

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 10/19/2017 Date of Pending List: 11/14/2017 Date of 16th Day: 11/29/2017 Date of 45th Day: 12/4/2017 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 12/4/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall  Discipline Historian

Telephone _____ Date 12-4-17

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

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United States Department of the Interior
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Kuppenheimer, Louis B., Jr., House

other names/site number _____

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2. Location

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street & number 777 Burr Avenue

city or town Winnetka

vicinity _____

state Illinois code IL county Cook code 031 zip code 60093

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3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

William L. Ahed / SHP

6.25.98

Signature of certifying official

Date

Illinois Historic Preservation Agency

State or Federal agency and bureau

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>1</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>1</u> Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

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7. Description

=====

Architectural Classification (Enter categories from instructions)

French Renaissance
Art Deco
Classical Revival

Materials (Enter categories from instructions)

foundation concrete
roof copper
walls brick

other wood
metal

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- a owned by a religious institution or used for religious purposes.
- b removed from its original location.
- c a birthplace or a grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the

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Continuation SheetSection number 7 Page 1Louis B. Kuppenheimer, Jr. House
Cook County, Illinois
DescriptionSUMMARY

The Louis B. Kuppenheimer, Jr. House, designed by David Adler in 1937-38, is located at 777 Burr Avenue, on the east side of the street between Laurel Avenue and Westmoor Road in Winnetka, Cook County, Illinois. Originally located directly across Burr Avenue, slightly to the south and to the east at 1130 Laurel, the house is sited facing north, pivoted slightly west of the position it had faced before being moved in 1991.¹ The house Kuppenheimer commissioned Adler to design is predominantly French Renaissance in style, although it is clearly eclectic, borrowing historic elements from Classical Revival architecture and features from the fashionable Art Deco style. There have been very few alterations to the house since it was originally designed--none to the significant historic spaces and few to the major historic features. Paneled shutters have been taken down; design elements from the basement have been removed, and the basement level and a two-car garage with little stylistic detailing on the end of the east wing had to be taken off when the house was moved on a flatbed trailer across the street. The house has been relocated to a lot across the street (Burr Avenue) and its setting is somewhat different, however it remains in the residential neighborhood where it was originally built. (See Exhibit 1, plat showing historic site and moved site.)

The date attributed to the house is taken from many primary sources. These include a demolition permit dated August 27, 1937, (See Exhibit 2, Demolition permit, August 27, 1937) to wreck a brick single-family dwelling designed by Howard Van Doren Shaw in 1910 for Kuppenheimer's father, a building permit dated August 26, 1937 to construct a 2-1/1 story brick veneer and frame single-family dwelling designed by David Adler with a notation that an occupancy permit was issued May 16, 1938 (See Exhibit 3, Building permit, August 26, 1937), a 1938 Sanborn Map showing the outline of the Adler-designed (See exhibit 4, 1938 Sanborn Map), a 1940 aerial map (See Exhibit 5, 1940 aerial map), a 1942 phone directory listing for Louis B. Kuppenheimer at 1130 Laurel. (See Exhibit 6, Winnetka Telephone Directory, April, 1942). A secondary source, Richard Pratt's biography of David Adler, states that the house was built in 1946; however, no primary evidence is given for this date.

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Louis B. Kuppenheimer, Jr. House
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PHYSICAL CONTEXT

The Kuppenheimer House is located in the Hubbard Woods section of the village of Winnetka, approximately 18 miles from the center of Chicago, along the north line of the Chicago and North Western Railway and on the western shore of Lake Michigan. Kenilworth and Wilmette are to the south, Northfield is to the west and Glencoe is to the north. It is situated in New Trier Township on Chicago's North Shore, 3/4 mile west of Lake Michigan and 1-1/4 mile east of Route 41, the major transportation route linking Chicago to the North Shore suburbs.

Winnetka's origin dates from the 1830s and 1840s when a small settlement grew up around a tavern known as the "Wayside Inn," located on the Green Bay Trail. In 1853, Charles Peck, a friend of Walter Gurnee, President of the newly formed Chicago and Milwaukee Railroad (later the Chicago and North Western Railway) arrived, and he and Gurnee laid out and platted land within the boundaries of Winnetka.² Peck and his wife Sarah came to be known as the founders of Winnetka and were responsible for naming the village "Winnetka," an Indian term meaning "beautiful land." In the central section of town, roads tended to follow a grid around land later donated by the Pecks for the village green. North of Pine Street, in the area where the Kuppenheimer House is located known as "Hubbard Woods," (named for its most prominent family, Gilbert Hubbard) many of the roads are more curvilinear with homes situated on an angle to the street. The Kuppenheimer House remains in this picturesque environment. Some of the homes in Hubbard Woods, settled in the 1850s, are located on larger lots, several of them originally associated with the merchandising families who owned the Carson, Pirie, Scott department store. Although the village of Winnetka, including Hubbard Woods, was incorporated in 1869, the train stop in the area is still known as "Hubbard Woods."

HISTORIC AND CURRENT SETTING

When the house was historically located across the street at 1130 Laurel, it replaced a larger, more stately Tudor Revival residence designed in 1910 by Howard Van Doren Shaw for Louis B. Kuppenheimer, Sr. Kuppenheimer hired Shaw design his home and Ossian C. Simonds to design the landscape for his six-acre parcel of property, which included formal gardens in the southeast corner of the lot. (See Exhibit 7, O. C. Simonds' landscape plan for Louis B. Kuppenheimer, Sr. House). In 1937, Louis B. Kuppenheimer, Jr. commissioned David Adler to design a new house to replace the earlier building. (See Exhibit 8, David Adler Plot Plan).

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David Adler's plot plan, which only includes the northeast corner of the property, superimposes the outlines of the new house footprint, entrance drive, and his landscape design immediately surrounding the house over the 1910 plan. (See Exhibit 9, David Adler plot plan with color outlines.)

Both the 1910 house and the later 1937 house were situated on a 6-acre triangular parcel of property surrounded by Laurel Avenue, Westmoor Road (then Fig Street) and Burr Avenue. When David Adler laid out his plans for Louis B. Kuppenheimer Jr.'s new house, he reoriented the house so its front axis ran north/south instead of east/west. The Adler plot plan designed for the house included a gravel forecourt in front of the main block of the house and two rows of four trees on axis with the house at the rear. The forecourt, surrounded by shrubs and accessed through Howard Van Doren Shaw-designed gates from the corner drive to the original house, was built, but the four rows of trees were never planted. (See Exhibit 9, David Adler plot plan with color outlines.) A 1940 aerial photograph of the entire property provides evidence that much of the executed Simonds landscape, including the formal gardens south of the house, then existed and that the house was basically set down into the Simonds landscape. (See Exhibit 5, 1940 aerial).

Several changes to the property took place between 1940 and 1991, when the Kuppenheimer House property was sold; the house was slated for demolition, and it was moved across the street to 777 Burr Avenue. Building permit records indicate that two temporary structures were constructed in 1943. One was a frame garage, built for the duration of the war, and one was an accessory building, constructed for a chicken coop so that the family could have a supply of chickens and eggs during the war.³ It is likely that the garage was later removed because a permit was taken out in 1968 to construct a new two-car garage.⁴ A garage structure located just south of the motor room can be seen on the 1986 Plat of Survey. These garages were reached both by the main drive and by a separate driveway located to the south of the main driveway on Burr Avenue (See Exhibit 10, 1986 Plat of Survey updated February 26, 1990). In 1962, the six acres were subdivided, and a large ranch house was built. Subsequent to that, the property was again subdivided, and another house was built, at the west end of the triangular piece of land. The subdivisions are evident in a 1990 aerial even though the aerial is more difficult to read than the 1940 aerial because of its scale. (See Exhibit 11, 1990 aerial).

