area and Skokie School and Washburn in terms of their proximity to the
12 construction. Mr. Kruszewski informed the Commission they have done other projects with no complaints relating
13 to their sites.
14

15 Ms. Good moved to grant the demolition permit for 1077 Oak Street with the stipulation that an effort be made to
16 save as many trees as possible. The motion was seconded. A vote was taken and the motion unanimously passed.

17 AYES: Comstock, Enck, Good, Holland, Stewart, Weaver

18 NAYS: None

19 NON-VOTING: Coladarci
20

21 Mr. Marx stated going back to the issue of what the Commission may consider, Section 15.52 of the ordinance
22 indicates once a demolition permit is submitted, it must have this information within so much time and a mailed
23 notice must be sent and also must be given a preliminary historic and architectural review which is done by the
24 Historical Society following which, the information is brought to the Commission. He stated from that point, upon
25 completing the preliminary historic and architectural review, the Commission shall enter preliminary findings on
26 the issue of whether the demolition is going to affect a building or a property that has sufficient architectural or
27 historical significance of merit to warrant conducting a full HAIS. Mr. Marx then stated it goes through the process
28 and when an HAIS must be submitted along with the delay and issuance of permits, that would happen at a future
29 meeting. Mr. Marx then stated read Section 15.52.080 – Issuance of Demolition Permits as follows: “Except as
30 provided in the following subsection, the demolition permit shall be approved and issued under the following
31 circumstances: (i) if the LPC determines that an historical, architectural and impact study is not warranted, if the
32 LPC determines upon the completion of an HAIS a delay to seek alternatives to demolition is not warranted; and
33 (iii) if any delay authorized by subsection referring to the 60 day delay has expired.” He then stated the ordinance
34 stated no demolition permit shall be issued if any of the following circumstances exist such as a delay imposed by
35 Public Works, the Village Manager, etc.
36

37 Ms. Good asked if the Commission could delay until they get more information or if they can delay after an HAIS.
38 Mr. Coladarci stated the remainder of that section stated that no demolition permit shall be issued if the following
39 circumstances exist and cited the references Mr. Marx mentioned along with others. He then stated is if the
40 Commission determined something is missing from the application. Chairperson Holland stated the Commission
41 cannot do anything other than approve the demolition. Mr. Marx stated without previously consulting the Village
42 Director, it is his understanding the main decision of an initial of a review of an application is whether an HAIS is
43 warranted or not.
44

45 Ms. Good asked if the preliminary historical and architectural review is what the Historical Society determined and
46 if the HAIS is something for the Commission to consider today. Mr. Marx stated the review is what is asked of the
47 Historical Society and presented to them and is an initial review of the building permits they have on file and the
48 Historical Society provides to them what that research indicates. Mr. Coladarci stated that is one part of the initial
49 study and the Commission can disagree with the Historical Society. Ms. Good argued they do not have enough
50 information on the property to make that determination. Chairperson Holland stated the only way to get that
51 information is through an HAIS which did not make sense in this case. Mr. Coladarci then stated the first criteria is
52 whether the application is complete which is determined by staff. He then stated that is followed by the
53 preliminary property history study which included information about the original building and current photos and

1 if they are attempting to gather information about the condition of the property, that would follow the
2 chronological list of what is worked on the property. Mr. Coladarci stated is if someone in addition to the Historical
3 Society provided additional information, that would help the Commission make a decision.
4

5 Ms. Good suggested the Commission should make a mental note when the time came to tweak the ordinance,
6 moving forward, to provide interior photos of the homes. Mr. Coladarci stated the wording currently only specified
7 photos and could mean interior as well as exterior. Mr. Enck noted the only three photos are of the front of the
8 property. Mr. Marx stated applicants are usually asked to submit photos of each side of the building and they are
9 sometimes supplemented by photos taken by the Village staff.
10

11 Mr. Enck then stated in the past, when an applicant has made the case there are issues with the home such as
12 cracked foundations, etc. and there are photos, that helped make the argument that it has been finalized as
13 opposed to the home being recently purchased and the request is being made on site. Ms. Good also stated in the
14 future, they should request a walkthrough of the home by Commission Members. Mr. Coladarci stated that would
15 present a problem and would pose an undue burden. Ms. Good stated most older homes have structural issues
16 such as bulging walls, etc. and a structural engineer could make those types of determinations. She stated lots of
17 homes can be salvaged and moving forward, it may be something the Commission may want to explore in the
18 future especially for small homes they would like to keep in the Village. Ms. Comstock referred to the number of
19 smaller homes priced in the lower price range. Mr. Enck referred to a small older home which received a landmark
20 preservation award.
21

22 Chairperson Holland stated the Commission cannot burden this applicant and they must make a decision on the
23 demolition permit. She reiterated they should ask the owners to be present at the hearings. Mr. Marx stated they
24 have told applicants that the property owner or a representative such as an attorney, contractor or architect be
25 present at the meeting.
26

27 Chairperson Holland again asked for a motion to grant the demolition permit for 984 Cherry Street. A motion was
28 made and seconded. A vote was taken and the motion passed, 4 to 2.

29 AYES: Comstock, Holland, Stewart, Weaver

30 NAYS: Enck, Good

31 NON-VOTING: Coladarci
32

33 **Case No. 19-02: 1153 Pine Street: Review of the Historical Architectural Impact Study (HAIS) for the single family**
34 **residence at 1153 Pine Street.**

35 Susan Benjamin and Jeanne Silvestri presented the review to the Commission. Ms. Benjamin began by stating the
36 first permit they found on the home dated to 1928 and after Ms. Silvestri's research, they discovered how the
37 home changed over time.
38

39 Ms. Silvestri then stated Russell Walcott was a very significant architect who did a lot of homes on the North
40 Shore. She referred to the original owner and described it as charming French revival manor home and the home
41 as they see it today is more of an estate home. Ms. Silvestri stated she went to the Art Institute library and found
42 several journals where they found several photos and discovered the home was well publicized when it was
43 completed. She noted while they had no original date of construction, they estimated it to be 1922 since the first
44 time an image was published was in *The Country Life* in a 1922 New York publication entitled "An Architect's Home
45 in Illinois That Might Well Be a Bit of Normandy." Ms. Silvestri stated it was published in September and October in
46 *The American Architect*. She described the home as an extremely charming honeymoon cottage for Walcott and
47 his wife who moved from Evanston and read from the article.
48

49 Ms. Benjamin then referred to the landscape drawing which showcased his talents. She then referred to the first
50 permit from 1928 which was for a substantial addition and then read the following: "Walcott was always
51 enamored with French architecture. He served in France during World War I. During the 1920's, when he was
52 practicing French architecture, it became very popular. It was frequently published in popular magazines and

1 journals." Ms. Benjamin also stated there was an article by Phil Goodwin who was also enamored with French
2 architecture.
3

4 Ms. Benjamin informed the Commission the addition to the home was done for John Dole. She referred to the
5 relationship between the lot on Pine on the 1938 Sanborn map showing the outline. Ms. Benjamin then identified
6 the footprint of the home on the Sanborn map and showed where she drew an outline of where the home was
7 originally located. She stated the addition consisted of a living room and dining room in the back, a hallway and
8 two rooms adjacent to it on the west side. Ms. Benjamin also referred to the servant's quarters and garage which
9 were also added. She described the changes made as odd and referred to an image of the current home.
10

11 Ms. Benjamin then identified the front of the home and two wings added to it. She referred to a photo of the
12 home and indicated everything seen from a certain angle was an addition. Ms. Benjamin described the home as
13 cobbled together. She then stated there was a two story addition done in 1986 with a permit to show the
14 demolition of a glazed porch and addition of a two story section. Ms. Benjamin also referred to a third story added
15 later. She stated the home suffered from an integrity addition in that a home is meant to be experienced with the
16 back obviously the rear of the home and the front obviously the front.
17

18 Ms. Benjamin referred the Commission to the home's interior and described the interior spaces which she
19 commented has a rustic feel. She identified the living room, library, two entrances to another space and noted
20 there are not a lot of distinguishing French interior characteristics. Ms. Benjamin described the fireplace as the
21 most interesting feature and went on to describe other interior rooms in the home. She described the dining room
22 and kitchen which was remodeled a couple of times. Ms. Benjamin then identified the compressed second floor
23 and rooms located on that floor. She also identified stairs added to the third floor much later.
24

25 Ms. Silvestri identified the home's first owners as Russell Walcott and his wife. She described his educational
26 background and that he was in World War I. She then stated he worked with Howard Van Doren Shaw and Henry
27 Dangler as well as with Robert Work. Ms. Silvestri stated Walcott designed many large estates and homes on the
28 North Shore and later moved to Barrington. She stated he then moved to Tryon, NC after investing in a bank there
29 and continued to practice architecture.
30

31 Ms. Silvestri stated he sold the home to John and Barbara Dole who were the home's most significant owners
32 besides Walcott. She then described John Dole's background including him being president of the Dole Valve
33 Company and board affiliations. Ms. Silvestri stated the Doles sold the property to Jean Paul and Helen Clayton and
34 described Mr. Clayton's background. She stated the property was then transferred to Chicago Title & Trust Co. Ms.
35 Silvestri noted there was not a lot of information regarding John Browning and Albert Washburn who were Chicago
36 Title employees and the property was then sold to Gillette and Janet Elvgren. Ms. Silvestri described Mr. Elvgren's
37 background who she described as one of the most successful calendar artists in history.
38

39 Ms. Silvestri stated the property was then sold to French Strother and Barbara Cary and informed the Commission
40 Mr. Cary was a founder of Leo Burnett. She also described Mrs. Cary which included being an original member of
41 the Ravinia Festival Association's theater committee. Ms. Silvestri stated the home was then sold to Marshall and
42 Henrietta Harrison and described Mr. Harrison's background. She stated the home was then sold to Charles and
43 Zillah Oden for whom she was unable to find any information. Ms. Silvestri then stated the home was sold to
44 Richard and Donna Rosenberg, the current owners and described their backgrounds. She informed the
45 Commission she spoke to Mr. Rosenberg who did not want to live in the large home after his wife passed away.
46

47 Ms. Benjamin stated Ms. Silvestri was able to uncover important information regarding the home's previous
48 owners which it is important to document. She then referred to other homes for which they would provide
49 additional information, some of which are in unincorporated Winnetka. Ms. Benjamin referred to several other
50 homes by David Adler and other homes by distinguished architects in the neighborhood. She then stated adjacent
51 to the home is a Tudor home which dated to 1986 and the Walcott home next door to that which was designed for
52 William Walton. Ms. Benjamin also referred to a French home around the corner designed by Larry Booth. She

1 noted the most significant home is the Morton home which was published. Ms. Benjamin also referred to the
2 home across from that designed by William Warfield as well as several other surrounding homes.
3

4 Ms. Benjamin then stated when you look at everything in the neighborhood, it is not a cohesive neighborhood and
5 since it has changed so much over the years, there is an integrity issue. She also stated while the home's removal is
6 unfortunate, it would not be necessarily impactful on the neighboring homes. Ms. Benjamin stated the home itself
7 has historical significance and is part of the story of Walcott. She stated because of the integrity issue, it would be
8 sad to lose it and it has a lot of interesting things going on with the home.
9

10 Mr. Enck and Chairperson Holland commented the report is very thorough. Chairperson Holland asked if there
11 were any questions. No questions were raised at this time. Ms. Comstock thanked Ms. Benjamin and Ms. Silvestri
12 for the performing the research on the home. She also referred to the fact that Walcott designed the French home
13 next door and were complementary to each other when the subject home was in its original form. Chairperson
14 Holland referred to a home on Hibbard which may be in unincorporated Winnetka.
15

16 Brian Wolf introduced himself to the Commission and lived in Winnetka 20 years ago. He referred to land he
17 previously owned. Mr. Wolf referred to the number of people moving to Florida and asked if it would be possible
18 for the owner to get a home equity loan and keep the home. Chairperson Holland stated that is not within the
19 Commission's purview. She then thanked Ms. Benjamin and Ms. Silvestri for providing history on the home.
20 Chairperson Holland then asked if there were any questions. No questions were raised at this time.
21

22 Chairperson Holland referred to Section 15.52.060, the Commission is to enter findings on the following issues: (a)
23 whether the HAIS is complete. The Commission agreed the report is complete. Chairperson Holland read the next
24 finding: (b) whether the proposed demolition will have a significant negative architectural or historical impact on
25 either the Village as a whole or on the immediate neighborhood. She noted the references to the changes in the
26 neighborhood. Chairperson Holland read the last finding: (c) whether demolition should be delayed in order to
27 explore alternatives to total demolition.
28

29 Mr. Enck referred to the trees and the new home which is to be re-sited on the lot. Mr. Kruszewski responded the
30 intent from the street side is to take down smaller trees and while the large tree near the front of the home would
31 come down, the trees would be replaced according to the Village code. Mr. Enck then stated with regard to actual
32 demolition plans, he asked if they submitted for permit. Mr. Kruszewski responded they have submitted for permit
33 and stated from his experience as a builder, their homes range approximately 90% recycled. He also stated they
34 plan to donate any interior materials that are salvageable and they would be in compliance with the code.
35

36 Chairperson Holland asked if there were any other questions. No additional questions were raised at this time. She
37 then stated the determination of the Commission shall be supported by fact based on the entire record. The
38 Commission Members agreed. Chairperson Holland then asked for a motion to grant the demolition permit for
39 1153 Pine Street. A motion was made and seconded. A vote was taken and the motion unanimously passed.

40 AYES: Comstock, Enck, Good, Holland, Stewart, Weaver

41 NAYS: None

42 NON-VOTING: Coladarci
43

44 **Other Business. a. Comprehensive Plan Status Update.**

45 Mr. Marx referred to the flyer to be shared with the Commission. He confirmed that is the only update.
46

47 **New Business.**

48 Chairperson Holland stated she spoke with Laura with regard to the educational aspect of the Commission. She
49 stated the community and realtors did not understand the ordinance and suggested there be a seminar in the
50 spring or fall to describe what the Commission is and what they can and cannot do according to the ordinance.
51 Chairperson Holland then stated the caucus stated the Commission should do more to allow smaller homes to
52 remain and they do not have the tools to do it. She stated she spoke with President Rintz who is in favor of doing

1 something about it. Chairperson Holland then stated Laura would decide what type of experts would be needed to
2 address it and asked the Commission to assist her.

3
4 Chairperson Holland asked if there was any other new business. Mr. Coladarci agreed more effort should be made
5 on behalf of the Commission.

6
7 The Commission Members further discussed the demolition of 984 Cherry Street discussed at this meeting and
8 procedures in terms of the application for demolition and ownership relationship information. Mr. Marx stated
9 they do require certain information before an application is deemed complete and if there is a trust is listed as the
10 owner, they do have that information but it is not included in the agenda packets. He also stated there is a lot of
11 personal information and if the Commission wanted that additional information included in the material packet, it
12 is available for them to see in their office. The Commission Members discussed FOIA requirements. Mr. Coladarci
13 stated the reason for bringing that information to the meeting is to increase transparency and if they do not have
14 that information, it made it harder for the Commission to do their job. He then stated if the applicants are required
15 to attend the meetings, enforcing the procedure relative to the impact on the Village would be appropriate. Mr.
16 Coladarci also stated it may slow down the amount of demolitions. He also referred to what is required of
17 applicants appearing before the PC. Chairperson Holland referred to 1175 White Bridge.

18
19 Mr. Enck asked if that is something the Commission can require or ask for clarification before next month's
20 meeting. Mr. Marx responded he would speak with the Community Development Department to see what the
21 requirements are. He stated in terms of procedure and questions the Commission had about the process, he would
22 speak with Ms. Klaassen and Mr. Schoon to verify what is required in terms of the ordinance and code requiring
23 the applicant to attend.

24
25 Mr. Coladarci asked if the process is the same for commercial demolition. Mr. Marx stated he has not seen any
26 commercial demolition requests since he has been with the Village. Mr. Enck stated in other commissions he has
27 been on, if they do not have enough information, the matter would get tabled until the following month.

28
29 **Next meeting – April 6, 2020 – Quorum check.**
30 The Commission did not discuss the next meeting date.

31
32 **ADJOURNMENT:**
33 The meeting adjourned at 9:56 p.m.

34
35 Respectfully submitted,
36
37 Antionette Johnson
38 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: MAY 22, 2020
SUBJECT: CASE NO. 20-06-LPC: 248 LINDEN STREET - HISTORICAL AND ARCHITECTURAL IMPACT STUDY

INTRODUCTION

On June 1, 2020, the Landmark Preservation Commission (LPC) will conduct a virtual public meeting, in accordance with social distancing requirements and Governor Pritzker's Stay-at-Home Executive Order, to consider the Historical Architectural Impact Study (HAIS) of the property at 248 Linden Street (the "Subject Property") prepared by Jean Guarino at the request of Northworks Architects (the "Applicant"), as a representative of Scott Kemper (the "Owner"). The Owner of the Subject Property plans to demolish the existing house and construct a new single-family home on the Subject Property.

A mailed notice was sent to property owners within 250 feet in compliance with Section 15.52 of the Village Code. The meeting was also noticed in the *Winnetka Talk* on May 14, 2020. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.53 acres in size, is located on the west side of Linden Street between Mount Pleasant Street and Sunset Road, and contains a single-family residence with a detached garage. The property is zoned R-3 Single-Family Residential, and it is surrounded by R-3 Single-Family Residential.

COMMISSION REVIEW

At the March 2, 2020 LPC meeting, by a vote of 6-0, the LPC required the applicant to submit a Historical Architectural Impact Study (HAIS). The LPC found the property has sufficient architectural and historical merit to warrant an HAIS prior to the issuance of the demolition permit based on the fact the home was designed by William Aitken, a prominent architect of the early twentieth century on the North Shore.

It is the duty of the LPC to determine whether the HAIS is complete and if so whether the proposed demolition will result either in the loss of a building or structure that is of historic or architectural significance or in the significant alteration of the architectural character of the immediate neighborhood.

The Winnetka Historical Society (WHS) has reviewed and commented on the HAIS, the comments are included in this report as Attachment B.

In accordance with Section 15.52.060 of the Village Code, the Commission is to enter findings on the following issues:

- a. whether the HAIS is complete;
- b. 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
- c. whether demolition should be delayed in order to explore alternatives to total demolition.

In making its determination, the LPC shall consider the following:

- a. the HAIS (Attachment A);
- b. the preliminary property history study (Attachment D);
- c. comments of the Winnetka Historical Society on the application and the HAIS (Attachments B and D);
- d. any other information, comment or evidence received by the LPC at the impact determination meeting or at the preliminary review meeting.

The determination of the LPC shall be supported by findings of fact based on the entire record.

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.

A building or structure shall be considered to be historically or architecturally significant if the LPC determines that it meets one or more of the following standards:

- a. the structure exhibits a high quality of architectural design without regard to the time built or historic associations;
- b. 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;
- c. the structure exemplifies an architectural style, construction technique or building type once common in the Village;
- d. 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
- e. 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.

If the LPC finds that the building proposed for demolition meets the standards for significance listed above, the LPC may order that the issuance of the permit be delayed for up to 60 days to afford an opportunity to find alternatives to demolition. The delay order shall (i) identify and evaluate the structure's historical or architectural significance; (ii) propose preservation alternatives and relevant planning considerations based on such evaluation; (iii) encourage interest in and understanding of preservation in the whole of the Village as it may be applicable to the demolition permit request; and

(iv) encourage and provide means of communication and exchange of views between the applicant and the owners and occupants of properties within 250 feet of the Subject Property.

The delay order may include a request for a conference with the owner. Any delay by the applicant in complying with such request shall be added to the delay period. The LPC shall determine its recommendations for saving the building and transmit them in writing to the applicant, and attempt to work out a mutually satisfactory solution.

ATTACHMENTS

Attachment A: HAIS

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

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS):

THE RALPH AND ELSIE SARGENT HOUSE AT 248 LINDEN STREET
WINNETKA, ILLINOIS
1921; William Aitken, builder and architect



HAIS PREPARED BY:

Jean L. Guarino, Ph.D.
Guarino Historic Resources Documentation
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Submitted to the Village of Winnetka on March 27, 2020.

Synopsis of Findings of Significance

The Ralph and Elsie Sargent House at 248 Linden Street in Winnetka does not possess historic or architectural significance at a local, statewide, or national level. The historic (pre-1970) owners of this house were researched through a variety of sources; none of the owners were found to merit individual distinction. No information was found relating the house to an historic event. The house is not a noteworthy example of the Colonial Revival style of architecture, and it lacks elements of visual interest seen on other early twentieth-century examples of this style in Winnetka. The Sargent House was built by William Aitken, who also identified himself as the architect on its original 1921 permit. Extensive research conducted for this report failed to uncover information to support his significance as an architect or builder in the Village of Winnetka, the State of Illinois, or the nation.

Ownership history of the 248 Linden Street parcel

The following chain of ownership information for the 248 Linden Street parcel was obtained from Cook County Tract Book no. 248D, pp. 299-301.

Property Owner Name	Period of Ownership
Ralph and Elsie Sargent	June 22, 1921 to January 30, 1933
Cyrus and Marion Mark	January 30, 1933 to October 30, 1944
George E. Carter and wife	October 30, 1944 to September 27, 1945
Elinor W. Abbott	September 27, 1945 to May 24, 1948
John C. Hendricks and wife	May 24, 1948 to December 15, 1953
George R. and Sue Keller	December 15, 1953 to April 20, 1965
George D. Newton Jr.	April 20, 1965 to August 10, 1985
Adolphus D. and Jeanne Frazier	August 10, 1985 to July 23, 1991
Michael R. and Krysia Miller	July 23, 1991 to June 4, 2018
Jaime and Scott Kemper	June 4, 2018 to present

The historic (pre-1970) owners of this property were researched in a variety of sources, including the *Chicago Tribune* and *New York Times* online archives, the U.S. Census, the Winnetka Historical Society's biographical files, and the Chicago History Museum's online catalog. Biographical information that was found is listed below.

Ralph and Elsie Sargent

Ralph Sargent (1894-1961) attended New Trier Township High School and Phillips Exeter Academy in Exeter, New Hampshire, prior to serving in the U.S. Navy from 1917-18 during World War One. He married Elsie Hodges (b. 1897) of Norfolk, Virginia, on January 20, 1919, two years before graduating from the Massachusetts Institute of Technology with a B.S. in mechanical engineering. The newlywed couple purchased the parcel at 248 Linden Street on June 22, 1921, according to Cook County tract book records. On August 3 of that year, contractor William Aitken applied for a permit to build a "two-story and basement, brick veneer

residence” on the parcel, at a cost of \$20,000. He specified that the house was to be 41’6” wide, 34’6” deep, and encompass ten rooms plus a sun porch. Aiken listed himself as the owner of the house on the permit for unknown reasons. However, his name is not included on the chain of title for the property. Aitken also listed himself as the architect, builder, and carpenter on the permit. Ralph and Elsie Sargent had three children while living in this house—Frederick (b. 1920), Ralph (b. 1922), and Jane (b. 1924)—where they resided with two servants.¹

Ralph Sargent worked as a construction engineer for Commonwealth Edison from 1921 to 1922, when he joined Sargent & Lundy, an international engineering firm founded in 1891 by his father, Frederick. Ralph became vice president of the firm in 1929. His brother, Chester, also served as a senior member of the company.² The Sargent & Lundy Company website provides this description of the company origins:

Sargent & Lundy shares its history with that of the electric power industry itself. The industry was just emerging when engineers Frederick Sargent and Ayres Lundy formed an independent engineering and consulting company in 1891, dedicated to working with clients in the electric power business. Individually, they had earned recognition for their technical talent and foresight. Sargent was one of Thomas Edison’s most capable early associates, while Lundy was a highly regarded colleague of electric railway innovator Frank Sprague. Together they collaborated on power generation and transmission projects that advanced the industry and set the company’s course.³

Ralph Sargent was a member of the American Society of Mechanical Engineers and the Western Society of Engineers. He also belonged to a variety of social clubs, including the University, Lake Shore Athletic, City, and Knollwood Country.⁴ Ralph and Elsie Sargent and their three children lived in a luxury apartment building at 1448 Lake Shore Drive in 1940 with a butler and a maid.⁵ Ralph Sargent married Laura Pepper on March, 11, 1944, according to a Cook County marriage license found in ancestry.com. It is unknown whether Elsie Sargent died or if the couple was divorced. Ralph Sargent retired from Sargent & Lundy by 1951, when he moved to Mount Dora, Florida, where he resided until his death in 1961.⁶

¹ Albert Nelson Marquis, *Who’s Who in Chicago and Vicinity* (Chicago: A.N. Marquis, 1931) 852. U.S. Census 1930.

² Chester Sargent lived in a mansion at 735 Sheridan Road from 1927 to 1952. A HAIS was submitted to the Village of Winnetka for this house in December 2017, following the request for a demolition permit.

³ Sargent & Lundy company website: <http://www.sargentlundy.com/about/company-history/>.

⁴ Albert Nelson Marquis, *Who’s Who in Chicago and Vicinity* (Chicago: A.N. Marquis, 1941) 727.

⁵ U.S. Census 1940.

⁶ “Ralph Sargent,” *Chicago Tribune* (August 26, 1961).

Cyrus and Miriam Mark

Cyrus Mark (1900-1983) attended Yale University from 1921-22 and the University of Iowa from 1922-23. In 1923, Cyrus joined Clayton Mark & Co., manufacturers of water systems products and steel tubing, an Evanston firm founded in that year by his father, Clayton Mark. He served in various capacities at the company, including assistant treasurer and plant manager, until becoming president in 1942. He retired from the company in 1963.⁷

Cyrus Mark was always interested in birds and conservation. He served as the first director of the Illinois Chapter of the Nature Conservancy. In this position, he managed a fund-raising campaign in 1958 that collected \$40,000 in donations from school children, groups and individuals for the purchase of the 47.5-acre Volo Bog in Lake County. The land was deeded to the University of Illinois, which retained ownership until 1970, when it was taken over by the Illinois Department of Natural Resources.⁸ Cyrus Mark also served on the board of governors of the national Nature Conservancy and on the Committee of American Ornithologists.



Cyrus and Miriam Mark on their wedding day.
Source: *Chicago Tribune*, Feb. 13, 1930.

Cyrus Mark married Miriam Ormsby on February 13, 1930. She had a son by a previous marriage, named Ormsby Annan.⁹ The couple did not have children of their own. They purchased the house at 248 Linden Street on January 30, 1933. Four years later, they had an existing detached garage on the parcel razed and built an attached two-story brick garage with servants' quarters above. After selling the house at 248 Linden Street, they later lived in Lake Forest and Glenview.¹⁰ Miriam Mark died in 1985 at the age of 87.

George E. Carter

No information was found on this property owner.

⁷ Albert Nelson Marquis, *Who's Who in Commerce and Industry*, Vol. 14 (St. Louis: Von Hoffmann Press, 1965) 832. "Clayton Mark, Veteran Steel Executive, Dies," *Chicago Tribune* (July 8, 1936).

⁸ "About Volo Bog" in: <https://www2.illinois.gov/dnr/Parks/About/Pages/VoloBog.aspx>

⁹ "Cyrus Mark Weds Mrs. Miriam Ormsby Annan," *Chicago Tribune* (Feb. 13, 1930).

¹⁰ "Cyrus Mark," *Chicago Tribune* (Feb. 10, 1983).

Elinor W. Abbott

Elinor (Whiting) Abbott (1911-1962) was one of four children born to Adele (Harris) and Bradford Whiting, who were divorced in 1923. Her mother, Adele Harris Whiting, was a member of an old Chicago family and lived at 1415 Astor Street. Elinor married Edward Hagey in 1931 and the couple had two children: John and Joan. They were divorced at an unknown date prior to 1942, when Elinor married William Rufus Abbott Jr. The couple purchased the house at 248 Linden Street on September 27, 1945 under Elinor's name. They sold it three years later and moved to California, where they had two children: Susan and Joan. Elinor Abbott moved to Scottsdale, Arizona in 1962, after she and her husband became estranged. She died in July of that year when a propeller plane piloted by her companion, Robert P. Forbes, crashed in Idaho.¹¹



Elinor and William R. Abbott on their wedding day. Source: *Chicago Tribune*, March 4, 1942.

John C. Hendricks

John C. Hendricks (1900-1968) and his wife Jane lived in the house at 248 Linden Street from 1948 to 1953. The couple had three sons: Jack, Arthur, and Richard. Hendricks worked as a sales manager for the Continental Can Company in the paper carton division prior to his retirement in 1964. His father, Jack Hendricks, was manager of the Cincinnati Reds and the St. Louis Cardinals baseball teams in the 1920s.¹²

George R. and Sue Keller

George R. Keller (1911-1993), a Chicago native, was the son of printing executive Daniel F. and Mary Keller. He attended the Latin School in Chicago and Phillips Academy, Andover, Massachusetts. He graduated from Yale University with a bachelor's degree in history and received his law degree from the Chicago Kent College of Law. During World War II, he joined the U.S. Navy and attained the rank of lieutenant commander. He served in both the Atlantic and Pacific theaters. Keller and his older brother managed the company their father founded, D.F. Keller Printing Company, until 1965, when the company merged with Sleepeck Printing Co. Keller continued to work at Sleepeck until his death.¹³

George Keller married Sue Hill on June 11, 1946 at Saints Faith, Hope and Charity Church in Winnetka, located a block south of their home at 248 Linden Street, which they purchased

¹¹ "Edgar Hagey and Miss Elinor Whiting," *Chicago Tribune* (May 3, 1931); "Mrs. Elinor Whiting Hagey will become Bride Today," *Chicago Tribune* (March 3, 1942); "Adele Whiting Leaves Estate of 1.2 Million," *Chicago Tribune* (October 4, 1956); "Two Arizonans Die in Idaho Plane Crash," *Arizona Daily Sun* (July 26, 1962).

¹² "John C. Hendricks," *Chicago Tribune* (April 22, 1968).

¹³ "George R. Keller," *Chicago Tribune* (December 21, 1993).

December 15, 1953. The couple had a daughter, Georgia, and three sons: Scott, Courtney and Allan. They remained residents after selling their Linden Street house in 1965.¹⁴

George D. Newton Jr. and Marja H. Newton

George D. Newton, Jr. was born in Rochester, New York, and earned a B.A., cum laude, from Harvard University, in 1953. He received a Bachelor of Laws from Yale University in 1958 and was subsequently admitted to the Illinois and North Carolina Bar Associations. He served two years in the U.S. Army Counter-Intelligence Corps in the Republic of Korea from 1954 to 1955, the year he married his wife Marja. The couple had four children and purchased the house at 248 Linden Street in 1965. In 1974, they had a detached garage with greenhouse built behind the house and remodeled the attached garage as a family room.

George Newton served as an associate and partner at the Chicago law firm Kirkland & Ellis between 1958 and 1985. During his 28-year career with the firm, he worked on various cases defending such corporations as Firestone, General Motors and Westinghouse. Newton and his wife left Winnetka in 1985 when he was hired by RJR Nabisco in Winston-Salem, North Carolina, to serve as deputy general counsel. Reynolds never lost a case during his six-year tenure with the company, which he left in 1991 after it was sold to Kohlberg Kravis and Roberts & Co (KKR). Newton taught a course on complex civil litigation at Wake Forest University School of Law from 1991 to 2003. In 2017, he authored a book titled, *My Life Inside Big-Case Litigation: A Memoir*.¹⁵



George Newton

¹⁴ Ibid.