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A 1984 real estate listing photo shows remnants of the formally landscaped gardens laid out by O.C. Simonds, though the location on the grounds isn't specified. (See Exhibit 12, 1984 real estate listing.) The 1990 aerial shows little, if any of these formal gardens. (See Exhibit 11, 1990 aerial). A photo taken from the south garden side of the house just before the it was moved in 1990 shows little landscaping except for a small section of formal hedges. (See Exhibit 13, photo of garden elevation, 1990.) There was a steel and glass greenhouse located at the south end of the property, toward Westmoor Road. This was taken down in 1988.⁵ At the time the Adler-designed Kuppenheimer House was relocated across the street, the triangular parcel had been subdivided and it rested on 1-1/2 of the original 6 acres of land. (See Exhibit 10, 1986 Plat of Survey updated to February 26, 1990).

Today the property that the Kuppenheimer House rests on is approximately .7 acre. When the house was moved, brick knee walls terminating in piers capped with stone urns on each side of the main block of the house, in front of the servie wing and in front of the service porch were not taken. The basement was demolished, and the house was set down on new concrete foundations. Drawings by David Adler of the missing elements can be found in the Burnham Library of the Art Institue of Chicago. Presently the house is situated across Burr Avenue with the west facade facing the street. At the northeast corner of the lot, in the rear, is a modern one-story L-shaped, gable-roofed wood frame garage (non contributing resource).(See Exhibit 14, March 26, 1991, Plat of Survey, 777 Burr Avenue). The Kuppenheimer House remains oriented east/west , though it is now approached from the sunroom side and not the garage side. Nevertheless, the entrance is still from the side of the house, the front of the house again opens onto a forecourt, and the garden facade continues to face an open back yard.

ARCHITECTURE

The Louis B. Kuppenheimer, Jr. House is an example of the symmetrical subtype of the style that Virginia and Lee McAlester describe in their book, A Field Guide to American Houses as "French Eclectic."⁶ Derived in style from the small 17th and 18th Century French manor houses scattered throughout Normandy and the Loire Valley, (rather than grand chateaux or modest farmhouses) the house has a stately formal appearance. Typical features of the symmetrical subtype of the style include an arched entrance, dormers topped by segmental arches, multipane French doors with rectangular transoms, hipped or mansard roofs and symmetrical one or two-story side wings. The Kuppenheimer House is entered through a

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centrally-located recessed arched entrance. Windows are multipane and dormers with segmental arches punctuate the roofs. The main rectangular block of the house is topped by a metal standing seam, hipped roof with the ridge parallel to the front of the house. The house has two wings. To the west is a one-story porch; to the east is a one-and-a-half-story service wing, which is topped by a mansard roof. McAlester notes that in contrast to the informal rural prototypes, many of the symmetrical subtype of French Eclectic houses show formal Renaissance detailing resembling that of the English Georgian.⁷ In fact, Richard Pratt's biography of David Adler states that this is a mid-Georgian period house. Evidence for this resemblance would be the symmetry of the main block and perhaps the interior paneling. Platt also refers to the arched recess doorway, "after the manner of Henry Holland."⁸ Holland was an English architect (1745-1806) who designed a number of country houses in the Greek Classical style. He designed several town houses on Sloane Street, on Hans Place and on Cadogan Place in London with recessed arched doorways similar to that found in the Kuppenheimer House.⁹ Holland's architecture is often associated with the Regency period that extended from about 1790 to 1830. Regency architecture demonstrates a simplified Classicism typified by flat surfaces, blockiness and a roofline sloping from behind a parapet wall. These are characteristics that may be used to describe the Kuppenheimer's home. There is also detailing associated with the Art Deco style found in the Kuppenheimer House. Art Deco became popular after the Exposition Internationale des Arts Decoratifs and Industriels Modernes, held in Paris in 1925. The style features the use of elegant materials such as the glass fireplace surround found in the Kuppenheimer House living room, the mosaics found in the master bath, and the shell-like surface of the doors in the master bedroom. It also is characterized by a stylized simplification of Classical Revival forms such as those found in the stair balustrade (reminiscent of Chinese Chippendale design), the simplified door and window casings, and the fluted pilasters in the library hallway.¹⁰

THE HOUSEEXTERIOR

The Kuppenheimer House is rectangular, with two side wings. Its total dimensions measure 97'6" x 46'2". The symmetrical center block stands two stories, measuring approximately 52'4" x 46'2". To the west is a one story glazed porch that is 18'4" x 28'4". To the east is a one-and-a-half story symmetrical wing topped by a mansard roof with dormers. Measuring 33' x 23'6", it houses the service area of the home. The house is built of frame

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construction sheathed in brick painted white. The cornice of the center block incorporates a row of brick dentils and a corbeled band of three rows of brick. Above the corbeling is a 2'5" parapet wall topped by stone coping and a hip standing seam metal roof. Above the porch is a row of dentils and a corbeled band of two rows of brick. There are copper gutters and downspouts with ornamental rainwater heads. Two molded brick chimneys are placed symmetrically. They have corbeled tops and stone caps that extend 6'8" above a metal roof deck. There is a third molded brick chimney on the south side of the roof of the service wing. Across the south facade are French doors. Windows are double hung. Most are 8/12 with splayed brick lintels. Originally, the openings had paneled shutters. The house is sited in the center of the lot with a curved driveway leading to a forecourt on the north side of the house, where the front entrance is located. At the northeast corner of the lot is an L-shaped garage that does not contribute to the significance of the property.

The north facade is made up of three sections. The symmetrical center block is five bays wide. On the first floor there are four windows, two on each side of the centrally-located front entrance. Each is 9/9 lights. The front entrance is set behind a recessed open vestibule topped by a semicircular arched vault. Between the plane of the front wall and the vestibule is a slightly concave band, approximately one foot wide, framing the entrance. At the height of the top of the door, there is a narrow brick strip with vertical indentations on each side of the entrance. There is a semi-circular band of stretchers radiating over the broad concave band. The entrance, set behind the brick facade and the vestibule sheathed in plaster, is comprised of a six-panel wood door topped by a fanlight with carved wood ornament. The doorway is surrounded by a molded wood band. Centered on the doorway fanlight is a wrought iron lantern. The second floor is made up of five windows that are 8/12. All of the window openings are slightly recessed, surrounded by simple wood moldings and topped by splayed brick lintels. There is equal spacing between all the door and window openings. On each end of the block are downspouts with ornamental rainwater heads extending from the top of the parapet wall to the ground. Above the wall are three dormers symmetrically placed over the front door and second and fourth bays. Each is 8/8 and topped by a segmental arch. The north facade of the service wing is three bays wide. On the first floor there are two 8/12 windows to the east; the west bay is made up of a six-paneled door topped by a rectangular transom with four lights. The windows and door all have splayed brick lintels. There is a brick belt course set 2' 1" below the roofline of the double-slope mansard roof, which has three 8/12 dormer windows topped by segmental arches. The north facade of the porch located on the east side of the house has a four-section glazed wall.

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The center section is made up of French doors with 21 lights. Flanking the doors are faceted engaged wood columns and glazed openings with 21 lights. Above each of the four glass openings are transoms with six lights.

The west facade is three bays wide. On the first floor, there is a three-sided bay composed of 9/9 windows flanking an arched opening. The arched window is double hung with a fanlight that has 18 lights over a bottom sash with 18 lights. It is surrounded by fluted pilasters supporting a semi-circular molded wood arch with a raised keystone. The bay has a hipped standing seam metal roof. To the south of the bay is the glazed west wall of the sun porch. It has three sets of French doors. Each door has 21 lights and is topped by a transom with six lights. The French doors are flanked by symmetrically placed downspouts with ornamental rainwater heads. On the second floor are three 8/12 windows.