¹⁵ “George D. Newton Jr. Presented with the Albert Nelson Marquis Lifetime Achievement Award by Marquis Who’s Who,” in: <https://www.24-7pressrelease.com/press-release/456149/george-d-newton-jr-presented-with-the-albert-nelson-marquis-lifetime-achievement-award-by-marquis-whos-who>

Narrative Description of the Ralph and Elsie Sargent House

P.I.N.: 05-20-405-013-0000

Legal Description for 248 Linden Street: Lot 5 and the north 24 feet of Lot 6 in Block 4 of Dales 3rd Addition to Winnetka, Section 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Construction Date: 1921

Building permits for the Ralph and Elsie Sargent House are listed in the table below.

Permit Date	Owner	Action	Architect
8-3-1921	Ralph Sargent	Two-story and basement, brick veneer residence	William Aitken
2-23-33	Cyrus Mark	Alter 2 nd story of single family dwelling	F.B. Schmidt
6-21-37	Cyrus Mark	Wreck a one story brick veneer accessory bldg. (2 car private garage)	N/A
6-21-37	Cyrus Mark	Construct a 2 story brick and brick veneer garage servants quarters addition to single family dwelling	Rene Paul Travelletti
3-11-69	George Newton	Remodel bathroom in single family residence	William B. Park Inc.
3-7-74	George Newton	Construct 2 car detached frame garage and greenhouse and remodel existing attached garage of a single family residence	Meyer Rudoff
5-22-87	Mr. and Mrs. A.D. Frazier	Remodel kitchen of a single family home	De Giulio Kitchens

House Description:

The Sargent House is located at 200 block of Linden Street, between Mt. Pleasant Street and Sunset Road, on a parcel that measures 124 feet in width and 197 feet in depth. The house faces east, is set back about 90 feet from the sidewalk, and bordered on the north by a concrete driveway that leads a detached garage at the west periphery of the parcel. A stone-covered walkway leads from the driveway to the front door. A stone patio is situated alongside the rear of the house.

The two-and-a-half story Colonial Revival style house has a L-shaped footprint and was built in two phases: 1921 (original, east-facing block) and 1937 (two-story rear wing). Both are sheathed in orange brick laid in a running bond. The original house has a rectangular footprint that is approximately 66 feet wide and 35 feet deep. It has a side gable roof with cornice returns and overhanging eaves with aluminum soffits. A screened-in porch is situated at its south end. The

rear wing is visually compatible with the original house block. It extends about 30 feet westward, is about 20 feet in width, and has a hip roof. The roof covering on both sections of the house is slate. The house has one exterior brick chimney on its west elevation, and fenestration is comprised of six-over-one wood-sash windows unless otherwise noted. Most first-floor windows on the main block are detailed with jack arch lintels with keystones. The house has copper gutters and downspouts. The basement has awning windows, each divided into three panes by wood muntins.

The front (east) elevation's symmetrical main block has a centrally located wood-paneled door with fanlight. It is recessed within a Classical surround that features fluted pilasters and a broken pediment. The entrance is flanked by two windows on either side, and there are five windows on the second floor. First and second floor windows have wood shutters painted black. The attic level has three gable dormers with broken pediments, each with a single six-over-six wood-sash window. The east elevation's south wing has four tall, multi-paned windows on the first floor, and a row of four windows on the second floor.

The south elevation of the south wing has two pairs of French doors on the first floor and a row of six windows on the second floor. The south elevation of the main block has a pair of windows on the first and second floors. The south elevation of the rear wing has a wood paneled door with sidelights and a large, three-sided bay window on the first floor, as well as three pairs of windows on the second floor.

The rear (west) elevation of the south wing has four tall, multi-paned windows on the first floor, and a row of four windows on the second floor. The west elevation of the main block has an exterior brick chimney, as well as a pair of windows and two single windows on both the first and second floors. The west elevation of the rear wing has a single metal door on the first floor and a row of five windows on the second floor.

The north elevation of the main block has four windows on the first floor and four eight-over-one wood-sash windows on the second floor. The north elevation of the rear wing has a wood paneled door and two one-over-one windows on the first floor, and three pairs of windows on the second floor.

The interior of the Sargent House's original block features a central hall plan and a total of six rooms: a living room, sun porch, dining room, kitchen, breakfast room, and powder room. The front hall has a staircase with wood treads and risers and spindle wood railings. The front hall opens onto the living room, dining room, and a passage leading to the breakfast room. The living room opens onto the sun porch. There is a fireplace with marble surround and Classical wood mantle painted white on the west wall of the living room. The dining room opens onto the kitchen. A rear staircase with wood treads and risers is situated between the kitchen and breakfast room. A passageway at the rear of the house has exterior doors on its north and south sides and a stairway to the basement, which has several unfinished rooms with concrete flooring.

The second floor of the original block has a master bedroom with an adjacent sitting room, dressing room, and full bathroom. The master bedroom has two built-in bookcases on its east

wall flanking the entrance to the dressing room. This floor also includes two bedrooms on the north side of the house that are connected by a full bathroom. A sitting room on the west side of the second-floor hall has a door opening with fanlight and sidelights. This space opens onto a passage to the rear wing. The attic level of the original block is accessed via a carpeted stairway from the second-floor stair hall. It consists of two spaces and a full bathroom.

The rear wing of the Sargent House has recreation room on the first floor, a space that comprised the garage from 1937 to 1974. The second floor of the rear wing features a bedroom with full bathroom, attached sitting room, and a passageway that leads to the original house block.

Walls on both the first and second floors are mainly finished in plaster, except for the bathrooms, where some walls are partially covered with ceramic tile. Walls of the rear wing's bedroom and adjacent sitting room are covered with knotty pine. Ceilings are finished in plaster. Hardwood flooring is used throughout the house, except in the kitchen, bathrooms, and first floor of the rear wing, which have different types of tile flooring. Wall-to-wall carpeting covers the hardwood in two of the bedrooms. Attic flooring is also covered with wall-to-wall carpeting. Most rooms throughout the house have simple, unadorned wood baseboard and ceiling molding, as well as equally simple wood door and window casings. Interior doors are wood painted white. The dining room has a pair of French doors. The kitchen finishes and cabinets date to a 1987 remodeling.

Architectural Integrity:

Overall, the house has very good exterior integrity, retaining its original brick cladding, front door with Classical surround, fenestration, and roofline with slate covering. The two-story rear garage/servant wing was built in 1937 and is over fifty years of age; therefore, it is considered an historic portion of the house. In 1974, the garage space in this wing was converted to a recreation room. This entailed a variety of changes on the first floor including: the replacement of original windows on its south elevation with the current bay window and wood-paneled door with sidelights; the removal of garage doors on its west elevation; and the installation of a metal service door. None of these changes are visible from the public right-of-way. The exterior of the house received aluminum soffits at an unknown date.

The interior also has very good overall integrity, retaining its original plan, hardwood flooring, plaster wall and ceiling finishes, front and rear staircases, living room fireplace, modest moldings, and built-in bookshelves in the master bedroom and rear wing bedroom. The primary interior changes include the conversion of the rear wing's garage into a family room in 1974, and the remodeling of the kitchen in 1987. The master bathroom has been updated. Flooring in two of the bedrooms and in the attic has been covered with wall-to-wall carpeting. Walls in the front stair hall and in the dining room have been covered with wallpaper. The interior of this house has been unheated for months and exists in a deteriorated condition with plaster falling off the walls and ceilings in many rooms on both the first and second floors.

Outbuilding:

A two-car garage with a small, attached greenhouse was built in 1974 at the west periphery of the parcel. The garage is clad in wood siding, laid vertically, and has sliding glass doors on its east elevation, and a flat roof. The glass-walled greenhouse has a single door on its east side.

Builder William Aitken

William Aitken (1878-1952) was a residential real estate developer and contractor who built the Sargent House at 248 Linden Street. Aitken was born on June 10, 1878 in Scotland, the son of John Aitken and Agnes McPherson Aitken. He married Scottish native Margaret Donaldson (1878-1917) in 1902. The couple's oldest child, John, was born the following year in Scotland. The young family immigrated to the U.S. in 1903, and their next child, William Jr., was born two years later in Illinois. Two daughters were born shortly thereafter in Illinois: Margaret (b. 1908) and Jane (b. 1909).¹⁶

The earliest record of William Aitken found for this report was the U.S. Census for 1910. It shows that Aitken lived with his wife Margaret and four children on Cherry Street in Winnetka in that year. Margaret Aitken died in late September 1917. Her death notice listed the address of the family residence as 183 Lake Street, Hubbard Woods, Illinois.¹⁷ Aitken married Florence Smith (1890-1952) of DeKalb, Illinois, in the year following Margaret's death. He identified his wife's name as "Florence Smith Aitken" on his World War I Draft Registration Card, dated September 12, 1918, on which he listed his place of employment as 1065 Gage Street, Hubbard Woods, Cook County, and his home address as 183 Lake Street in Glencoe. A 1923 notice in the *DeKalb Chronicle* of a visit by Mr. and Mrs. William Aitken to that city noted that the couple resided in "Hubbard Woods."



500 Maple Street, 1916, built by William Aitken, a designated Winnetka landmark.

The architectural survey undertaken of Winnetka, which has documented about 60 percent of the Village, was reviewed as part of the research for this report. Only two buildings on the survey list the last name of "Aitkin" as their builder and/or architect: the house at 500 Maple Street, which is a designated local landmark (William Aitken is listed as builder); and the house at 815 Lincoln Avenue ("Aitken" is listed as the builder and architect). The Winnetka Landmark Preservation Commission's Report on the Public Hearing that considered the Landmark Designation Application for 500 Maple Street house, dated October 3, 1994, noted that Aitken's

¹⁶ U.S. Census for 1910. *The Daily Chronicle* (DeKalb, Illinois) (September 11, 1952).

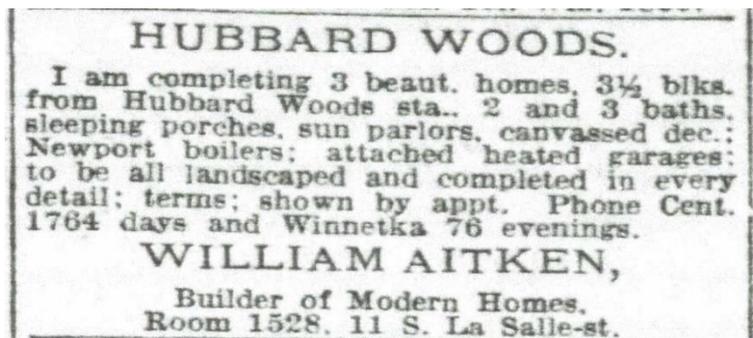
¹⁷ "Aitken," *Chicago Tribune* (September 26, 1917).

“influence on the development of the village has not been determined, but he appears to have been active as a house builder in the teens and twenties. He also built the commercial building in Hubbard Woods at the corner of Green Bay and Gage. Since the builder is identified, but his importance is not known, this category was rated “1.”

A 1918 real estate notice of a “Winnetka Transaction” in the *Chicago Tribune* identifies other building activities by Aitken in the Village:

Record was made of the transfer by William Aitken of Glencoe to Wilhelmina C. Pitcher of Winnetka of five pieces of residence property in Winnetka for a total consideration of \$39,000, subject to incumbrances aggregating \$32,800. The most valuable covered the nine room stucco dwelling on 55x196 feet of ground, south front, in Oak Street 160 feet west of Maple street, for an expressed consideration of \$12,000, subject to an incumbrance of \$10,000. Another covered the property in Foxdale avenue 160 feet south of North avenue, lot 64x151 feet, east front, with frame dwelling, which was conveyed for a stated consideration of \$10,000, subject to an incumbrance of \$8,000.¹⁸

It is likely that there are other Aitken-built houses in Winnetka that were not included in the partial architectural survey of the Village. A search of his name in the newspapers.com database resulted in several Classified advertisements placed in the *Chicago Tribune* in the late 1910s and 1920s for houses that he built, some of which were in Hubbard Woods. However, such ads don’t include street addresses, making it impossible to verify house locations and whether they may be extant. A typical ad states: “For Sale—William Aitken, Builder of Modern Homes. Have several nice homes for sale. Also choice vacant. Can build for cash or terms. North av. And Green Bay rd., Hubbard Woods, Ill.”¹⁹ A review of Aitken-placed advertisements indicate that he built large houses on expansive parcels that included such features as sun porches, several bathrooms, and even heated garages.



Source: Chicago Tribune, February 24, 1924.

At some point in the mid- to late 1920s, William Aitken moved his family to a Colonial Revival style house at 46 Telegraph Road in Bannockburn, which was incorporated as the Village in 1929, as reported in a notice published in the *Chicago Tribune* on March 24 of that year:

Residents of Bannockburn, embracing an area of two square miles adjoining Lake Forest, Highland Park, and Deerfield, voted at a meeting in the Bannockburn Country Club yesterday to incorporate the village. There were sixty-two votes cast, 46 for and 16 against, of a total population of 140 persons. It was resolved at the meeting to keep the

¹⁸ “Winnetka Transaction,” *Chicago Tribune* (May 16, 1918.)

¹⁹ *Chicago Tribune* (August 13, 1915).

village an exclusive residential community with roadhouses and lunch stands prohibited.²⁰

Residential development of Bannockburn was put on hold during the Depression of the 1930s. During the 1940s, however, William Aitken sold vacant tracts and built many speculative and custom houses on large parcels in Bannockburn, as evidenced by Classified advertisements that he placed in the *Chicago Tribune* during that decade. In several such ads, Aitken identified himself as “Original Developer of Bannockburn.” One 1946 advertisement placed by Aitken states:

Let us show you Bannockburn, as we are the original founders of the village and have a complete listing of all properties. We are offering acre parcels of improved properties ready for building, wooded and some with large evergreens, for far less than lots in North Shore villages. Here you find community spirit at its best, rapid transportation to Chicago, low taxes, a fine school and everything to make ideal living.²¹



House on Telegraph Road in Bannockburn built in 1920 by William Aitken. Source: <https://www.chicagomag.com/Radar/Deal-Estate/December-2010/A-Lost-Decade-in-Bannockburn/>

The “Village History” essay on the Village of Bannockburn website says this about Aitken:

William Aitken was an architect and builder who is credited with bringing modern real estate development to the Village. He created a master plan covering 110 acres where he intended to build “country estates” for people who wanted that genteel style of living. Aitken was born in Scotland and used the name “Bannockburn” for his own home and in the names of his subdivisions.

The first homes went up in 1924 and by 1929, when application was made to incorporate the area, there were 30 families in the community—on Meadow Lane, Robin Road, Aitken Drive, Telegraph Road, and in the Wilnot Road/Sunset Lane area. Early residents were very active in developing and shaping the community that they loved, serving as trustees on the village board, organizing the Bannockburn school, creating zoning ordinances that formed the basis of our current zoning codes, and organizing a garden club and numerous charitable activities.²²

It is unknown whether Aitken designed the houses that he built or if he sub-contracted architects to do the design work. No information was found on Aitken’s education or whether he had any architectural training. He identified himself as a “carpenter” in the 1910 U.S. Census, and as a “contractor and builder” on his World War I Draft Registration Card of 1918. Interestingly, the U.S. Census for 1930 identified Aitken’s 30-year-old son, William Jr., as an “architect” and

²⁰ “Bannockburn Residents Vote to Form Village,” *Chicago Tribune* (March 24, 1929).

²¹ “Bannockburn,” *Chicago Tribune* (July 21, 1946).

²² “Village History,” in: <https://bannockburn.org/about-bannockburn/village-history/>

William Sr. as a “builder.” It is likely that William Jr. was the designer of Bannockburn houses that his father subsequently built in the 1940s, when home building resumed after the Great Depression. Aitken worked out of his house on Telegraph Road during that decade.

A variety of sources were reviewed for information on Aitken and the houses he built. Aside from those listed above, they included the ancestry.com database; the Chicago History Museum’s online catalog; *Who’s Who in Chicago and Vicinity* for varying years; the book titled, *Biographical Dictionary of American Architects (Deceased)*; the Avery Index to Architectural Periodicals; the Winnetka Historical Society’s files; the *AIA Guide to Chicago*; and the Chicago Historic Resources Survey. No evidence was found of Aitken-built houses in the City of Chicago. His North Shore houses were not written about in the popular press or in professional journals. The only descriptive information found on Aitken was a brief 1952 obituary in *The Daily Chronicle* (DeKalb, Illinois), which stated that he was a “building contractor, having constructed over 30 homes in the Evanston-Glencoe area of the north shore. He was instrumental in founding the city and subdivision of Bannockburn in 1929.”²³

William Aitken and his wife Florence were killed in a car crash in Nebraska on September 10, 1952. He was 74 years of age and Florence was 62. The couple is buried in Rosehill Cemetery in Evanston. A brief obituary in the *Chicago Tribune* provided information on the services and had only this to say about Aitken: “Mr. Aitken, a builder and real estate operator, founded Bannockburn, a community between Deerfield and Lake Forest.”²⁴

Internet research undertaken for this report identified two Aitken-built houses in Bannockburn. Interestingly, the house at 1400 Aitken Drive in Bannockburn (below) has a front hall staircase almost identical to the one featured in the Sargent House.



House built by William Aitken at 1400 Aitken Drive, Bannockburn.

Source: https://www.zillow.com/homedetails/1400-Aitken-Dr-Bannockburn-IL-60015/4903229_zpid/

²³ *The Daily Chronicle* (DeKalb, Illinois) (September 11, 1952).

²⁴ “Mr. and Mrs. William Aitken,” *Chicago Tribune* (September 13, 1952).

Landmark Status of the Property

The Ralph and Elsie Sargent 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. Original owners Ralph and Elsie Sargent and subsequent historic (pre-1970) 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*; 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 Ralph and Elsie Sargent House does not possess individual architectural significance in the Village of Winnetka, State of Illinois, or the nation. This two-and-a-half story, brick-clad residence was designed in the Colonial Revival style, featuring such hallmarks as a symmetrical front facade with centrally located front door, six-over-one windows with shutters, a side gable roof, gable dormers, and a center hall plan. Detailing is modest and limited to a front entrance with fanlight and Classical surround, keystones above first floor windows, and dormers detailed with broken pediments. The house lacks distinctive elements of visual interest seen on other early twentieth-century examples of this style in Winnetka.

The Colonial Revival is an exceedingly common style in Winnetka and was used for dozens of houses built from the 1920s through the 1940s. The most common type of Colonial Revival house in Winnetka is clad in brick or wood, has a rectangular footprint, a symmetrical front façade with centrally located door, windows with double-hung sashes and multi-pane glazing, and a side-gabled or hipped roof, sometimes with dormers. High style examples may feature doors with fanlights and/or sidelights, porches with balustrades, Palladian windows, modillioned cornices, and pedimented dormers. The Sargent House is typical of the more restrained version of the Colonial Revival style, also seen in Winnetka, featuring medium-sized houses with modest detailing covered in quality materials, such as brick cladding and slate tiles for roofs. (See Attachment E for examples of Colonial Revival style houses in Winnetka.)

The Sargent House was built by William Aitken, who also identified himself as the architect on its original 1921 permit. Extensive research conducted for this report failed to uncover information to support Aitken's local, statewide, or national significance as an architect or builder. No information was found on Aitken's education or whether he had any architectural training. Whether or not he designed the houses that he built on the North Shore is unknown; such houses were not written about in the popular press or in professional journals. Aitken built less than five known houses in Winnetka. It is likely that additional Aitken-built houses exist in

the Village; documentation of this would require intensive research of building permits on file at Village Hall. Aitken's local significance appears to lie with the Village Bannockburn, which he helped to establish. It appears that he was an important residential developer in that Village, where he built many custom and speculative houses. However, more intensive research would be required to ascertain the number of houses that he built, his role in the design process, and which of those are extant.

Evaluation of Neighborhood Impact

The houses on the 200 block of Linden Street that are listed in the "Neighborhood Character Table" vary in terms of architectural style, materials, and construction dates, although most are similar in scale, massing, and setbacks. Ten of the twelve houses on this block face Linden Street, while one house faces Sunset Road, and another faces Mt. Pleasant Street. All houses are 2 or 2 ½ stories in height, except for the Ranch House at 285 Linden, which is one story in height. Six houses on the block are sheathed in brick; two are sheathed in stone (261 Linden and 790 Mt. Pleasant); two are sheathed in wood shingle (260 and 271 Linden); one is sheathed in stone and wood clapboard (787 Sunset Road); and another is sheathed in stucco with decorative half-timbering (266 Linden). Rooflines are generally side-gabled or hipped, and seven of the 12 houses feature dormers.

Seven of the 12 houses on this block were built between 1915 and 1949. Of these, four were designed in the Colonial Revival style (787 Sunset Road and 235, 248, 279 Linden) and one was designed in the Tudor Revival style (266 Linden). The two houses from the 1940s include a Ranch House (285 Linden) and a French Country style house (790 Mt. Pleasant). Five of the 12 houses on his block were built in 2005 or later: 245 Linden (built 2009), 260 Linden (built 2005), 261 Linden (built 2011), 271 Linden (built 2017), and 282 Linden (built 2007). Together, they replaced three houses from the mid-1920s, one house from 1949, and another from 1952. The new houses feature the same scale and setbacks as the pre-1950 houses on the block, as well as similar historic revival styles.

The Sargent House at 248 Linden Street was built in 1921 in a restrained version of the Colonial Revival style and displays the same materials, scale, roofline and setbacks exhibited by other houses on the street. Demolition of this house could have an adverse impact on its surroundings if what replaces it is not sensitive to issues of scale, massing, and setbacks on the lot.

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. Clients include architectural firms, non-profit organizations, developers 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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“George D. Newton Jr. Presented with the Albert Nelson Marquis Lifetime Achievement Award by Marquis Who’s Who,” in: <https://www.24-7pressrelease.com/press-release/456149/george-d-newton-jr-presented-with-the-albert-nelson-marquis-lifetime-achievement-award-by-marquis-whos-who>

“John C. Hendricks,” *Chicago Tribune*, April 22, 1968.

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“Mr. and Mrs. William Aitken,” *Chicago Tribune*, September 13, 1952.

Polk’s Evanston City and North Shore Directory. Chicago: R.L. Polk & Company, 1927.

“Ralph Sargent,” *Chicago Tribune*, August 26, 1961.

Sanborn Fire Insurance Company Map for Winnetka. New York: Sanborn Fire Insurance Company, 1938.

Sinkevitch, Alice (ed.). *AIA Guide to Chicago, 2nd Edition*. Harcourt, Inc., 2004.

“Two Arizonans Die in Idaho Plane Crash,” *Arizona Daily Sun*, July 26, 1962.

U.S. Census for 1910, 1920, 1930, 1940 for historic homeowners of 248 Linden and for William Aitken.

Winnetka Historical Society, Architectural Survey of the Village of Winnetka, 2010 to present.

“Winnetka Transaction,” *Chicago Tribune* (May 16, 1918.)

Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects* (Deceased). Los Angeles, 1970.

World War I Draft Registration Card for William Aitken, dated September 12, 1918.

List of Attachments

- Attachment A: Exterior views, March 2020
- Attachment B: Interior views, March 2020
- Attachment C: Neighborhood Character Table: 200 block of Linden Street
- Attachment D: Photos of houses on the 200 block of Linden Street
- Attachment E: Photos of other Colonial Revival style houses in Winnetka

Supplementary Materials

Exterior Views, March 2020



View looking west.



View looking southwest.

Exterior views, March 2020

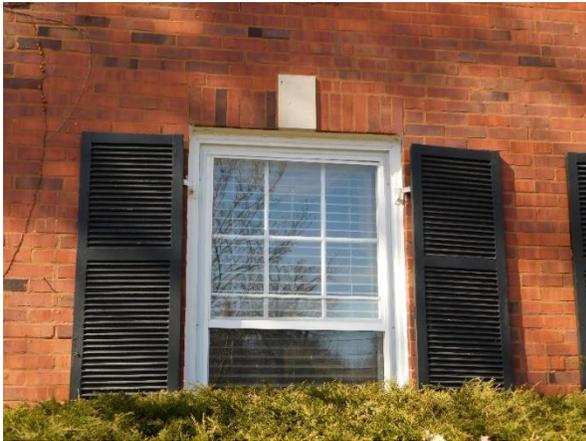


View looking west.



Detail of Classical front door surround.

Exterior views, March 2020



Window detail.



Brick detail.



View looking northwest showing screened-in porch.

Exterior views, March 2020



View looking north.



View looking northeast. The two-story brick garage/servants' wing on the left was added in 1937. The garage was remodeled as a family room in 1974.

Exterior views, March 2020



View looking northeast.



South elevation door to 1937 rear wing.



Typical basement window.

Exterior views, March 2020



West elevation door to rear wing.



View looking southeast.



View looking southwest.



View of 1974 garage and attached greenhouse.



View of garage looking south.

Interior views, March 2020



Original front door.



Front staircase.



Living Room, looking toward Sun Porch.



Sun Porch.



Living Room.



Living Room fireplace.

Interior views, March 2020



Front Hall, looking toward Breakfast Room.



Front Hall, looking toward Dining Room.



Dining Room, looking toward front staircase.



Breakfast Room.



Kitchen that was remodeled in 1987.



Kitchen, looking toward front staircase.

Interior views, March 2020



Breakfast Room.



Rear staircase.



Interior view of south elevation door.



Interior view of north elevation door with rear on the left.



Family Room (former garage) in rear wing.



Typical awning window in basement.

Interior views, March 2020



Basement.



Basement.



Second floor hall, looking east.



Second floor bedroom in northeast corner of original house block.



Bathroom in-between bedrooms on north side of original house block.



Bedroom on northwest corner of original house block.

Interior views, March 2020



Second floor Master Bedroom, looking southeast.



Sitting Room adjacent to Master Bedroom.



Dressing Room adjacent to Master Bedroom.



Master Bathroom.



Second floor stair hall, looking northwest.



Second floor sitting room adjacent to stair hall.

Interior views, March 2020



Bedroom in rear wing with entrance to bathroom on the left.



Sitting Room adjacent to rear wing bedroom.



Rear wing bathroom.



Second floor stair hall showing staircase to third floor.



Third floor looking north.



Third floor looking south.



Third floor bathroom.

Neighborhood Character Table: 200 Block of Linden Street

Address	Architectural Style	Construction Date	No. of stories	cladding
787 Sunset Road	Colonial Revival	1938	2 ½	Stone (first floor) and wood clapboard
235 Linden	Colonial Revival with Italian Renaissance style first floor windows	1924	2	Brick
245 Linden	Neo-Colonial Revival with Italian Renaissance style elements	2009 (replaced 1925 house)	2 ½	Brick
248 Linden	Colonial Revival	1921	2 ½	Brick
260 Linden	Neo-Colonial Revival	2005 (replaced 1952 house)	2 ½	Wood shingle
261 Linden	Eclectic: various stylistic elements	2011 (replaced 1924 house)	2 ½	Stone
266 Linden	Tudor Revival	1926	2 ½	Stucco and decorative wood half-timbering
271 Linden	Neo-Craftsman	2017 (replaced 1924 house)	2 ½	Wood shingle
279 Linden	Colonial Revival	1915	2 ½	Brick
282 Linden	Neoclassical	2007 (replaced 1945 house)	2	Brick
285 Linden	Ranch house	1949	1	Brick
790 Mt. Pleasant	French Country	1945	2	Stone

Houses on the 200 block of Linden Street



787 Sunset Road, 1938



235 Linden St., 1924



245 Linden St., 2009



248 Linden St., 1921



260 Linden St., 2005



261 Linden St., 2011

Houses on the 200 block of Linden Street



266 Linden St., 1926



271 Linden St., 2017



279 Linden St., 1915



282 Linden St., 2007



285 Linden St., 1949



790 Mt. Pleasant St., 1945

Other Colonial Revival style houses in Winnetka



765 Willow Road



470 Willow Road, 1936



800 Bryant



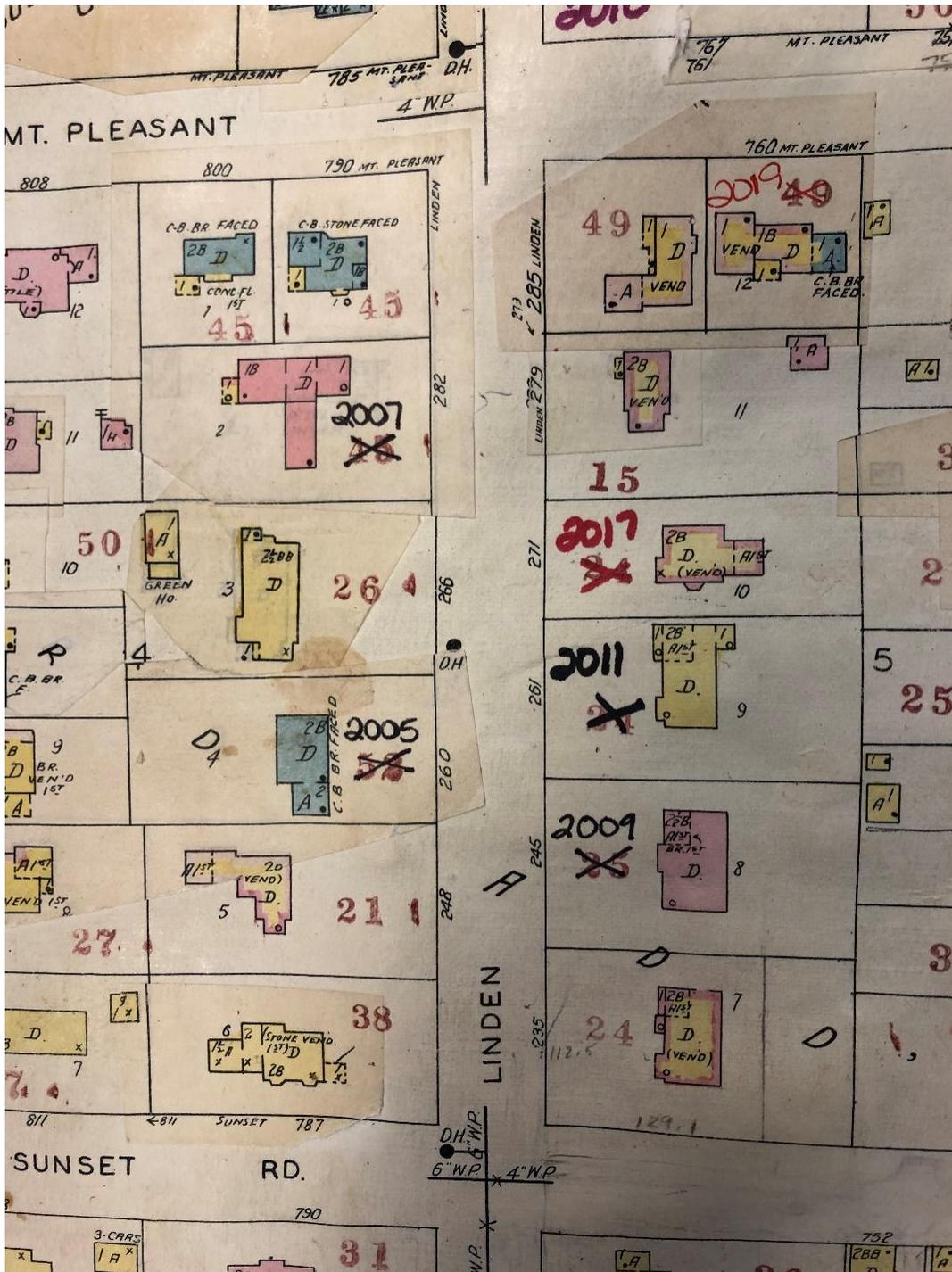
152 DeWindt Road, 1937



535 Poplar Street



1000 Sunset Road



The 200 block of Linden Street, as shown on the *Sanborn Fire Insurance Company Map for Winnetka* (New York: Sanborn Fire Insurance Company, 1938, rev. 1950).