The south facade, like the north, is made up of three sections. The center section is five bays wide. On the first floor, there are five French doors with 12 lights. Above each door is a transom with two lights. On the second floor there are five 8/12 windows. Each opening is topped by a splayed arch lintel. There are symmetrically-placed downspouts with ornamental rainwater heads on each side of the center block. On the west side of the south facade is the glazed porch. Like the north facade, it has a four-section glazed wall. The center section is made up of French doors with 21 lights. Flanking the doors are flat-sided semicircular wood posts and glazed openings with 21 lights. Above each of the four glass openings are transoms with six lights. The south facade of the service wing is three bays wide. On the first floor are two 8/12 windows flanking a doorway with four lights. The windows and door have splayed arch lintels. There is a brick belt course set 2'1" below the roofline. There are three dormer window openings set in the roof. Flanking the center opening are two 8/12 dormer windows topped by segmental arches. The central 8/12 opening with a splayed lintel is inset in a large brick dormer topped by a brick pediment surrounded by two projecting rows of brick and brick dentils. The pediment is supported by molded brick ornament in a console or scroll-shaped form. Directly over the central dormer is the broad side of a molded brick chimney.

The east facade is made up of one bay on either side of the center block and the east wall of the service wing. The north bay has a 8/12 window on each floor and the south bay of the center block has a 8/12 window on the second floor. The east end of the service wing is a solid wall on the first floor with a door opening on the north end. Before 1991, when the house was

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moved, this door opened into a 21' x 21' "motor room" (garage) that has been removed. (See Exhibit 15, south elevation drawing of garage, 1937, Exhibit 16, east elevation drawing of garage, 1937). In the middle of the second floor is an opening made up of an 8/12 window with two wood panels beneath the window.

INTERIOR

The first floor of the house has ten rooms including the hallways. The front door opens into a small vestibule, then a large entrance hall. There is a doorway on either side of the entrance hall door, one to the west leading to a dressing room and one to the east leading to a closet. Adjacent to the closet are stairs leading to the basement and the second floor. Directly across from the vestibule is an entrance to the living room. To the west of the living room is the glazed sun porch; to the east is the dining room. At the west end of the entrance hall is a narrow passageway to the library, which also may be entered from the living room. At the east end of the entrance hall is a large servants' room, which has an entrance to the service wing. On the north side of the service wing is a long service hallway with a staircase to the second floor; on the south side is the kitchen. The wall between the kitchen and the butler's pantry has been removed. (See Exhibit 17, David Adler first floor plan, 1937).

The second floor has a stair landing opening onto a long gallery hall with bedrooms off it. At the west end of the house is the master suite with a bath and a dressing room. There are five other bedrooms, three other baths and a linen room. On the third floor, accessed by a staircase from the second floor hallway, is a work room, half bath and attic space.

Entrance into the house is into a small vestibule with a groin-vaulted ceiling that has a metal and glass lantern hanging from the center of the vault. There is then a second doorway into the entrance hall. Like the exterior door, it has six panels and is topped by a fanlight. The door is flanked by sidelights with three glazed openings with panels beneath the lights. Topping the entryway is an elliptical arch with ornamental woodwork. The entrance hall has paneled wainscoting and zenotherm flooring laid in a herringbone pattern. At the west end of the entrance hall is a narrow passageway to the library, which is accessed through double paneled doors. On the south wall of this passageway is a 36" x 48" shallow alcove with shelving flanked by fluted Doric pilasters. There is a recessed ceiling light with an ornamental cover that appears

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to be beveled glass. At the east end of the entrance hall is the stair case, which has a metal balustrade in a simplified geometric pattern reminiscent of Chippendale design elements. The chair rail next to the staircase follows the design of the mahogany stair railing. The living room has a molded coved ceiling that meets at the corners with a segmental curve. Historic features include an ornamental molded wood mantel with glass bolection molding (pieces of which are unfortunately broken), wood and glass sconces, and pine paneled doors. The dining room has paneled wainscoting with a segmental curve at each corner, a shell-capped corner niche with marbleized Delft tile pilasters, a molded wood and polished steel fireplace, hand-carved sconces, and a buff-colored Zenotherm floor laid in a specially-designed pattern with starbursts along the border. The library has oak paneling with molded detailing, walls of bookcases and a marble faced fireplace. The pantry wall was removed by the previous owner in 1987, but the kitchen and pantry areas appear to have much of their original cabinetry.

On the second floor, the hallway openings have elliptical arches, and doorways have paneled doors surrounded by simple geometric casings. The bathrooms have the most extravagant details. The master bath is mirrored, with mosaic floors and a mosaic band in a Greek key pattern; the master dressing room has a silver leaf ceiling. Bathroom and closet doors are covered with opalescent shells. Some of the other baths have royal blue ceramic tile floors laid in a herringbone pattern.

There is no longer any decorative detailing in the basement. Prior to the house being moved, it had a game room with glass brick and recessed lighting, a fireplace, wall sconces, and patterned rubber tile flooring.

ENDNOTES

1. The house was moved because the new purchasers of the property wished to demolish it and replace it with a larger home. They instead agreed to its being moved across the street to 777 Burr.

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Louis B. Kuppenheimer, Jr. House
Cook County, Illinois
Description

2. Caroline Thomas Harnsberger. Winnetka: The Biography of a Village. Evanston, Illinois: The Schori Press, 1977, p. 3.
3. Winnetka Building Permits, March, 1943, and June, 1943.
4. Winnetka Building Permit, September, 1968.
5. Winnetka Building Permit, May, 1988.
6. The style is variously known as "French Renaissance" (the National Register), "French Eclectic" (Virginia and Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1986, p. 387) and "French Revival" (Marilyn W. Klein and David P. Fagle. Clues to American Architecture. Washington: Starrhill Press, 1986, p. 48).
7. McAlester, p. 388.
8. Richard Pratt. David Adler. New York: M. Evans and Company, Inc., 1970, p. 192.
9. These townhouses are illustrated in Dorothy Stroud, Henry Holland, 1745-1806, pp. 61-63.
10. McAlester, p. 379. Although the house contains Classical Revival details, they should not be confused with Beaux Arts Classicism which, according to McAlester, was popular between 1885 and 1930, and which is characterized by exuberant surface ornamentation.

past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1938

Significant Dates 1938

Significant Person
(Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Adler, David, Architect
Nielsen, Thorwald & Co., Builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark

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Louis B. Kuppenheimer, Jr. House
Cook County, Illinois
Statement of Significance

SUMMARY

The Louis B. Kuppenheimer, Jr. House, built in 1937-38, is significant primarily for its local architectural value and meets Criterion C for listing on the National Register of Historic Places. Displaying a high level of artistic value, craftsmanship and integrity, the house was designed by David Adler, long recognized as one of Chicago's finest country house architects. His distinctive design for the Kuppenheimer's house reflects the trend toward historicism typically found in domestic architecture of the early decades of the twentieth century. It is not, however, explicitly derivative of any particular style. Predominantly French Renaissance on the exterior, the house, overall, combines historical French influences with Classical Revival and Art Deco elements to express a highly original synthesis. Described by his biographer Richard Platt as "the last of the great eclectic architects,"¹ Adler drew from his vast knowledge of historical architecture as well as from modern trends. Alfred E. Hamill noted in his eulogy for David Adler, "From his store of observation his genius was able to combine, rearrange, modify and in the end to create something that was as definitely his own as had his great predecessors."² Built during the Depression, when the country house era was largely over, the Kuppenheimer House reflects a time when country places diminished in size and frequency, and smaller and less baronial homes gained in popularity. The Kuppenheimer House is not grand and opulent, but it is simple, elegant and expresses Adler's keen eye for detail, proportion and symmetry. Although the house has been moved from its original site, its architectural significance remains substantially undiminished.

Because the Kuppenheimer House, even without its basement, its landscaped forecourt accessed through formal entrance gates, and its greenhouse, is significant primarily for the house's architectural value under Criterion C, it meets Criterion Consideration B for moved properties. It retains all its historic features in the home's primary spaces and most in the secondary areas. It remains in its original neighborhood, facing north, approximately the same direction as it had originally. Although the Kuppenheimer House has been moved, its integrity is generally excellent, with David Adler's eclectic approach to French Renaissance architecture enhanced by his

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Louis B. Kuppenheimer, Jr. House
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signature use of symmetry and attention to detail. It is a fine example of a 1930s country house; it was designed by one of Chicago's most distinguished and influential architects, David Adler; and it is Adler's only house in Winnetka.