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

Winnetka, Illinois, 8/3 19 21

TO THE SUPT. OF PUBLIC WORKS.

Application is hereby made for a permit to build a Two Story
 and Basement Brick Venetian Res.
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—Lot 5, Block 4, Subdivision Dale 3rd add.

STREET and NUMBER 248 Linden

DIMENSIONS of BUILDING—Front 41'6" feet. Depth 34'6" feet. Height _____ feet.

NUMBER of ROOMS 10 + Run Porch

KIND of MATERIAL Frame & Brick

TOTAL COST \$2,000.00

OWNER Wm. Cuthen Address _____

ARCHITECT _____ " _____

BUILDER _____ " _____

CARPENTER _____ " _____

MASON Tom Meyer " _____

PLUMBER _____ " _____

ELECTRICIAN Sale Shoe Co. " _____

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 William Cuthen

ADDRESS _____

Permit Issued Aug. 3, 1921

Permit Number 01265

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Feb 23 1933

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a alter 2nd Story
and ~~Basement~~ of single family dwelling
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)
PROPERTY DESCRIPTION - LOT 5, Block 4
Subdivision Dale's 3rd Add.

STREET and NUMBER 248 Linden

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

NUMBER of ROOMS _____

KIND of MATERIAL _____

OWNER Cyrus Marks Address _____

TOTAL COST 1000

ARCHITECT J. P. Schmidt Address _____

BUILDER A. L. Jackson Co. Address 310 S. Michigan

CARPENTER " Address _____

MASON " Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____

REMARKS _____

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

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

Permit Issued V-23 1933

Permit Number 4044

Fee none

SIGNED Cyrus Marks
ADDRESS by A. L. Jackson Co.
at Ward E. Donahue

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

Winnetka, Illinois, JUNE 21, 1937

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to CONSTRUCT a 2 story
~~and Basement~~ SOLID BRICK AND BRICK VENEER GARAGE SERVANTS QUARTERS

PROPERTY DESCRIPTION—LOT 5, Block 4
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.) ADDITON TO SINGLE FAMILY DWELLING

Subdivision DALES 3RD ADDITON

STREET and NUMBER 248 LINDEN

DIMENSIONS of BUILDING—Front 19-5 feet. Depth 30-0 feet. Height 27-0 feet
23-0 20.

NUMBER of ROOMS 2

KIND of MATERIAL SOLID BRICK 1ST STY BRICK VENEER + FRAME 2ND STY.

OWNER CYRUS MARK Address _____

TOTAL COST 5000-

ARCHITECT RENE PAUL TRAVELLETTI Address 208 W. ADAMS.

BUILDER A.L. JACKSON Address 161 E. ERIE

CARPENTER " " Address _____

MASON " " Address _____

SEWER BUILDER CHAS. E. SAZIN Address _____

PLUMBER " " " Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

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

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

Permit Issued JUNE 21, 1937

Building Permit Number 4503

Occupancy Permit Number _____

A.L. JACKSON COMPANY
 SIGNED BY C.S. Phillips SECY-TREAS

ADDRESS 161 E. ERIE ST - CHICAGO

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

Winnetka, Illinois, JUNE 21, 1937

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to WRECK a ONE story
 and ~~Basement~~ BRICK VENEER ACCESSORY BLDG. (2 CAR PRIVATE GARAGE)
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—LOT 5, Block 4
 Subdivision DALE'S 3RD ADDITION

STREET and NUMBER 298 LINDEN
 DIMENSIONS of BUILDING—Front 15.9 FT. feet. Depth 21.81 feet. Height 12-0 feet
 NUMBER of ROOMS _____

KIND of MATERIAL BRICK VENEER, FRAME & PLASTER

OWNER CYRUS MARK Address _____

TOTAL COST _____

ARCHITECT _____ Address _____

BUILDER _____ Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

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

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

Permit Issued JUNE 21, 1937

Building Permit Number _____

Occupancy Permit Number _____

SIGNED A.L. JACKSON COMPANY
BY C. Q. Phillips SECY - TREAS.
 ADDRESS 161 E. ERIE ST - CHICAGO

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

Winnetka, Illinois, March 11, 1969

THE SUPT. OF PUBLIC WORKS:

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

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	405	013
Vol.		ITEM	

STREET and NUMBER 248 Linden St.

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

NUMBER of ROOMS One

EST. CONST. COST \$3,500 KIND of MATERIAL _____ PHONE NO. _____

OWNER George Newton Address 248 Linden

ARCHITECT _____ Address _____

BUILDER William B. Park Inc. Address 812 Skokie Hw. Nbrk 446-4417

CARPENTER Same Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER W. Park Inc. Address Same 446-4417

ELECTRICIAN Rotary Electric Address _____

REMARKS _____

Date Job Completed _____

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

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

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

Permit Issued Mar. 11, 1969 by HWB SIGNED George Newton

Building Permit Number 8594 ADDRESS 248 Linden

Occupancy Permit Number 34320 Winnetka, Ill.

C. B. No. 24220 PHONE NO. _____

Rev. Sept. 68

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, March 7, 1974

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct detached garage & green-house & remodel existing attached garage. ^(work to be performed) Single family residence.

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	405	013
Vol.		ITEM	

STREET and NUMBER 248 Linden

DIMENSIONS of BUILDING—Front 22 feet. Depth 31'9 feet. Height 11'5 feet.

NUMBER of ROOMS _____

EST. CONST. COST <u>15,000</u>	KIND of MATERIAL <u>Frame & Masonry</u>	PHONE NO. _____
OWNER <u>George Newton</u>	Address <u>248 Linden, Winn.</u>	
ARCHITECT <u>Meyer Rudoff</u>	Address <u>239 Franklin-Glencoe</u>	
BUILDER <u>Arnold Busscher</u>	Address <u>1476 Scott-Winnetka</u>	<u>446-3941</u>
CARPENTER <u>same</u>	Address _____	
MASON <u>Art Larsen</u>	Address <u>Palatine</u>	
SEWER BUILDER _____	Address _____	
PLUMBER <u>Peck's Plumbing</u>	Address <u>Northfield</u>	
ELECTRICIAN <u>Reidinger Elect.</u>	Address <u>Wheeling</u>	<u>527-6518</u>

REMARKS _____

Date Job Completed _____

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

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

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

Permit Issued March 12, 1974 by PG

SIGNED Arnold Busscher

Building Permit Number 9268

ADDRESS 248 Linden

Occupancy Permit Number _____

Winnetka, Ill.

C. B. No. 46904

PHONE NO. _____

Rev. Sept. 68

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 5/22/87

THE SUPT. OF PUBLIC WORKS:

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

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

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	20	405	013
Vol.		ITEM	

STREET and NUMBER 248 Linden

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

NUMBER of ROOMS _____

EST. CONST. COST \$9,100 KIND of MATERIAL _____ PHONE NO. _____

OWNER M/M A. D. Frazier Address 248 Linden 446-7058

ARCHITECT _____ Address _____

BUILDER de Giulio Kitchens Address 1121 Central, Wilmette 256-8833

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER George C. Reeves Co. Address 1820 Henley, Glenview 724-5633

ELECTRICIAN Dan Ryan Electric Address P.O. Box 385, Wilmette 256-5330

REMARKS _____

Date Job Completed _____

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

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

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

Permit Issued 5/22/87 by GB SIGNED R. Galloway

Building Permit Number 11519 ADDRESS 1121 Central Ave

Occupancy Permit Number _____ Wilmette, IL

C. B. No. 07065 PHONE NO. 256-8833

Rev. Sept. 68



Top and bottom: Undated photos of the Sargent House on file at the Winnetka Historical Society.





Top and bottom: Undated photos of the Sargent House on file at the Winnetka Historical Society.





Top and bottom: Undated photos of the Sargent House on file at the Winnetka Historical Society.





Top and bottom: Undated photos of the Sargent House on file at the Winnetka Historical Society.





Address of House 248 Linden, Winnetka		Size of Lot 124	Rooms 10-6	Baths 4	Porches SC	Price \$52,500 49,500
Continuance of Listing Confirmed <i>sls</i>	Situated between How house may be seen	Fronts		ft. alley at When available		
	Garage 2 car att State exactly how we came to have this listing	Living quarters old card in file		How heated incl main carpet Date 7/7/45 Listed by JLW		
Owner	Whom to notify regarding prospective purchaser Miss Larson, McGuire & Orr		Address	Ph: Res.	Ofc.	63,000 J.A.P. ✓ R.C.P. ✓ R.L.P. ✓ C.B.T. ✓ W.J.P. ✓ J.H.K. W.M. ✓ J.B.A. ✓ H.K. ✓
Tenant	Abstract or Guaranty policy		Lease expires	Taxes around \$700		
1st Mortgage	Rate	Maturity	Special Assessments			
Prepayment privileges	Rate	Maturity	Sold to Abbott win 301 BB			
2nd Mortgage	Rate	Maturity				
Prepayment privileges	Restrictions		Construction	Architect	Zoning	Use Height Area
Insurance { Fire Tornado	English brick		Hot water	Lighting	Hardwood Floors	
Sign Privileges	Heating	Remarks		Stories		
	227.76	Basement				
		1st floor LDK screened porch				
		2nd floor 4 bedrms, 2 baths, sitting-rm				
		3rd floor 2 bedrms, 1 bath				



248 Linden Street, Winnetka
 Lot 124 x 187. Red Brick Colonial. Slate roof. 2nd Fl: 4 master suites, 3 tile baths.
 3rd Fl: 2 maids' rms. & bath. 2-car attached garage. Taxes \$682.16. Heat: \$227.76.
 Price: \$47,500.00. BAUMANN-COOK
 553 Lincoln Avenue Winnetka 3450

Directions:		SOLD		G & W		3/65	
Address: 248 Linden Street		Lot Size		Heat HW-Oil		\$ 69,500.00	
City: Winnetka		124 x 187		Cost			
Constr: Brick		Rms. 13	Bed. 6+	Baths 4½	Garage		Contract:
Style: Colonial		Year - Taxes		Porches 1	Att. 2		
Roof: Slate		2,044.		screened		Elect: 220V-110V	
Built:		Faces:					
Basmt: Full		1st Large Rec. hall, LR with f/p, sun rm, DR, Kitchen with D&D, Sep Brkfst rm. with sink, Butler's pantry, Lndry rm, Powd. rm, porch		2nd Master suite, (BR, Sitting rm, Dressing rm, bath) 2 twin size BR's with connecting bath. Two rm. panelled suite & bath		3rd 2 large BR's & bath	
Check:	School: Grade: Crow Island	JHS: Skokie	HS: New Trier		Other: Faith, Hope		LR 24 x 15.6
	Transp: RR.	Bus:	Available:				BR 17.6 x 15
	Mortgage: Existing	City water, Well- Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying)		Remarks and any special conditions		K 11.8 x 11.8	
Wonderful home for large family in ideal location, 2 blocks from Faith, Hope. New furnace 1963. New hot water heater-1960		3 3/4 ton air conditioners included.		CANNOT BE SHOWN ON MONDAY		DEN 16 x 12	
Owner: George Keller		Bus. Phone:		Res. Phone: HI-6-1635		BR 10 x 9.8	
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.		Open House		Realtor Office: Porter & Weinrich, Inc.		Master BR 15x15	
01085		Sales Person: Virginia Flowers		Phone: HI-6-2600		Adj. sitting rm. 11.7 x 16	
				Home Phone: HI-6-0369		BR's 15 x 14	
						14 x 11.6	
						11 x 18	
						Adj. rm. 10x18	
						3rd fl. BR's 11x10	
						19x16.6	
						Possession:	
						May	
						Reason for Sale:	
						bought smaller	
						Title	

Excl. Agents	Cross of House 248 Linden, Winn	Size of Lot 124x187	Rooms 10-6	Baths 4 1/2	Porches sc	Price 63,000 5,0.
Continuance of Listing Confirmed 3/6	Situated between How house may be seen 2 att Garage State exactly how we came to have this listing	Living quarters	Fronts	ft. alley at	When available July 1	How heated Date 1/30/48 listed by LBG
Owner Abbott	Whom to notify regarding prospective purchaser Miss Daisy	Address Ph: Res: Winn 301	Address Ph: Res.	Lease expires Taxes 852	Special Assessments	Architect J.A.P. O.B.T. J.B.A. L.B.G. E.H. J.L.W.
1st Mortgage bal. \$93.6	Rate	Maturity	carpeting included			
2nd Mortgage	Rate	Maturity	elec dishwasher & garbage disposal unit			
Restrictions	Insurance	Roof	Use	Height	Area	
Construction red brick col	Fire Tornado	slate	Architect	Hardwood Floors		
Heating HW oil modiflow	Hot water	Lighting				
Remarks	Basement					Stories
1st floor	LDK sc porch breakfast rm and butler's pantry					3 1/2
2nd floor	4 bedrms, 3 tile baths					3
3rd floor	2 bedrms, 1 bath					

Directions:

Address: 248 Linden Street City: Winnetka Constr: Brick Style: Colonial Roof: Slate Built: Faces: East	Lot Size 124' x 187'	\$ 75,000.
Basmt: Full	Rms. 13 Bed. 6+ Baths 4 1/2 Year - Taxes 2,044. Porches 1 screened	Heat HW - Oil Cost Garage Att. 2 Elect: 220V-110V
1st Large reception hall, LR with f/p, sun room, DR, Kitchen with D&D, separate breakfast rm with sink, Butler's pantry, Lndry rm, powd. rm, porch	2nd Master suite, bedroom, sitting rm, dressing rm, bath. 2 twin size BRs with connecting bath. Two rm panelled suite & bath	3rd 2 large bedrooms and bath
Check: School: Grade: Crow Island Transp: RR. Bus: JHS: Skokie Mortgage: Existing HS: New Trier City water, Sewer: Sanitary Sewer, Storm Sewer, Septic Tank (Cross out that not applying) Other: Faith, Hope Available:	Remarks and any special conditions: Wonderful home for large family in ideal location, 2 blocks from Faith, Hope. New furnace 1963. New hot water heater 1960. 3 3/4 ton air conditioners included.	Contract: LR 24 x 15.6 DR 17.6 x 15 K 11.8 x 11.8 DEN 16 x 12 BR's 10 x 9.3 Master BR 15 x 15 Adj. sitting rm. 11.7 x 16 BR's 15 x 14 14 x 11.6 11 x 18 Adj. rm. 10 x 18 3 fl. BR's 15 x 16.6
Owner: George Keller This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.	Bus. Phone: ORTR Res. Phone: HI 6-1635	Possession: To be arranged Reason for Sale: need smaller Title
Open House 07214	Realtor Office: Porter & Weinrich, Inc. Sales Person: Virginia Flowers	Phone: HI 6-2600 Home Phone: HI 6-0369

—REAL ESTATE—SUBURBAN—NORTH—

Bannockburn and vicinity

Select your site now in this unusual village of fine homes and neighbors. All size parcels at special low prices. Homes built to order with firm prices. Terms arranged.

FIRST TIME offered. Lovely country home. Exceptionally large rms. 4 bed rms., sitting rm. and 3 baths on 2d floor. Large thermopane picture windows in liv. rm. and din. rm. New oil burner. Draperies and some carpeting included. 2 car gar. with apt. which can be rented. 5 acres. Large shade trees. \$40,000.