HISTORY

Of the fifty or so country houses designed by David Adler, the Louis B. Kuppenheimer, Jr., House is one of his later and one of his smaller homes. It replaced a very large and elaborate Tudor Revival country estate built on the site by Howard Van Doren Shaw in 1910 for Louis Kuppenheimer's father -- a home more typical of the grand country estates that proliferated throughout the country and were frequently published in the architectural journals. From the late 19th century until the Depression, the number of millionaires grew substantially, and thousands of these very large homes were built in quasi-rural and suburban areas throughout the country. The major architectural journals devoted significant coverage to the country house beginning around 1905, with the Architectural Record and the Architectural Forum devoting a yearly number to the subject throughout the 1910s and 1920s. On the North Shore, large country houses were often built on tens of acres and included formal gardens, hobby farms and riding stables; one such estate was built by David Adler for Albert Lasker in Lake Forest in 1926. Sometimes these homes were built adjacent to country clubs so that they had a golf course for their front yard. Many estate homes are found adjacent to Winnetka's Indian Hill Country Club, built in 1915. The Kuppenheimer House was constructed in a suburban setting on six acres. It was surrounded by homes on still smaller parcels of land and was considerably smaller in size and simpler in design than the grand estates, like Kuppenheimer's father's home, that were built prior to 1930. Bud Kuppenheimer, who grew up in the house, recalls that his parents had told him Adler referred to their home as his "bungalow."³

The country house built for Louis Kuppenheimer, Jr., in 1937-38 reflects a different era and a different way of life from that of his father. From the time that Biltmore (a 255-room estate designed by Richard Morris Hunt for George Washington Vanderbilt in 1889) was constructed, until the Depression, country homes were built as status symbols. The primary

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symbolic function of a rich man's house was the expression of his individual character and his economic achievements. Homes tended to be different from one another. They were Tudor manor houses, French chateaux, Georgian mansions, or Italian villas, depending on the owner's particular taste. The home that Kuppenheimer's father built in 1910 was Tudor, generally the most popular source of inspiration for the American country house. It is highly likely that with their common language and sometimes common heritage, Americans tended to feel more comfortable living with influences from England than from other European countries. Those seeking ancestral and historical pedigrees were immediately attracted to the image of leisure and wealth of England's landed aristocracy. Kuppenheimer's father was president of B. Kuppenheimer and Company, a successful manufacturer of mens' clothing. He was what has been described as a captain of industry, and his large Tudor home reflected his corporate status. Louis Kuppenheimer, Jr., inherited this home in 1936, when his father died, but it was not the kind of home he envisioned for a wife and family. The company had been sold in 1926, and he was not in the family business; he worked in advertising. Although Kuppenheimer likely had the means to live in a large estate, Bud Kuppenheimer remembers his parents telling him that they didn't wish anything palatial; Kuppenheimer and his wife (who were living in a rental house in nearby at the time) wanted a smaller place, a comfortable and livable home in which to raise children.⁴

The thirties was not a period of affluence, and its architecture reflected the less prosperous times. Authors who have chronicled the development of the country house note this fact. In The American Country House, written in 1990, Clive Aslit quoted a 1931 article in Town and Country magazine that commented, "Generally speaking, Americans of today like simple homes."⁵ Norman Newton, author of Design on the Land: The Development of Landscape Architecture, wrote, as a result of the Wall Street debacle of 1929 and a revision of tax policies in 1933, "the size and number of large domestic establishments in town and country soon waned. As the great places diminished in size and frequency, a vast number of moderately-sized upper-middle-income domestic properties came into being."⁶ A review of references to country houses in The Burnham Index to Architectural Literature indicated that only eight of the 140 listings of country houses were built in the 1930s. There were no longer special numbers on country houses in the Architectural Record or Architectural Forum, and those articles that were

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published tended to be in Country Life in America and more popular magazines like House and Garden, that focussed on the homes and hobbies of the more affluent. A review of 1937 and 1938 volumes of the Architectural Record, the Architectural Forum and American Architect and Building News turned up articles on domestic architecture of modest size, such as a feature in the March, 1938, Architectural Record on houses \$7500 and under. The homes of the thirties, certainly those typically described in the journals, were not opulent, and the design for the Kuppenheimer House generally reflects this trend.

Kuppenheimer built a house that was simple, in keeping with his basic needs and with the times, but he selected David Adler, Chicago's foremost architect of country homes. Adler's significance can best be summed up in his obituary from the Illinois Society of Architects Monthly Bulletin. It stated, "David Adler, who died last week, was in the true sense of the word, one of the most influential men of his generation in Chicago. He was a residential architect of great distinction whose taste in the decorative arts was unequalled in his time." It went on to quote an editorial from the Chicago Tribune. "Somebody once said that Adler's houses had the quality of Mozart's music and, indeed, they have a Mozartian spontaneity, grace and elegance in line and decoration. They are never eccentric or startling."⁷ David Adler's reputation as Chicago's premier architect of country homes was well established at the time of his death in 1949.

Born in 1882 in Milwaukee, David Adler was the only son of Isaac David Adler, a successful wholesale maker of men's clothing and Therese Hyman Adler, a woman known for her great beauty. He had one sister, Frances, who became a leading interior designer, well known in the U.S. and abroad for catering to an exclusive social circle with demanding tastes and a desire for the innovative.⁸ She often collaborated with Adler, especially after the death of his wife in 1930. Bud Kuppenheimer remembers his mother telling him she had worked with Adler in designing the home's interiors. He commented that she designed the wood and curved glass living room sconces (described to him by his mother as "Steuben glass") and that it is likely she was responsible for the glass bolection molding around the living room fireplace and the mirrored glass master bath that is so similar to the mirrored ladies' powder room Frances Adler Elkins designed for Adler's Kersey Coates Reed House in Lake Forest in 1931. It is possible she

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also specified the silver leaf ceiling found in an upstairs bathroom and the doors sheathed in translucent shells.

Adler's college education, where he showed an interest in architecture, began at Princeton in 1900. Although academic pursuits (except in art, architectural history and Greek) were not his forte in school, he designed the large Georgian building of the Charter Club (an upperclassmen's eating club of which Adler was a member). Immediately after commencement, in 1904, he sailed for Europe and enrolled at the Polytechnikum in Munich, taking three semesters in architecture, interspersed with architectural tours of Germany, Italy and France. From there he entered the Ecole des Beaux-Arts, then the foremost school of art and architecture in the world. While in Paris, he made bicycle trips into the countryside. Although he never wrote letters home, everywhere he went he picked up picture postcards -- all architectural. Of the 500 postcards in his collection (now owned by Stephen Salny, who is writing a book on David Adler), 300 are of French buildings, 100 are from Germany, 50 are from England and thirty-odd are from Italy. Many of the French cards have rough sketches on the writing side, details of moldings, windows and doors. Richard Pratt, (who wrote a biography of Adler underwritten by the architect's friends, clients and colleagues for The Art Institute of Chicago in 1970) notes that all the cards, like the books of his library, show signs of handling, as if they were in constant use long after Adler came to Chicago.⁹ Adler's library, located close at hand when he was in practice in his office in Chicago's Orchestra Hall, is published in Richard Pratt's biography of Adler. It contained 203 titles of books on American, English, French, German, Italian, Spanish, and miscellaneous architecture.¹⁰ The quality and versatility of Adler's eclectic approach to design, seen in the Kuppenheimer House, drew from a variety of sources including his travels, his well-used library, and his postcard collection. Although never described as a dedicated student or as interested in the technical or structural aspects of architecture, he was a keen observer. The travels in Germany and France had not been frivolous activities, but a major part of his preparation; with his discerning eye and tenacious memory he was absorbing styles and detail he was later to use so effectively.¹¹ Adler's drawings in the collection of the Art Institute of Chicago and the illustrations in Pratt's book indicate David Adler's versatility in designing homes in a broad range of styles. Within the Kuppenheimer House, Adler drew from a variety of stylistic sources, specifically French, Classical and Art Deco, integrating them into a unified whole.

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Having spent a major portion of time in France, it is not surprising that many of Adler's designs (including the C.A. Stonehill House, 1911; the Ralph Poole House, 1913; the Jesse L. Strauss House, 1921; the Joseph T. Ryerson House, 1921; the C. Morse Ely House, 1922; the Albert D. Lasker House, 1926; the Robert Mandel House, 1926; the Joseph M. Cudahy House, 1930; the Kuppenheimer House, 1937-8) are predominately French in inspiration. Adler was not alone in admiring French architecture. In the 1920s, it was touted by the press. The author of a 1926 article in House and Garden claimed "French architecture will soon bear a pronounced influence on houses in America. It has integrity, elegance and tradition, and it is designed for comfortable living."¹² In the 1920s, several books were published and circulated in the U.S. on French architecture in rural France, and many American architects had trained at the Ecole des Beaux Arts. Although the Kuppenheimer House is eclectic in design, it resembles several houses described by Virginia and Lee McAlester in A Field Guide to American Houses as French Eclectic. Like the McAlester's examples, the house shows great variety in form and detail. The French influence is evident on the exterior, especially in the hipped roof on the main block of the home and the mansard roof on the service wing. It is seen in the simple arched front entrance, in the arched dormers, and in the French doors that open onto a rear terrace. Like most French houses, it has a formal air. Difficult to categorize stylistically, the Kuppenheimer House has been described by Pratt as mid-Georgian. This, however is hard to justify because the exterior has no Georgian-inspired classical detailing -- no pedimented entrance porch or dormers, no pilasters, and no pronounced cornice. The confusion, however, is understandable because, as McAlester notes, many French Eclectic houses have formal Renaissance detailing similar to that of the English Georgian.¹³ On the interior, however, the Kuppenheimer House has paneling and pilasters, detailing that reflects Classical influences.

When he completed schooling, Adler went to work in Chicago for Howard Van Doren Shaw, then the city's most significant architect of country homes. Adler could not have had a better mentor. Shaw enjoyed an unparalleled reputation for creating beautifully-crafted dignified country homes in a variety of styles, homes that were frequently published in the architectural journals. In fact, in April, 1913, Herbert Croly, the editor of The Architectural Record, devoted an entire article to Shaw, "The Recent Work of Howard Shaw: Country Houses of the Middle West by a Chicago Architect." and a photo of Shaw's design for the Louis B. Kuppenheimer

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House appears on page 299 of the article.¹⁴ In his book on country houses, Mark Hewitt described Shaw as "Chicago's leading eclectic domestic architect of the turn of the century." David Adler was his most talented apprentice.¹⁵ Leonard Eaton, Shaw's biographer, noted that Shaw's office staff never numbered more than fifteen or twenty, and its outstanding member was unquestionably David Adler, who inherited (after Shaw's death in 1926) most of his practice.¹⁶

Eager to be on his own, Adler opened up an office at Orchestra Hall, 220 South Michigan, with his friend from the Ecole, Henry C. Dangler and, in 1911, they received their first commission -- from Adler's uncle, C.A. Stonehill. Modeled on a Calvados chateau of the Louis XIII period, it was an impressive home built on a baronial scale, like many of the mansions Adler was to design up until the Depression. It was typical of the period of lavish excess that dominated country house architecture until 1930 and, though similarly French in inspiration, quite different from the less opulent Kuppenheimer House. Adler and Dangler practiced together until Dangler's untimely death in 1917. Adler had never received his license and depended on Dangler to sign drawings since they had to be signed by a registered architect. He had flunked the exam with a miserably low score, and it is said that to one set of the questions relating to roof structure, he answered "I have men in my office who take care of that sort of thing."¹⁷ After Dangler's death, he formed a partnership with Robert Work, who supplied the structural knowledge Adler lacked. In 1928, with 30 commissions in his portfolio and an impressive array of commendations from clients and fellow architects, the examining board granted him a license -- in recognition of his demonstrated skill.¹⁸ From that point on, Adler practiced without a partner and signed his own drawings.

Although he maintained an active practice in the teens, the twenties were the most productive time of Adler's professional life. His list of clients grew, and they were from Chicago's most prestigious families. They included the Albert Laskers, the Joseph Ryersons, Mrs. Potter Palmer, the Marshall Fields and the William McCormick Blairs. Many continued to hire him for additions to their homes. Not having a license never interfered with Adler's ability to get commissions.

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Adler was much admired by his colleagues and his clients. Architect Paul Schweikher, who worked for Adler in 1923-24, (and who himself went on to have a significant residential practice and become head of the Department of Architecture at Yale and at Carnegie Mellon) has stated that he was impressed by Adler's mastery of the history of architecture and his sharp eye. "I think I learned scale and I learned to see, to know what I was looking at. This could be historically, it could be proportion, certainly in scale, the relationship of one thing to another or especially to human use."¹⁹ He commented that Adler could see a 1/2" difference in a 1/4" (scale) drawing -- the width of a line -- marvelous."²⁰ Bertrand Goldberg has praised him. "Adler was a classical architect, a man who probably has received too little credit for the quality of his work and the quality of his design."²¹ His client Alfred E. Hamill spoke with the deepest love and respect when he delivered Adler's eulogy. Hamill, whose home Adler remodeled and enlarged in 1928, described Adler's great energy and pitiless self criticism, his constant desire to do better. "Plans, elevations and details were made over and over again. Sometimes he would tear up the lot for a fresh start. Imagination was fortified by broad knowledge and arduous craftsmanship."²²

Several honors were conferred on Adler, beginning in the 1920s. In 1925, he was elected to the Board of Trustees of the Art Institute of Chicago, where he took an active interest in drawings and the decorative arts, advising on potential objects for the collection and methods of storage and display. In 1941, he was elected a Fellow of the American Institute of Architects, and in 1945 he became a Member of the National Institute of Arts and Letters.

Although he had commissions in Sarasota, Florida (the Stanley Fields), in Ipswich, Massachusetts ("Castle Hill" for the Richard T. Crane, Jr's) and elsewhere around the country, most of Adler's homes were built in the Chicago area. Mark Hewitt, author of The Architect and the American Country House: 1890-1940, points out that nearly every major city in the U.S. had its favorite domestic specialist during the 1920s and 1930s, and the pattern of patronage became localized as wealthy clients recognized the talents of regional architects and increasingly chose them over national firms. Whereas before World War I, a family like the Armours of Chicago hired Harrie Lindeberg to do a house in Lake Forest (It is actually located in Lake Forest), thereafter they went to David Adler.²³ A high percentage of Adler's designs were built in Lake

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Forest and Lake Bluff. The only home designed by David Adler in Winnetka was for Louis B. Kuppenheimer, Jr.

The thirties were a difficult time for Adler, not just because of the Depression, but because of personal misfortune. In 1916, Adler had married Katherine Keith. All accounts indicate they had a very happy marriage, and Adler was devastated when she was killed in an automobile accident in France in the spring of 1930. Following Katherine's death, Adler suffered severe injuries while riding in a fox hunt and was hospitalized for several weeks.

In the early 1930s, Adler designed many fewer houses than in the previous five years, but he did build four large estate homes: one for the Lester Armours, a Georgian house that was originally situated on a 73-acre estate in Lake Bluff, 1931 (individually listed on the National Register of Historic Places in 1984); a home with Greek Revival motifs for the Edison Dicks in Lake Forest, 1932; a Georgian house with French Renaissance gate houses for the J. Ogden Armours in Lake Forest, 1934; and a Georgian house with fanciful detailing described by Pratt as "Chinese Gothic" for the Leslie Wheelers in Lake Forest, 1934. The Edison Dick, J. Ogden Armour and Leslie Wheeler Houses are all contributing buildings in Lake Forest National Register historic districts. After 1935, during a period when the type of residential architecture on which Adler had built his reputation was declining in popularity, his work consisted mainly of alterations and additions for homes of previous clients rather than new homes for new clients. The Kuppenheimer House was an exception and was one of the last houses of his career.