BRICK residence with large living rooms including library. 4 bedrooms 3 baths, 2 car garage, in perfect condition. Beautifully landscaped, large shade trees.

WHITE PAINTED brick and Iannon stone with four bedrooms, three baths, two car garage, large screened porch. Low taxes. Three acres.

ALMOST NEW WHITE clapboard Fanch house, three bedrooms, two baths, large screened porch, two car garage. One and one half acres. Close to transportation. This unusual place must be seen to be appreciated.

FOUR ACRES of beautiful woods, new five inch steel cased well, excellent water. New barn 24x20. Good neighbors. Must be sold. Subject to immediate offer. \$6,000.

WILLIAM AITKEN

Original Developer of Bannockburn
(Office in residence)
Telegraph Roads Bannockburn
P.O. Deerfield, Ill. Phone Deerfield 4.

Chicago Tribune, September 25, 1949.

BANNOCKBURN

CHOICE VACANT IN ALL SIZE PARCELS AT SPECIAL PRICES. TERMS ARRANGED IF DESIRED.

White painted brick residence 1st time offered. 3 bedrms. 2 tile baths, large liv. rm. and paneled library. Automatic dishwasher. Large wooded lot. Immed. poss. Price \$25,000.

Outside our village, 3 bedrms., 1 bath, att. gar., gas ht., 1 yr. old. \$15,000.

2 bedrm. brk. residence 2 yrs. old, liv. rm. and din. rm., full basement, gas ht. Lot 100x200. \$14,500.

WILLIAM AITKEN

Original Developer of Bannockburn
(OFFICE IN RESIDENCE)
Telegraph Rd. Bannockburn
P.O. Deerfield, Ill. - Phone Deerfield 4

Chicago Tribune, July 10, 1949.

ATTACHMENT B



April 14, 2020

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

Dear Mr. Marx,

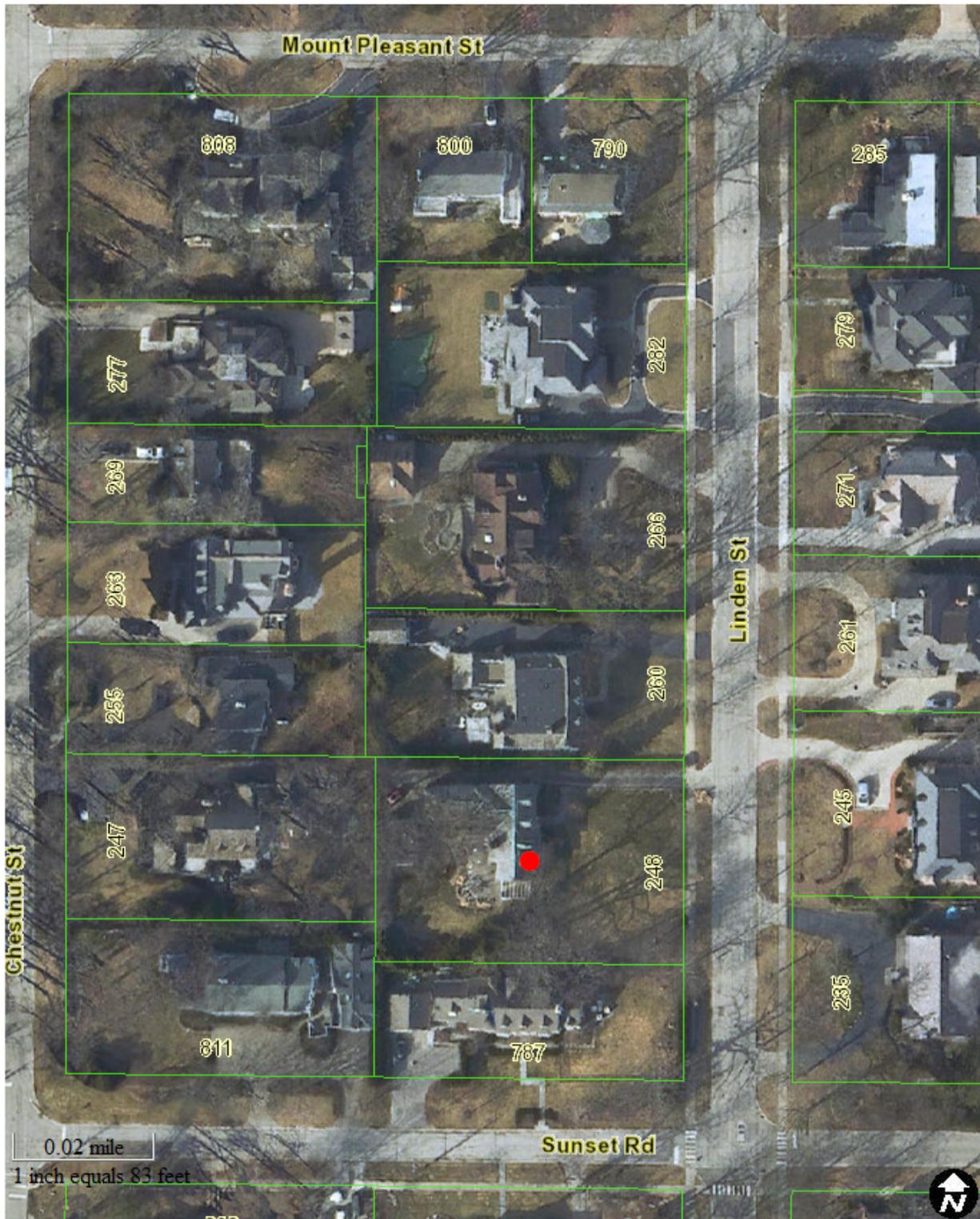
I have reviewed the HAIS for 248 Linden Street in Winnetka its entirety and find it to be complete. I am in agreement that the house does not possess historic or architectural significance at a local, statewide, or national level.

Sincerely,



Mary Trieschmann
Executive Director

ATTACHMENT C



Map created on February 6, 2020.
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Disclaimer: 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: FEBRUARY 6, 2020
SUBJECT: CASE NO. 20-06: 248 LINDEN STREET

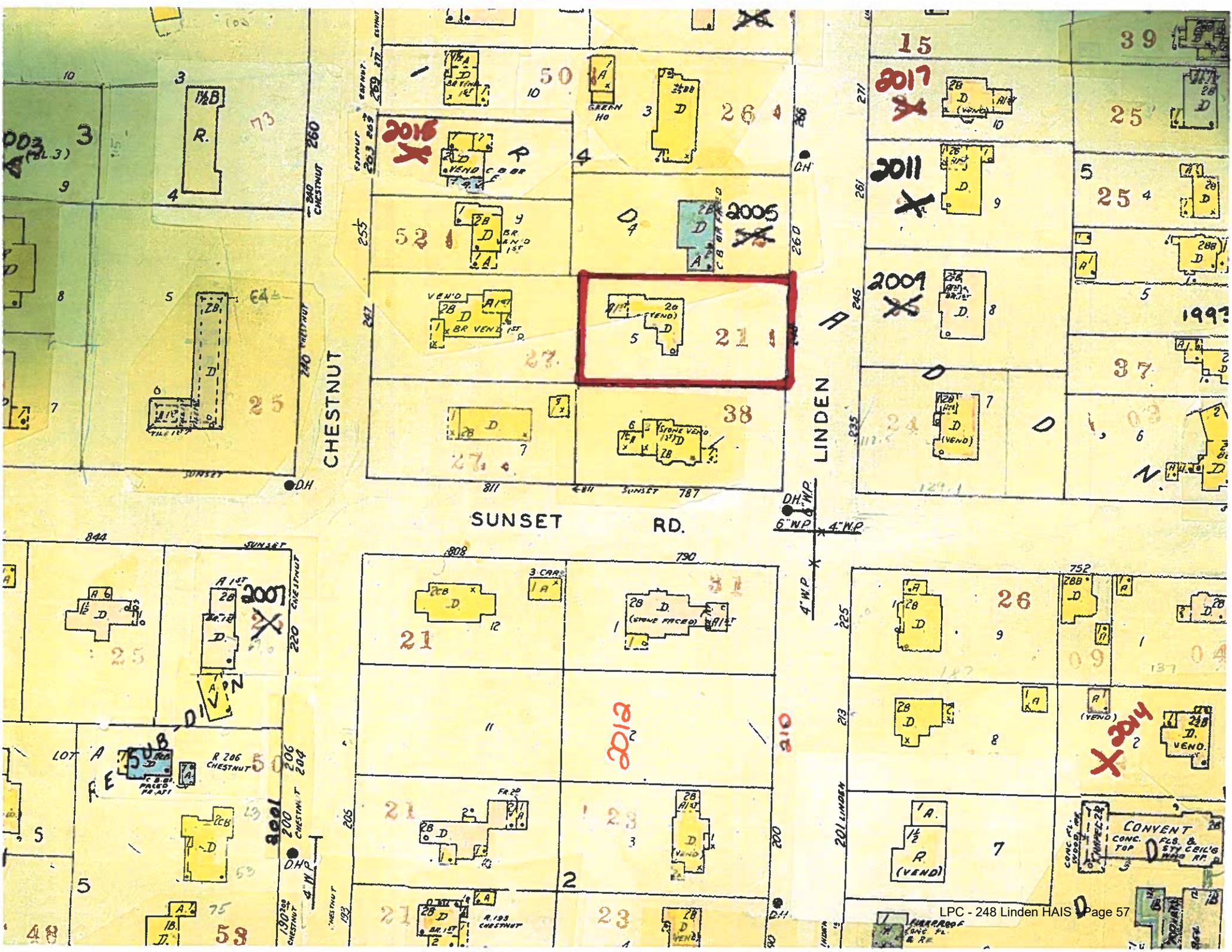
INTRODUCTION

On March 2, 2020, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage located at 248 Linden Street. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Monday, February 24, 2020. 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>
8-3-1921	Build two-story brick veneer residence		William Aitken
2-23-1933	Alter second story of dwelling	Cyrus Mark	J.B. Schmidt
6-21-1937	Construct garage and servants quarters	Cyrus Mark	Rene Paul Travelletti
3-12-1974	Construct two-car detached garage, remodel attached garage, add greenhouse	George Newton	Meyer Rudoff



248 Linden – January 21-22, 2020





ATTACHMENT E
WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

ADDRESS: 248 LINDEN

CONSTRUCTION DETAILS

ORIGINAL CONSTRUCTION DATE: 1922
 CONSTRUCTION TYPE: BRICK
 STYLE: Georgian Revival

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Ralph Sargent	1921-1933	Obits, Who's Who	MIT educated construction engineer
Cyrus Mark	1933-@1950	Obit, bio	First IL Nature Conservancy Director, founded Volo Bog
JC Hendricks	@1950-1955		
George Keller	1955-1965	obit	Printing Co. Exec
George Newton	1965-1986	Bio	Corporate Defense Attorney
Adolphus Frazier	1986-1991		
Michael & Krysia Miller	1991-2016		
Jaime & Scott S. Kemper	2016-2018		
Sarah R. & John Ryan Vaile	current		

SIGNIFICANT EVENTS ON PROPERTY:

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
William Aitken	1921-1922 Built 2 story brick residence	

RESEARCH SOURCES USED:

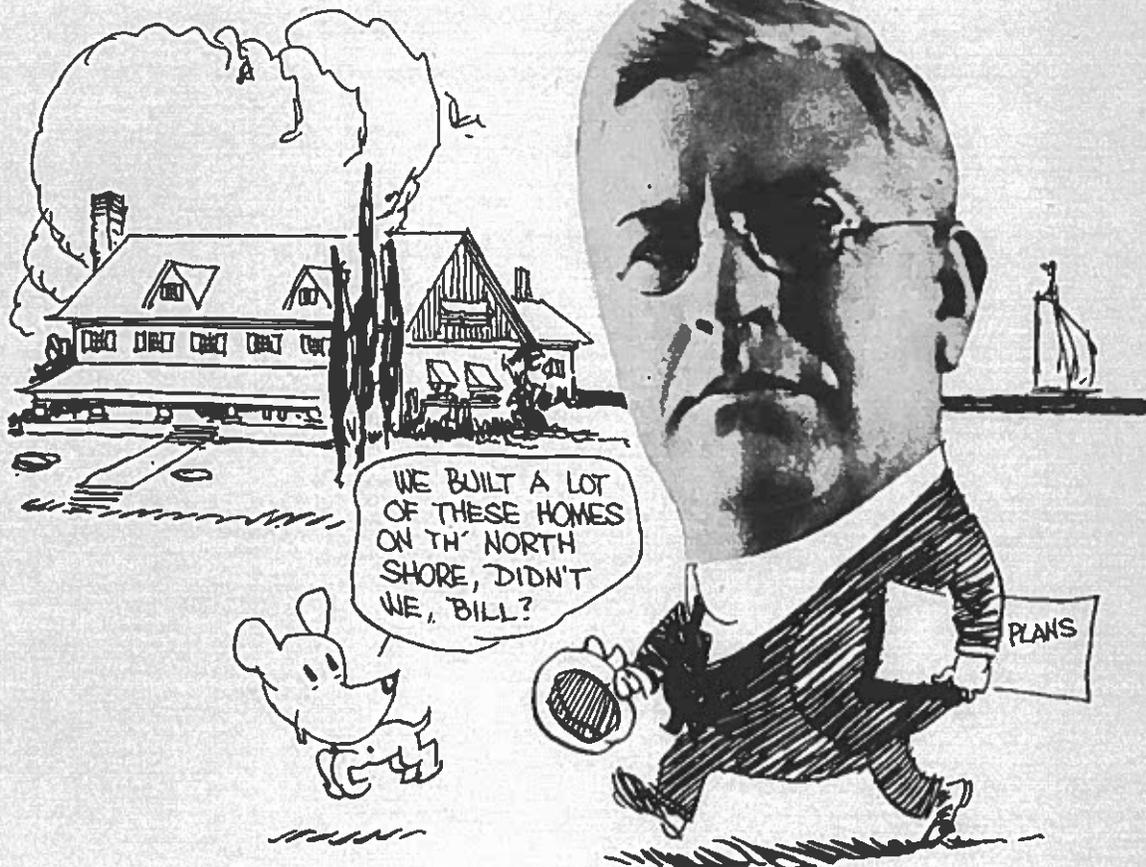
Chicago Tribune, Census records, Gazette article, phone directories, Winnetka Talk, other

Date of Research: February 10, 2020

Our research does not indicate that 248 Linden is historically or architecturally significant though, William Aitken was a well-known architect and builder of "luxury" homes on the North Shore. He was the founder of Bannockburn and built many of the first homes in that Village. The home at 500 Maple, built by Aitken in 1916, is a Winnetka landmark. The house at 248 Linden is a beautiful example of a typical Aitken home.

William Aitken

Builder of Modern Homes



*He loves to raise chickens and flowers,
And he gollufs for long, happy hours;
And he builds gorgeous houses
That stir and arouse us
With envy because they're not ours.*

OBITUARIES

The Rev. Harrison A. Maynard

Services for the Rev. Harrison A. Maynard, 73, of 2817 Thayer st., Evanston, who died Wednesday, will be held at 4 p. m. today in the First Congregational church, 1125 Wilmette av., Wilmette. Dr. Maynard for 38 years was a missionary in the near east under the American board of foreign missions of the Congregational Christian church. He retired in 1946. Surviving are his widow, Mary, and four sons, Robert, Richard, president of the American college in Tarsus, Turkey; John, and Edward.

Mr. and Mrs. William Aitken

Services for William Aitken, 74, and his wife, Florence, 62, of Telegraph rd., Bannockburn, who were killed Wednesday in an automobile accident in Nebraska, will be held at 10:30 a. m. Monday in Trinity Episcopal church, Highland Park. Mr. Aitken, a builder and real estate operator, founded Bannockburn, a community between Deerfield and Lake Forest. Mr. and Mrs. Aitken leave two sons, John and William Jr., and two daughters, Mrs. Joseph F. Condon and Mrs. Jean Griffin.

Mrs. Louisa W. Paradee

Services for Mrs. Louisa W. Paradee, 85, of 5733 S. Neenah av., were held yesterday in the chapel at 7306 Archer av., Summit. Mrs. Paradee, a native of Chicago, was an organizer of the West End Civic league, now known as the Garfield Ridge Improvement organization. She also was an organizer of St. James' Presbyterian church. She leaves a daughter, Mrs. Mabel Gunther, and a son, Harry.

Dan L. Coghlan

Dan L. Coghlan, 81, of the Newberry hotel, 817 N. Dearborn st., a retired actor who impersonated Abraham Lincoln, died yesterday in a sanitarium at Palatine. Survivors include two nieces, Mrs. J. P. Davey and Miss Helen Gilchrist, and a nephew, L. P. Nestor. Services will be held at 10 a. m. Monday in St. Giles' church, Oak Park.

Miss Lillian Otteewis

Services for Miss Lillian Otteewis, 38, of 2019 W. 68th st., sister of Chief George Otteewis of park district police, will be held at 9:15 a. m. Monday from the chapel at 5438 Halsted st. to St. Justin Martyr church, 1818 W. 71st st. She died Thursday in Mercy hospital. Surviving are four other brothers and five sisters.

Edward T. Franklin

Edward T. Franklin, 76, of 373 Hazel av., Glencoe, who retired 10 years ago after 35 years as a Chicago wholesale coal dealer, died yesterday in Highland Park hospital. Surviving are his widow, Helen, and a son, William. Services will be held at 2 p. m. today in the chapel at 895 Linden av., Hubbard Woods.

Julio Arana

LIMA, Peru, Sept. 12 (AP)—Julio Arana, 84, called the "rubber king" in the early 1900s, died last night almost a pauper. He lost his fortune when his Peruvian rubber tracts failed to meet the competition of plantations in Malaya and the East Indies.

Walter L. Brock

Walter L. Brock, 49, of the Del Prado hotel, 5307 Hyde Park blvd., died there yesterday. He was manager of the Sears Roebuck & Co. Englewood retail store, 6233 Halsted st. He had managed the company's retail store in Brooklyn, N. Y., for more than nine years and had been a Sears executive since 1932. Surviving are his widow, Ethel; three sons, Max, Thomas, and James, and a daughter, Linda. The body will be in the chapel at 5203 Lake Park av. until noon today. Services will be held Monday in Marion, Ind.

Daniel T. Heffernan

Requiem mass for Daniel T. Heffernan, 81, of 4331 Lexington st., an employe of the Peoples Gas Light and Coke company for 35 years, will be held at 9 a. m. Monday in Presentation church. Mr. Heffernan died in St. Anne's hospital Thursday. He came to Chicago from Ireland 53 years ago. Two sons, nine daughters, 30 grandchildren, and two great-grandchildren survive.

Robert La Riviere

Robert La Riviere, 55, of Lawrence av. and Wolf rd., Loyden township, died yesterday in his home. Mr. La Riviere was owner and manager of the Police Gun club near his home. Surviving are his widow, Evelyn, and a daughter, Mrs. Virginia Klemm. Services will be held at 2 p. m. Monday in the chapel at 7600 Grand av., Elmwood Park.

Brig. Gen. Walter A. Dumas

San Francisco, Sept. 12 (AP)—Brig. Gen. Walter A. Dumas, 58, retired, who served on Gen. MacArthur's staff in the Pacific in World War II, died at Letterman army hospital here last night after a heart attack. Gen. Dumas was MacArthur's chief of plans and operations in 1944 and 1945.

John W. Hall

Services for John W. Hall, 68, of 7338 Coyle av., for many years a carpenter contractor for Sears Roebuck & Co., will be held at 1:30 p. m. Monday in the chapel at 6754 Northwest hwy. Mr. Hall died Thursday in St. Luke's hospital. Surviving is his widow, Sarah.

James Petersen

Services for James Petersen, 88, of 1009 Vine st., Winnetka, a retired grocer in the suburb, will be held at 10 a. m. Monday in Sacred Heart church, Hubbard Woods. Mr. Petersen died Thursday in his home. Surviving are a daughter, Mrs. Harry Roberts, and two sons, Peter and Dr. Frnton.

Richard Hallam Peck

MONTREUX, Switzerland, Sept. 12 [Reuters]—Air Marshal Richard Hallam Peck, 59, of Britain collapsed and died today as he was walking along a quayside at this Swiss resort on Lake Geneva. He served in the air force during World War I.

E. H. W. Meyerstein

LONDON, Sept. 12 (AP)—E. H. W. Meyerstein, 63, poet, novelist, and biographer, died today. His published works included the novels "Terence Duke," "Seraphine" and "Joshua Slade."

Mich. Authors' Assn., Am. Assn. Univ. Profs. Methodist. Mason. Club. The Tavern. Author: Many, Many Moons (verse), 1920; The Box of God (verse), 1923; Ode to Illinois (read at the dedication of the War Memorial Stadium at the Univ. of Ill.), 1924; Slow Smoke (verse), 1925; etc. Winner of the Helen Halre Levinson prize for poetry, 1921; Poetry Soc. of America prize for best vol. of poetry pub. in America, 1925. Contbr. verse and articles to mags. Home: 1732 S. Green Bay Rd., Ravinia, Ill.

SARGENT, Chester Frederick, consulting engineer; b. Sloux City, Ia., Nov. 4, 1886; s. Frederick and Laura S. (Sleep) Sargent; prep. edn., Lawrenceville (N.J.) Sch.; apprentice, Allis-Chalmers Co., Milwaukee, Wis.; student Univ. of Ill.; m. Mabel L. Bushong, of Danville, Ill., June 21, 1911; children—Barbara Ann, Margaret Jean. With Chas. C. Moore & Co., engrs., San Francisco, Calif., 1910; mgr. Edward Steam Specialty Co., Chicago, 1911-14; mem. Sargent & Lundy, cons. mech. and elec. engrs., Chicago, since 1914, now sec. asst. treas. and dir. Mem. Electric Assn., Art Inst. Chicago (life), Field Mus. Natural History (asso. life), Chicago Hist. Soc. (sustaining life), Delta Kappa Epsilon. Republican. Clubs: City, Lake Shore Athletic, Sunset Ridge Country, Knollwood. Recreations: golf, fishing, camping. Home: 735 Sheridan Rd., Winnetka, Ill. Office: 20 N. Wacker Drive, Chicago.

SARGENT, Fred Wesley, railway president; b. Akron, Ia., May 26, 1876; s. Edgar Wesley and Abbie E. (Haskell) Sargent; LL.B., State Univ. of Ia., 1901; LL.D., Lawrence Coll., Appleton, Wis., 1929; m. Mary Minler, of Flandreau, S.D., Jan. 9, 1902; children—Minler, Haskell, Fredrica. Began practice at Sloux City, Ia., 1901; moved to Chicago, 1920; made vice pres. and gen. counsel C.&N.-W. Ry. Co. and C. St. F. & M. D. Ry. Co., 1922, pres. of both rvs. since June 1925. Mem. Am. Ill. State and Ia. State bar assns. Republican. Methodist. Mason. Clubs: Union League, Glenview Golf, Old Elm. Home: 2870 Sheridan Pl., Evanston, Ill. Office: 400 W. Madison St., Chicago.

SARGENT, George Hamlin, mfr. of locomotive gauges; 1865-Aug. 31, 1926. See Who's Who in Chicago, 1926.

SARGENT, Ralph, consulting engr.; b. La Grange, Ill., Mar. 31, 1894; s. Frederick and Laura S. (Sleep) Sargent; student New Trier Twp. High Sch., Cook Co., Ill., Phillips Exeter Acad., Exeter, N.H.; S.B. in M.E., Mass. Inst. Tech., 1921 as of 1918; m. Elise Hodges, of Norfolk, Va., Jan. 11, 1920; children—Frederick, Ralph, Jane Hodges. Construction engr. Commonwealth Edison Co., Chicago, 1921-22; with Sargent & Lundy, mech. and elec. engrs., Chicago, 1922-27; chief construction engr. State Line Generating Co., 1927-29; asst. to pres. Sargent & Lundy since 1929. Served as machinist mate and ensign, U.S.N., with Atlantic Fleet, 1917-18. Mem. Am. Soc. Mech. Engrs., Western Soc. Engrs., Chicago Hist. Soc., Geog. Soc. Chicago, Field Museum of Natural History; descendant mem. Edison Pioneers. Protestant. Republican. Clubs: University, Chicago Engineers, Electric, Adventurers, City, Lake Shore Athletic, Knollwood Country. Recreations: hunting, fishing, golf. Home: 248 Linden St., Winnetka, Ill. Office: 20 N. Wacker Drive, Chicago.

SARGENT, Walter, college prof.; May 7, 1868-Sept. 19, 1927. See Who's Who in Chicago, 1926.

SARMA, (Pashupati) Joseph, surgeon; b. Calcutta, India, Sept. 29, 1893; s. Satish and Usa (Devil) Sarma; prep. edn., Atheneum Inst., Calcutta; B.S., Central Coll., Calcutta, 1911; grad. student, Oxford Univ., Eng., 1911-12; M.D., Hahnemann Med. Coll., Chicago, 1916; post-grad. work Vienna and Paris; M.S. in Surgery, Loyola Univ., 1929; m. Florence Kelley, of Long Island, N.Y., May 24, 1924. Came to U.S., 1912, naturalized citizen, 1916. Interns., South Chicago Hosp., 1916-17, Ill. Masonic Hosp., 1919-21; chief urol. surgeon U.S. Gen. Hosp. No. 14, Ga., 1917-18; asso. in surgery, Loyola Univ. Med. Sch., 1924-30; asso. in surgery, Univ. of Ill. Coll. of Medicine, since 1930; jr. mem. surg. staff Ravenswood Hosp. Served as capt. Med. Corps, U.S.A., 1917-19; now maj. Med. Corps Res. Fellow Am. Coll. Surgeons, A.M.A.; mem. Ill. State and Chicago med. socs., Chicago Inst. of Medicine, Alpha

Mu Pi Omega (treas. Mu chapter, Chicago). Democrat. Catholic. Author: Anterior Abdominal Incision, 1929. Recreations: reading, medicine ball, handball. Home: Surf Hotel, 501 Surf St. Office: 30 N. Michigan Av.

SASSER, John Hans, general millwork; b. Munich, Germany, June 7, 1881; s. John and Minnie (Kastner) Sasser; came to U.S. with parents, 1883; ed. pub. schs.; epi. courses in architecture and engineering; m. Ella L. Carlson, of Boston, Mass., Apr. 25, 1906. Served as apprentice with father in carpentry and gen. contracting business, Chicago; entered same line of business on own account, 1906, and added building and selling, 1912; bought control of the Montrose Cabinet Co., 1920, reorganized the company and incorporated the Montrose Mfg. Co., of which is pres. and treas. and principal owner. Republican. Clubs: Medinah Athletic (dir. 1930; chmn. golf dept.), Medinah Country (pres. 1930). Recreations: golf, swimming, skating, dancing. Home: 1622 Cullom Av. Office: 4536 Irving Park Boul.

SAUER, (Henry) Edward, M.D., surgeon; b. Chicago, May 5, 1868; s. Dittmar and Magarethe (Brunsmann) Sauer; grad. North Div. High Sch., 1886; Ph.C., Northwestern Univ. Dept. of Pharmacy, 1889; B.Sc., Univ. of Mich. Dept. of Chemistry, 1892; student Univ. of Michigan Dept. of Medicine until 1896; M.D., Northwestern Univ. Med. Sch., 1896; m. Isabelle Lombard, of Chicago, June 3, 1910; 1 son, Lewis Lombard. Continuous practice of medicine at Chicago since 1896; surgeon Grant Hosp., Chicago, 1903-25. Mem. A.M.A., Chicago Med. Soc., Chi. Pal., Nu Sigma Nu, etc. Republican. Mason. Club: Chicago Athletic Assn. Home: 1301 N. State Parkway. Office: 25 E. Washington St.

SAUER, Louis W (endlin), M.D.; b. Cincinnati, O., Aug. 13, 1885; s. Louis Wendlin and Caroline Mary (Muth) Sauer; A.B., Univ. of Cincinnati, 1907, A.M., 1908; studied medicine, univs. of Berlin and Freiburg, 1908-12; M.D., Rush Med. Coll. (Univ. of Chicago), 1913; Ph.D., Univ. of Chicago, 1924; m. Mira Lucia Seyppel, of Berlin, Aug. 20, 1912; children—Miralotte Lucia, Paul Willibald, Gisela Josepha. Instr. in botany, Univ. of Cincinnati, 1907-08; attending physician Chicago Infant Welfare Soc., 1913-17; asst. attending phys. Children's Memorial Hosp., 1913-17; research fellow Sprague Inst., Univ. of Chicago, 1914-19; sr. attending pediatrician Evanston Hosp., 1916-30, asso. physician since 1930; asso. in pediatrics, Northwestern Univ. Med. Sch., since 1930. Original research in pyloric stenosis, surface temperature of infants, coeliac disease, whooping cough. Fellow A.M.A., mem. Ill. State and Chicago med. socs., Am. Acad. Pediatrics, Central States Pediatric Soc., Chicago Pediatric Soc., Institute of Medicine, A.A.A.S. Republican. Unitarian. Club: Vista del Lago. Author: Nursery Guide, 1923, 26, 31. Contbr. to Am. Med. Jour., Am. Jour. Diseases of Children; sect. on tuberculosis, Abt's System of Pediatrics, 1924. Home: 454 Sheridan Rd., Winnetka, Ill. Office: 630 Church St., Evanston, Ill.

SAUER, William Albert, vice pres. Peoples Gas Light & Coke Co.; b. Chicago, Sept. 23, 1878; s. William George and Mary A. (Coleman) Sauer; ed. pub. schs., Chicago; m. Rose O'Hayer, of Chicago, Feb. 2, 1910; children—William E., Rosemary Jane. With Peoples Gas Light & Coke Co. and constituent cos. since 1892 was supt. of accounts, 1910-30, controller, 1920-24, vice pres. Peoples Gas Light & Coke Co. since 1924; vice pres. and gen. mgr. Midland United Co., Midland Utilities Co.; vice pres. Chicago, South Shore & South Bend R.R., Indiana Service Corp., Northern Indiana Public Service Co., Indiana R.R.; comptroller Gary Railway, Shore Line Motor Coach Co. Mem. Am. Electric Ry. Assn., Am. Gas Assn., Nat. Electric Light Assn., Ill. Gas Assn. Republican. Clubs: Illinois Athletic, Westmoreland Country. Recreations: golf, fishing. Home: Edgewater Beach Hotel. Office: 122 S. Michigan Av.

SAUERMAN, John Andrew, mfr.; b. Crown Point, Ind., Oct. 6, 1884; s. Valentine and Helene (Burger) Sauerman; grad. high sch., Crown Point, 1903; student Ohio State Univ., 1903-05, Northwestern Univ. Sch. of Commerce, 1910-13;

Obituaries

Robert D. Cox

Services for Robert D. Cox, 79, retired vice president of Henry Newgard & Co., an electrical engineering contracting firm in Arlington Heights, will be at 2 p.m. Saturday in Trinity Methodist Church of the North Shore, 1024 Lake Ave., Wilmette. Mr. Cox, a Wilmette resident for 35 years, died Sunday in Evanston Hospital. He had been with the Newgard firm for 29 years before retiring in 1969. He was a life member of the Western Society of Engineers. Surviving are his wife, Mildred L.; three daughters, Jane Van Kirk, Dorothy Sweet and Marjorie; and seven grandchildren.