Plans for David Adler's Kuppenheimer House were under way in 1937. Louis B. Kuppenheimer and his wife Jane were married in 1934 and were living in their small rented home nearby when his father died, in 1936. The Kuppenheimers wished a home more appropriate for their lives so they had the large estate house taken down and selected Adler as the architect for their first and only home. The permit, dated August 26, 1937, calls for construction of a 2-1/2 story brick veneer and frame single family dwelling at a cost of \$93,000. The builder was to be Thor. Nilsen & Co. Although Richard Pratt dates the house at 1946, the 1937 permit with a May, 1938 occupancy date and the 1938 Sanborn Map provides conclusive evidence that the house was built earlier. Bud Kuppenheimer (who was born in 1940) recalls that it is the only

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house he ever lived in.²⁴ In earlier days, country houses often included farm animal and crops; these were built as hobby farms for their owners. In 1943, the Kuppenheimers applied for a permit to build a chicken coop. Bud remembers that it was built during the war so that they could have fresh chickens and eggs. Raising chickens was not merely a pastime.

Like many of Adler's clients, Jane Kuppenheimer remembered Adler with great fondness. Stephen Salny interviewed her for a paper he wrote for professor Franz Schulze on David Adler in 1977 when he was a student at Lake Forest College. He wrote, "Mrs. Kuppenheimer gleams with joy concerning her home's liveable nature." He went on to say that she and her husband enjoyed almost forty years of gracious living in their delightful home. "Mrs. Kuppenheimer refers to David Adler as a creator of a work of art whose artistic eye for balance and design placed him in a superior class." Salny concluded that Adler, adapting and adopting the best innovations from his predecessors, was a man of precision and unparalleled taste.²⁵

Adler was a perfectionist. He scorned the use of stock millwork or hardware in the main areas of his houses. Everything was custom-designed in his office and manufactured under his scrutiny. He even checked the sharpness of the knives that were specially ground for each of his moldings so they would exactly duplicate his detailed drawings, which were full scale. He carefully selected his suppliers and only used Robert Black and Thorwald Nielson as contractors. Among the drawings of the Kuppenheimer House at the Art Institute of Chicago and in the collection of the David Adler Cultural Center are full scale drawings of the lantern in the front of the house, the starburst pattern in the dining room floor and the Greek key pattern in the woman's master bath. Salny notes that Adler wished the downspouts to match some on display at the Art Institute and spent weeks obtaining permission to make gelatin molds of the original spouts. Adler's purist nature did not allow for any compromises.²⁶

The house he designed for the Kuppenheimers reflects a more human scale than his grand mansions of the twenties. It also illustrates Adler's preoccupation with precise detailing and generally scrupulous application of symmetry. His detailing, whether French, Classical or Art Deco, is carefully coordinated throughout the house, unified in scale and uniquely Adler. He

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repeats the delicately scaled fluted pilasters found on the library's exterior bay in the shallow alcove of the hallway leading to the library. And the broad curve of this alcove is repeated in the broad opening flanked by box columns at the top of the stairway. Adler's personal imprint is seen in the ingenuity of the design of the elliptical blind fan surrounding the glass fanlight over the door between the vestibule and the front hall. Arched entrances are commonly found on French manor houses, but Adler's shallow recessed concave arch surrounding the front entrance is highly original. Balance dominates his thinking, whether in the living room, with its symmetrical entrances to the porch and its symmetrically-located pine doors leading from the entrance hall and from the library or in the front hall, with its closet and powder room doors flanking the front vestibule door. It is even seen in the symmetrical placement of the downspouts.

Adler integrates various stylistic features with the same precision he devotes to the design of the features themselves. In the Kuppenheimer House, the simplicity of Art Deco clearly influenced Adler's interpretation of traditional styles. His design for the exterior is composed of simple geometric shapes, flat wall surfaces, crisp edges and sparse historical ornamentation. The windows, for instance, have no moldings. On the interior, the living room has a simple coved ceiling with counter curves at the corners. This same counter curve, often found in Art Deco design, is repeated in the corners of the more traditional classical paneled wainscoting in the dining room. The stair balustrade, somewhat reminiscent in form of Chinese Chippendale design, is metal not wood and highly abstracted into basic geometric shapes. Adler gives it his own flair, repeating the form of the stair railing in the chair rail across from the railing. Flooring in the front hall and dining room looks like stone or a very rich wood, set in a herringbone pattern. In reality, it is zenotherm, a modern composition material manufactured of magnesium oxychloride, wood fibers and asbestos that Adler laid out in beautiful patterns incorporating a sunburst pattern.²⁷ Adler's references are familiar, but their interpretation is carefully coordinated with other details and highly original. His adaptation of historical forms, simplified and creatively modulated, set the Kuppenheimer House apart from other eclectic homes by less gifted architects.

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There are a number of eclectic homes in Winnetka with exteriors that are predominantly French Renaissance, but only one comes close to the Kuppenheimer House in design quality. That is the Max Epstein House, "Edgecliff," at 915 Sheridan Road. It is a Winnetka landmark, designed by Samuel Marx in 1930. Like the Kuppenheimer House, on the exterior it is derived from the symmetrical 17th or 18th Century French manor house. The roof profiles of the two houses are similar--hipped with a steep parapet wall in front of the roof. (It should be noted that this roof form can also sometimes be found in simplified designs of late 18th and early 19th Century English Regency architecture.) Both the Kuppenheimer House and the Epstein House elegantly combine French Renaissance Revival massing with the pared down simplicity of Art Deco. The main difference between the two houses is one of scale. Each reflects a different period of time. The Epstein House dates from 1930, seven years before the Kuppenheimer House was designed, and is built on a baronial scale. Rooms are very much larger, and there are many more of them. The vestibule of the Epstein House is larger than the Kuppenheimer living room.

In considering the context for the significance of the Kuppenheimer House, besides the Epstein House, seventeen (large and small) predominantly French Renaissance homes in Winnetka were examined. These examples were selected from the 1972 Illinois Historic Structures Survey and from Winnetka Architecture, Where Past is Present. French Renaissance was not as popular for homes built on the North Shore in the 1920s or 30s as Georgian or Tudor Revival but was more prolific in Winnetka than in the other North Shore suburbs, so there were a number to look at. Most of the houses are architect designed. Some are asymmetrical, recalling the informal farmhouses of Normandy (770 Hill Road, Solon Spencer Beman, Jr., 1927, 1225 Ash Street, Howard Bowen, 1928); some have French stylistic elements but are difficult to categorize (Robert Seyfarth, 115 Meadow Lane, 1927). These are quite different in concept from the Kuppenheimer House. Others are symmetrical and formal, derived from French manor houses -- and are stylistically more similar to the Kuppenheimer House.

Approximately 3/4 of the homes examined were built in the 1920's. Many were designed by architects with a fine local reputation, generally better known for building upper-middle-class suburban dwellings than large country homes. Solon Spencer Beman, Jr., though not nearly as well known as his father (who designed Pullman, the Fine Arts Building and set the design

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standard for Christian Science churches), was an experienced and popular architect of numerous historical revival homes on the North Shore. His symmetrically laid out French house at 901 Hill Road, built in 1928, is seven bays wide and, though handsome, does not have the scrupulous attention to detail and symmetry typically found in David Adler's homes. Although the architect is unknown, the Leroy Kellogg House at 11 Indian Hill Road built in 1923, is also an example of the symmetrical type of French Renaissance architecture. It is simple and symmetrical, but lacks the variety of coordinated detailing found in the Kuppenheimer House. The firm of Huzagh and Hill designed a number of French Renaissance homes in Winnetka, but they tend not to be similar in form or materials to the Kuppenheimer House. His design at 1161 Spruce, for instance, published in the October, 1929, issue of House and Garden, has a steep pyramidal roof and demonstrates a greater variety of coloration and detailing.