Arthur W. Nelson Sr.

Services for Arthur W. Nelson Sr., 81, a retired paint store owner, will be at 1:30 p.m. Thursday in the chapel at 1100 Greenleaf Ave., Wilmette. Mr. Nelson, who lived in Winnetka, died Monday in Evanston Hospital. He is survived by his wife, Florence; a son, Arthur; and a brother.

William F. Mooney

Mass for William F. Mooney, 78, of Highwood, regional sales manager for the J. S. Paluch Publishing Co. of Chicago until his retirement in 1978, will be at 10 a.m. Saturday in the Catholic Church of St. Mary, 175 E. Illinois Rd., Lake Forest. Mr. Mooney died Tuesday in Highland Park Hospital. Surviving are his wife, Charlotte; a son, William Jr.; a

daughter, Molly Pendergast; six grandchildren; and a sister.

Konstantinos Thanopoulos

Services for Konstantinos Thanopoulos, 75, of Wilmette, will be at 1 p.m. Thursday in Sts. Peter and Paul Greek Orthodox Church, 1401 Wagner Rd., Glenview. Mr. Thanopoulos was pronounced dead Tuesday in Evanston Hospital. He worked for many years in the Ridge View Restaurant, Wilmette, owned by his sons, John and George. He is also survived by his wife, Visliki; a daughter, Joan Anest; and seven grandchildren.

Ruth Reiffel

Services for Ruth Reiffel, 76, a former North Side resident, will be at 1 p.m. Friday in the chapel at 5206 N. Broadway. Mrs. Reiffel, of Deerfield Beach, Fla., died Tuesday in Boca Raton. She was the widow of Samuel Jack Reiffel, a retired U.S. Navy commander, who died in 1980. Mr. Reiffel retired from the Navy in 1968, after more than 50 years of service, and operated a pharmacy at 800 W. Diversey Pkwy., until the couple moved to Florida in 1978. There were no immediate survivors.

Mary C. Hill

Mary C. Hill, 67, of La Grange, died Wednesday at Community Memorial General Hospital in the suburb. She is survived by two sons, Patrick C. and Robert W.; two daughters, Catherine Katara, an employee of The Tribune classified ad-

vertising office in Hinsdale, and Joane E. Schuessler; four grandchildren; and a brother. Mass will be at 10 a.m. Saturday in St. Francis Xavier Catholic Church, Ogden and Julia V. Semrow

Julia V. Semrow, 91, mother of Commissioner Harry H. Semrow of the Cook County Board of [Tax] Appeals, died Wednesday in Resurrection Hospital. Also surviving are another son, Otto, who, along with his brother, owns the Semrow Products Co. of Des Plaines; two daughters, Loretta Hoffelder and Elizabeth Serio; nine grandchildren; four great-grandchildren; a sister; and a brother. Mass will be at 11 a.m. Friday in Immaculate Conception Catholic Church, Harlem and Talcott Avenues.

Cyrus Mark

A memorial service for Cyrus Mark, 83, will be at 11 a.m. Saturday in the Episcopalian Church of the Holy Spirit, 400 E. Westminster Ave., Lake Forest. Mr. Mark, a Glencoe resident who formerly lived in Lake Forest, died Tuesday in a Lake Forest nursing home. He had retired in 1963 as president of Clayton Mark & Co., manufacturers of water-systems products and steel tubing, an Evanston firm founded by his father, Clayton Mark. Mr. Mark had served as chairman of the Illinois Nature Conservancy, on the board of governors of the national organization and on the Committee of American Ornithologists. He is survived by his wife, Miriam; and two sisters.

GEORGE R. KELLER

CHICAGO TRIBUNE

DECEMBER 21, 1993

George R. Keller, 82, of Winnetka died Friday in Evanston Hospital. Born in Chicago, he was the son of printing executive Daniel F. and Mary Keller. Mr. Keller attended Chicago Latin School and Phillips Academy, Andover, Mass. He graduated from Yale University with a bachelor's degree in history and received his law degree from the Chicago Kent College of Law. During World War II, he joined the Navy and attained the rank of lieutenant commander. He served in both the Atlantic and Pacific theaters. Mr. Keller and his older brother managed the company their father founded, D.F. Keller Printing Co., until 1965, when the company merged with Sleepeck Printing Co. Mr. Keller continued to work at Sleepeck until his death. Survivors include his wife, Sue; a daughter, Georgia Ferguson; three sons, Scott, Courtney and Allan; and three grandchildren. Mass will be said at 10 a.m. Tuesday in Sts. Faith, Hope and Charity Church, 191 Linden St., Winnetka.

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This article is related to: Yale University

George D. Newton Jr.

BY MARQUIS WHO'S WHO MODERATOR POSTED ON SEPTEMBER 27, 2018

Title: Lawyer (Retired)

Company: RJR Nabisco, Inc.

Location: Winston-Salem, North Carolina, United States

George D. Newton Jr., Retired Lawyer at RJR Nabisco, Inc., has been recognized by Marquis Who's Who Top Lawyers for dedication, achievements, and leadership in the legal industry.

Mr. Newton is a respected and accomplished attorney whose professional life was spent serving in the best interest of others in the field of law. Most recently serving as the vice president and deputy general counsel at RJR Nabisco, Inc., in Winston-Salem, NC, from 1985 until his retirement in 1991, he previously held the roles of partner and associate with Kirkland & Ellis in Chicago, IL, between 1958 and 1985. In addition, he was a longstanding faculty member at Wake Forest University School of Law, where he taught a course on complex litigation from 1991 to 2003.

RJR Nabisco, Inc., was an American conglomerate which sold tobacco and food products. Although the corporation stopped operating as a single entity in 1999, its components still exist today as R.J. Reynolds Tobacco Company and Nabisco, which is affiliated with Mondelez International, Inc.

Alongside his primary endeavors, Mr. Newton was the director of the task force on firearms with the U.S. National Commission on the Causes and Prevention of Violence in Washington, DC, from 1968 to 1969. In the same vein, he has authored two books regarding firearms and the legal industry, "Firearms and Violence in American Life," published in 1969, and "My Life inside Big-Case Litigation," published recently in 2017.

Mr. Newton holds a Bachelor of Arts, summa cum laude, from Harvard University and a Bachelor of Laws from Yale University, where he served as the director of the moot court at Yale Law School. While pursuing higher education, he served in the Counter Intelligence Corps with the U.S. Army from 1954 to 1955, subsequently serving in the Republic of Korea for a brief period of time. After graduating with his law degree, he was admitted to practice law in the state of Illinois in 1958 and the state of North Carolina in 1989.

Married to Marja H. Newton since 1955, Mr. Newton is the proud father of four children, five grandchildren, and one great-grandchild. A native of Rochester, NY, he enjoys collecting coins and stamps in his spare time. Notably, Mr. Newton has been highlighted in the seventh edition of Who's Who in American Law and several editions of Who's Who in Finance and Industry and Who's Who in America.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. DR. 2020-030

Property Information

Site Address: 248 Linden Street

Parcel Identification Number(s) (PIN): 05-20-405-013-0000

Description of all structures to be demolished: 2 Story frame house, detached frame garage

Current Property Owner Information

Legal Name: _____

Scott Kemper

Primary Contact: Scott Kemper

Address: _____

City, State, Zip: Winnetka, IL 60093

Phone No. _____

Email: _____

Date owner acquired property: 06/04/2018

Applicant Information

Legal Name: _____

Northworks Architects

Primary Contact: Brian Fryzel

Address: _____

City, State, Zip: Chicago, IL 60642

Phone No. _____

Email: _____

Applicant's relationship to current property owner:

(If contract purchaser, attach copy of executed purchase agreement)

Contractor Information *(If known, otherwise indicate "not known")*

Legal Name: not known

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____



Property Maintenance Requirements

During processing of the demolition permit, it is important that the owner and contractor 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.

We (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 We (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.

Applicant Signature: _____ Date: 01/10/2020
 Printed Name: Brian M. Fryzel

Owner Signature: _____ Date: 01/10/2020
 Printed Name: Scott Kemper

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

I hereby acknowledge that in submitting the attached application for demolition, the subject property is and will continue to be maintained in accordance to all requirements of the Winnetka Village Code, including but not limited to the following specific standards:

- Grass is, and shall be, mowed and maintained at a height not to exceed 8 inches;
- Garbage, yard waste, miscellaneous rubbish, and debris have been removed from the property and will not be allowed to accumulate;
- Building(s) shall be secured (doors and windows in working order, closed and locked).

Applicant Signature: _____ Date: 01/10/2020
 Printed Name: Brian M. Fryzel

Owner Signature: _____ Date: 01/10/2020
 Printed Name: Scott Kemper

Christopher Marx

From: Brian Fryzel <bfryzel@nwks.com>
Sent: Wednesday, February 26, 2020 9:06 AM
To: Christopher Marx
Cc: Keith Labutta
Subject: External: RE: 248 Linden

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

Good Morning Chris,

My relationship to the Owner is Architect.

Keith Labuta, our Vice Principal here at Northworks, will be attending the meeting on Monday evening.

Thanks.

Brian

BRIAN FRYZEL
SENIOR ARCHITECT

NORTHWORKS

NORTHWORKS ARCHITECTS AND PLANNERS, LLC
1512 N THROOP STREET
CHICAGO, IL 60642

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From: Christopher Marx <CMarx@winnetka.org>
Sent: Wednesday, February 26, 2020 9:02 AM
To: Brian Fryzel <bfryzel@nwks.com>
Subject: 248 Linden

Brian,

I noticed on the demolition application that the section "Applicant's relationship to current property owner" was left blank. I know that it might seem obvious to those involved with the application, but would you be able to state for the record what your relationship is to the property owner, Scott Kemper? Simply stating "architect," "designer," "developer," etc. would suffice.

Thanks,
Chris

PLAT OF SURVEY

OF

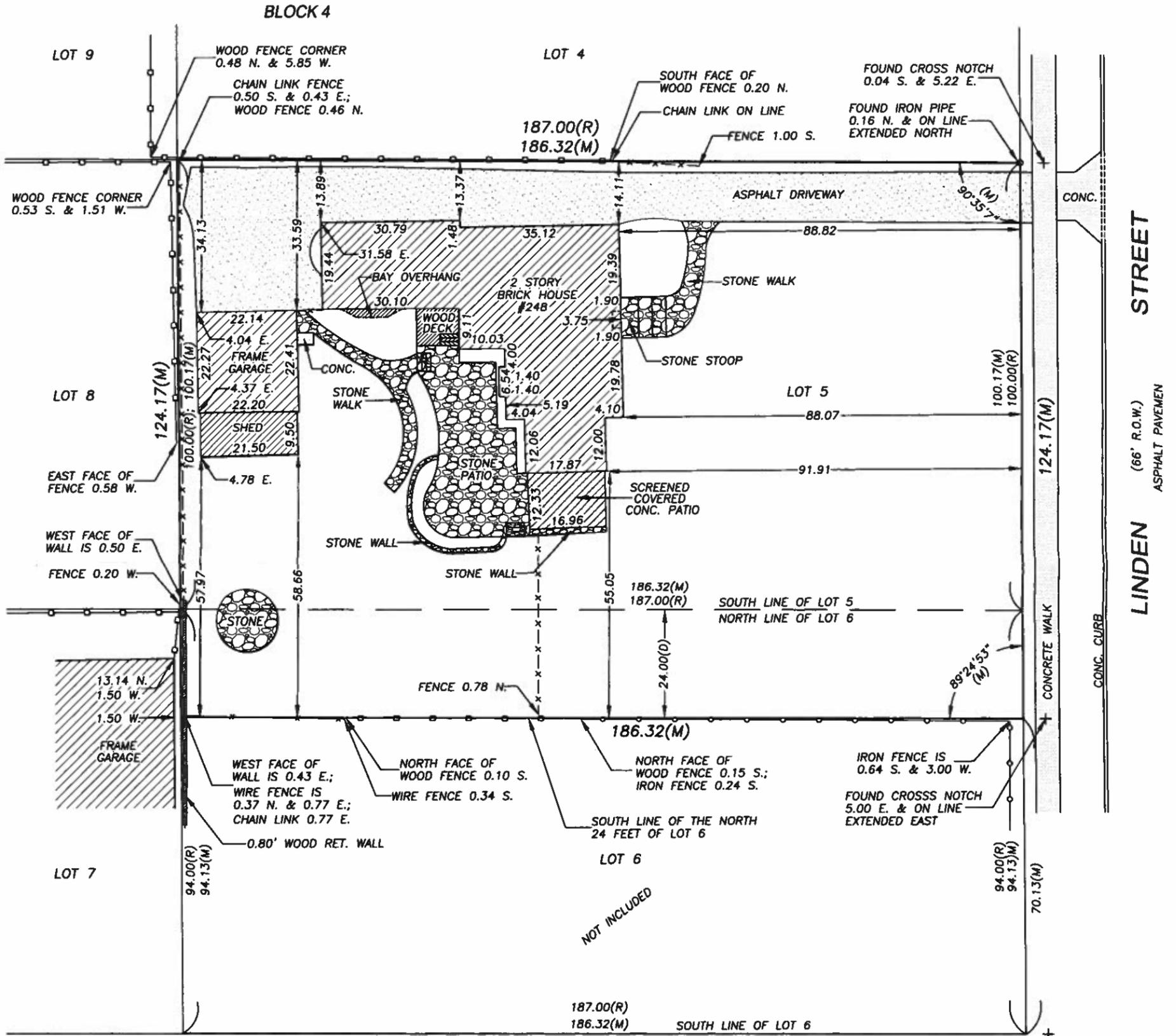
RECEIVED
 JAN 15 2020
 BY:

LOT 5 AND THE NORTH 24 FEET OF LOT 6 IN BLOCK 4 IN DALE'S THIRD ADDITION TO WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE NORTHEAST 1/4 THEREOF) OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-20-405-013-0000 TOTAL LAND AREA: 23,134 SQ.FT.

COMMONLY KNOWN AS: 248 LINDEN STREET, WINNETKA, ILLINOIS 60093

SCALE: 1 INCH = 25 FEET



- LEGEND:**
- (R) = Subdivision Record
 - (M) = Measured
 - (D) = Deed
 - N. = North
 - S. = South
 - W. = West
 - E. = East
 - Conc. = Concrete
 - Wood Fence ————
 - Chain Link Fence —x—x—x—
 - Iron Fence ————
 - Wire Fence ————

ORDER NO.: 16-385
 ORDERED BY: EMILY CIAGLO

PREPARED BY:
GEODETIC SURVEY, LTD.
 PROFESSIONAL DESIGN FIRM NO. 184-004394
 CONSTRUCTION & LAND SURVEYORS
 1121 DEPOT STREET, GLENVIEW, IL 60025
 TEL. (847) 904-7690; FAX (847) 904-7691

GENERAL NOTES:

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

STATE OF ILLINOIS
 COUNTY OF COOK SS

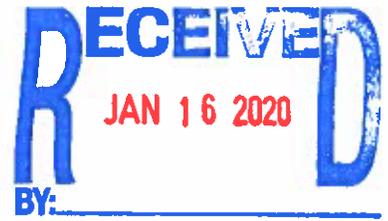
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: OCTOBER 18, 2016
 DATED THIS 21st DAY OF OCTOBER, 2016.

BY: _____
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
 LICENSE EXPIRES 11/30/2016



NORTHWORKS



248 Linden Street
Proposed Demolition and Construction Schedule
January 15, 2020

Phase 1 – Demolition and Site Preparation

Anticipated dates:

- March 18, 2020 - March 25, 2020, Site preparation and tree removal.
- March 26, 2020 – April 3, 2020, Demolition of existing Single Family Home and Detached Garage
- April 6, 2020 – Site cleanup and leveling. Prepare for excavation of new home.

Phase 2 – Construction of new Single Family Home. Future scope and work TBD, to be filed under separate permit application.