There are a handful of eclectic houses with French detailing built in Winnetka in the thirties. The E.T. Maynard House, 969 Hill Road, built in 1937 by Solon Spencer Beman, Jr., was designed in the style of a French manor house. It is symmetrical, seven bays wide and topped by a hipped roof. With an oriel window over the front entrance and a doorway topped by a Tudor arch, it combines French with English architecture, but has no Art Deco detailing. The house at 101 Thorn Tree, built in 1936 by architect Edwin Clark (who also designed Winnetka's Village Hall, the Lake Forest Public Library, Plaza del Lago in Wilmette, and numerous historical revival North Shore homes) lacks a coordination of detailing and was described in a 1964 real estate listing as "thoroughly remodeled in every way." The William D. Weissenberg House was built in 1938 by Norling and Alstrom. Research turned up no information on the firm, though it is one of few Winnetka houses examined that combines French Renaissance and Art Deco detailing like the Kuppenheimer House. With a variety of window types and brick detailing, the Weissenberg House lacks the coordination of details always sensitively combined by David Adler.

In addition to examining French Renaissance style houses in Winnetka, French homes illustrated in architectural journals in 1937 and 1938 were also reviewed. They tended to be simple dignified residences -- usually symmetrical, though more modest than the Kuppenheimer House. They often combined historical detailing with Art Deco, but lacked the grace and

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elegance of a David Adler design and sometimes were bizarre in their combination of materials. One example had a large rectangular panel of glass brick surrounding a neoclassical entrance.

CONCLUSION

Despite having been moved from its original larger lot across Burr Avenue and placed in a setting where the house is more visible from the street (thus giving up integrity of location and setting), the new setting and the different orientation of the house do not diminish its significance. The current location across the street allows for it to remain in the same neighborhood, in a similar low density residential environment. Historically, the Kuppenheimer House was approached from a side angle as it is today. There is a courtyard in front of the main entrance as there was historically. Although garden elements like the knee walls, urns, and planting and the greenhouse (which was torn down in 1988) were not moved, they were not as significant as the house itself. Unlike some French Renaissance homes listed on the National Register (like the Noble Judah House in Lake Forest), the Kuppenheimer House was not surrounded by extensive gardens that were an extension of the house and an integral part of its design. It appears from drawings and the 1940 aerial that the house was built in the earlier setting, landscaped by Ossian C. Simonds in 1910, and that only the courtyards surrounded by shrubbery and some low walls around the house were landscaped by Adler and actually built. The 1990 aerial shows few, if any, remnants of the Simonds landscape. Sometime after the early 1960s, two other homes were built on the original six-acre parcel. The Louis B. Kuppenheimer, Jr., House stands as architecturally significant in its own right because of its excellent stylistic design, its exquisite detailing and finishes and its excellent overall integrity. The house retains integrity of design, materials, and workmanship. Although the one-story garage (which was originally set back behind a courtyard and shrubbery and was not meant to be seen from the street) was removed and the basement space was not retained, the loss of these two elements does not significantly detract from the integrity of the original design. The floor plan of the house has not been altered and the historic detailing is largely intact.

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The Kuppenheimer House retains integrity of feeling and association. The house is a product of the time it was created, expressing the lives of financially comfortable families building homes in the 1930s that, relative to the 1920s, were more modestly-scaled. Its association with David Adler is especially important, and the Kuppenheimer House is his only Winnetka design. Adler was one of a relatively small number of highly distinguished residential architects known for their design excellence and stylistic creativity, especially during the thirties when the era of the country house was largely over. Although he never sought publication of his work, being content to let it speak for itself,²⁸ Adler's designs produced considerable critical acclaim from his fellow architects, from clients and from architectural writers. In the Kuppenheimer House, built towards the end of his active career, he never deviated from a committed dedication to precise detailing, a sensitivity to uniformity of scale and a talent for combining styles to create his own masterpiece.

ENDNOTES:

1. Richard Pratt. David Adler. New York: M. Evans and Company, Inc., 1970, p. 3.
2. Address by Alfred E. Hamill given at the memorial services for David Adler, December 1, 1949, Ibid., p. 219.
3. Interview, Louis Kuppenheimer, III (Bud), 22 August, 1997
4. Ibid.
5. Clive Aslit. The American Country House. New Haven: Yale University Press, 1990, p. 30.
6. Norman Newton. Design on the Land: The Development of Landscape Architecture. Cambridge, Massachusetts: The Belknap Press of Harvard University Press, 1971, pp. 443-44.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 26

Louis B. Kuppenheimer, Jr. House
Cook County, Illinois
Statement of Significance

7. "Adler, David." Obituary. Bulletin Chicago Chapter, American Institute of Architects. November, 1949, p. 7.
8. Stephen Salny. "Historic Interiors: Francis Elkins." Architectural Digest. p. 86.
9. Pratt, p. 6.
10. Ibid., pp. 203-217.
11. Ibid., p. 7.
12. "A French Chateau for Illinois." House and Garden, 50: September 1926, p. 104.
13. McAlester, p. 388.
14. Croly, Herbert. "The Recent Work of Howard Shaw: Country Houses of the Middle West by a Chicago Architect." The Architectural Record. p. 299.
15. Mark Alan Hewitt. The Architect and the American Country House: 1890-1940. New Haven: Yale University Press, 1990, p. 58.
16. Leonard K. Eaton. Two Chicago Architects and Their Clients: Frank Lloyd Wright and Howard Van Doren Shaw. Cambridge, Massachusetts: The M.I.T. Press, 1969, p. 140.
17. Pratt, p. 11.
18. Ibid.
19. Betty Blum. "A Regale of Tales." Inland Architect. November-December 1984, p. 38.
20. Marcus Whiffen. "A Conversation with Paul Schweikher." Triglyph, No. 2, Spring 1985, p. 8.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 27

Louis B. Kuppenheimer, Jr. House
Cook County, Illinois
Statement of Significance

21. Betty Blum. "Oral History of Bertrand Goldberg," The Ernest R. Graham Study Center for Architectural Drawings, Department of Architecture, the Art Institute of Chicago, 1992, p. 72.
22. "Address by Alfred E. Hamill," Pratt, p. 219.
23. Hewitt, p. 197.
24. Interview with Louis Kuppenheimer III (Bud), 11 July, 1997.
25. Stephen M. Salny. "David Adler: The Epitome of an Era," Unpublished Thesis, Lake Forest, 1977, pp. 26-27.
26. Ibid., p. 27.
27. Anne E. Weber, AIA. "The Restoration of Zenitherm, Absorbege, Cushocel, and Silent Ceal." Preserving the Recent Past, 1995, p. IV-61.
28. Pratt, p. x.

USDI/NPS NRHP Registration Form

Kuppenheimer House
Cook County, Illinois
Page 6

___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- ___ State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- ___ Local government
- ___ University
- X Other

Name of repository: Burnham Library, Art Institute of Chicago

=====

10. Geographical Data

=====

Acreage of Property .7 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>16</u>	<u>438390</u>	<u>4462420</u>	3	___	___
2	___	___	___	4	___	___

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

11. Form Prepared By

=====

name/title Susan Benjamin, Partner and Victoria Granacki, Partner

organization Historic Certification Consultants date April 8, 1998

street & number 1105 W. Chicago Avenue, #201 telephone (312) 421-1131

city or town Chicago state Illinois zip code 60622

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 28

Louis B. Kuppenheimer, Jr. House
Cook County, Illinois
Bibliography

"Adler, David." Obituary. Bulletin Chicago Chapter, American Institute of Architects.
November, 1949, 7.

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Cook County North Shore, Illinois, comprising Wilmette, Kenilworth, Winnetka, Glencoe, in
New Trier Township. New York: Sanborn Map Company, 1938, 126-127.

"Critical Features to be identified in a conservation easement." Landmarks Preservation Council
of Illinois, c. 1990.

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The Architectural Record, p. 299.

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 29

Louis B. Kuppenheimer, Jr. House
Cook County, Illinois
Bibliography

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"A French Chateau for Illinois." House and Garden, 50: September 1926, 104.

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"Have Mansion Will Travel." Chicago Tribune. Clipping File, Collection of Susan Benjamin.

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Kuppenheimer, Louis B. III (Bud). Interviews. 8 July, 1997; 22 August, 1997.

Lowe, David. Lost Chicago. New York: American Legacy Press, 1985.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1986.

1130 Laurel. Building Permits, Winnetka. Winnetka Village Hall, Winnetka, Illinois.
August 26, 1937, construct single family dwelling; occupancy permit checked off on permit, May 26, 1938
August 27, 1937, wreck brick single family dwelling
April 1938, wreck accessory garage
March 1943, construct accessory garage
June 1943, construct accessory building
September 1968, construct two-car garage

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 30

Louis B. Kuppenheimer, Jr. House
Cook County, Illinois
Bibliography

March 1987, remodel kitchen
June 1988, wreck frame shed and greenhouse
August 1, 1990, permit to move house

"1130 Laurel Avenue." Real Estate Listing, 1984.

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Newton, Norman. Design on the Land: The Development of Landscape Architecture. Cambridge, Massachusetts: The Belknap Press of Harvard University Press, 1971.

Pratt, Richard. David Adler. New York: M. Evans and Company, Inc., 1970.

Salny, Stephen M. "David Adler: the Epitome of an Era." Unpublished Thesis, Lake Forest College, 1977.

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Weber, Anne E., AIA. "The Restoration of Zenitherm, Absorbege, Cushocel, and Silent Ceal." Preserving the Recent Past, 1995, IV-61.

Whiffen, Marcus. "A Conversation with Paul Schweikher." Triglyph, No. 2, Spring 1985, 8.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 30

Louis B. Kuppenheimer, Jr. House
Cook County, Illinois
Geographical Data

Verbal Boundary Description:

Lot 8 (except the south 50.0 ft. thereof and except the north 79.0 ft. thereof) measured along the east line in Block 10 in county clerk's division of the southwest quarter of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian; also the north 79.0 ft of Lot 8, measured on the east line in Block 10 in county clerk's division of the southwest quarter of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois.

Boundary Justification:

The boundary encompasses the lot the Louis B. Kuppenheimer, Jr., House is located upon.

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage
or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

H. R. SMITH
R. R. HANSEN

MEMBER: State Professional Land Surveyors Association

PLAT OF SURVEY

EXHIBIT 14
MARCH, 1991 PLAT
OF SURVEY, 777
BURR AVE

B. H. SUHR & COMPANY, INC.

ESTABLISHED IN 1911

1415 SHERMAN AVENUE, EVANSTON, ILLINOIS 60201

Area Code 312
CHICAGO TELEPHONE 273-5315

Area Code 708
EVANSTON TELEPHONE 864-6315

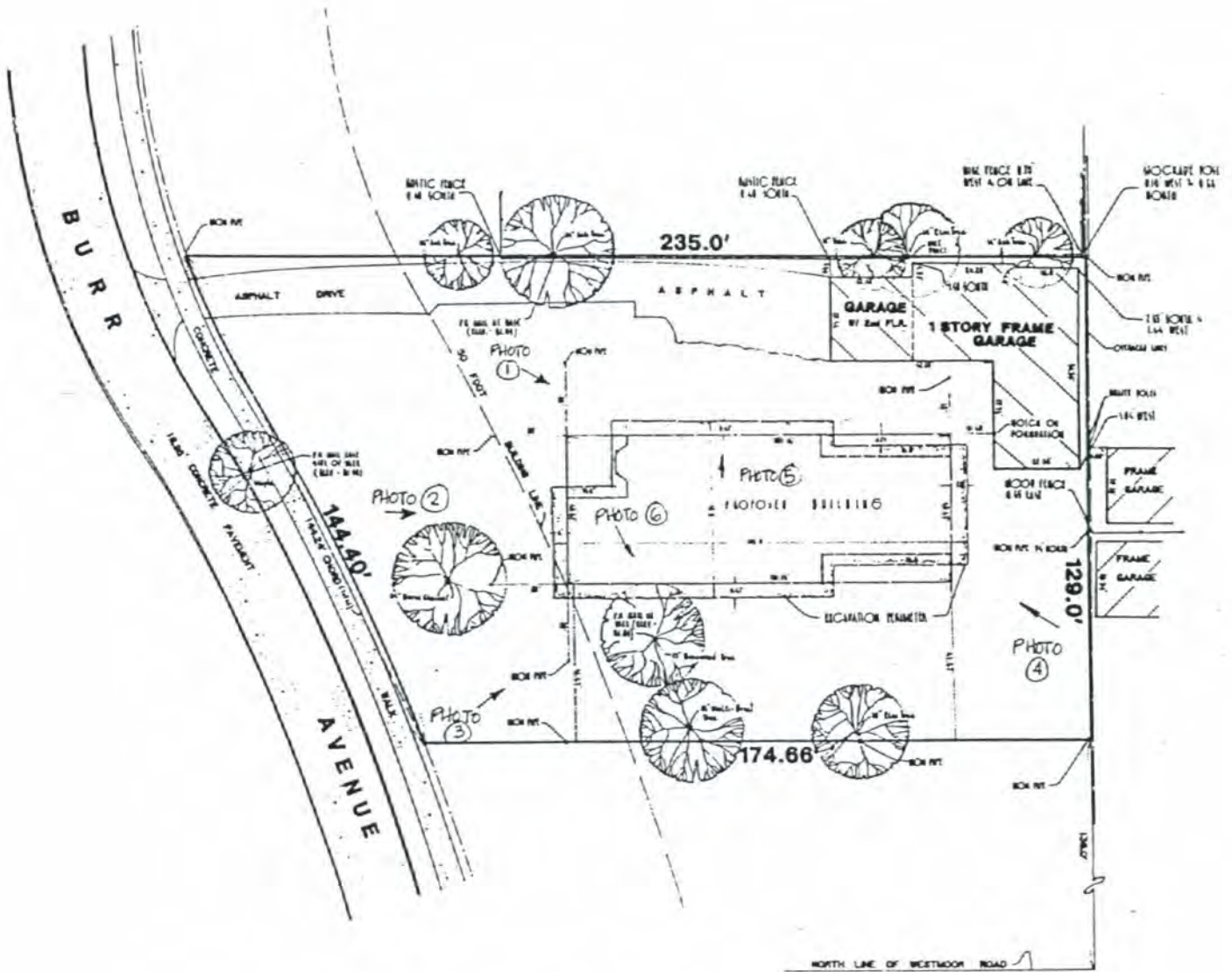
BOOK: 91 PAGE: 396
ORDERED BY: DONALD ALESHIRE

ORDER NO: 91-396

EVANSTON MARCH 26, 1991

LOT 8 EXCEPT THE SOUTH 50.0 FT. THEREOF AND EXCEPT THE NORTH 79.0 FT. THEREOF MEASURED ALONG THE EAST LINE IN BLOCK 10 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 79.0 FT. OF LOT 8, MEASURED ON THE EAST LINE IN BLOCK 10 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 777 BURR AVENUE, WINNETKA, ILLINOIS



SCALE: 1" = 20' IN
TOP OR PLAT IS NORTH

EVANSTON, MARCH 26, 1991

EVANSTON, MARCH 26, 1991

STATE OF ILLINOIS
COUNTY OF COOK

STATE OF ILLINOIS
COUNTY OF COOK

We hereby certify that the buildings on the above described property have been measured and the bearings and distances are true and correct, unless stated herein.

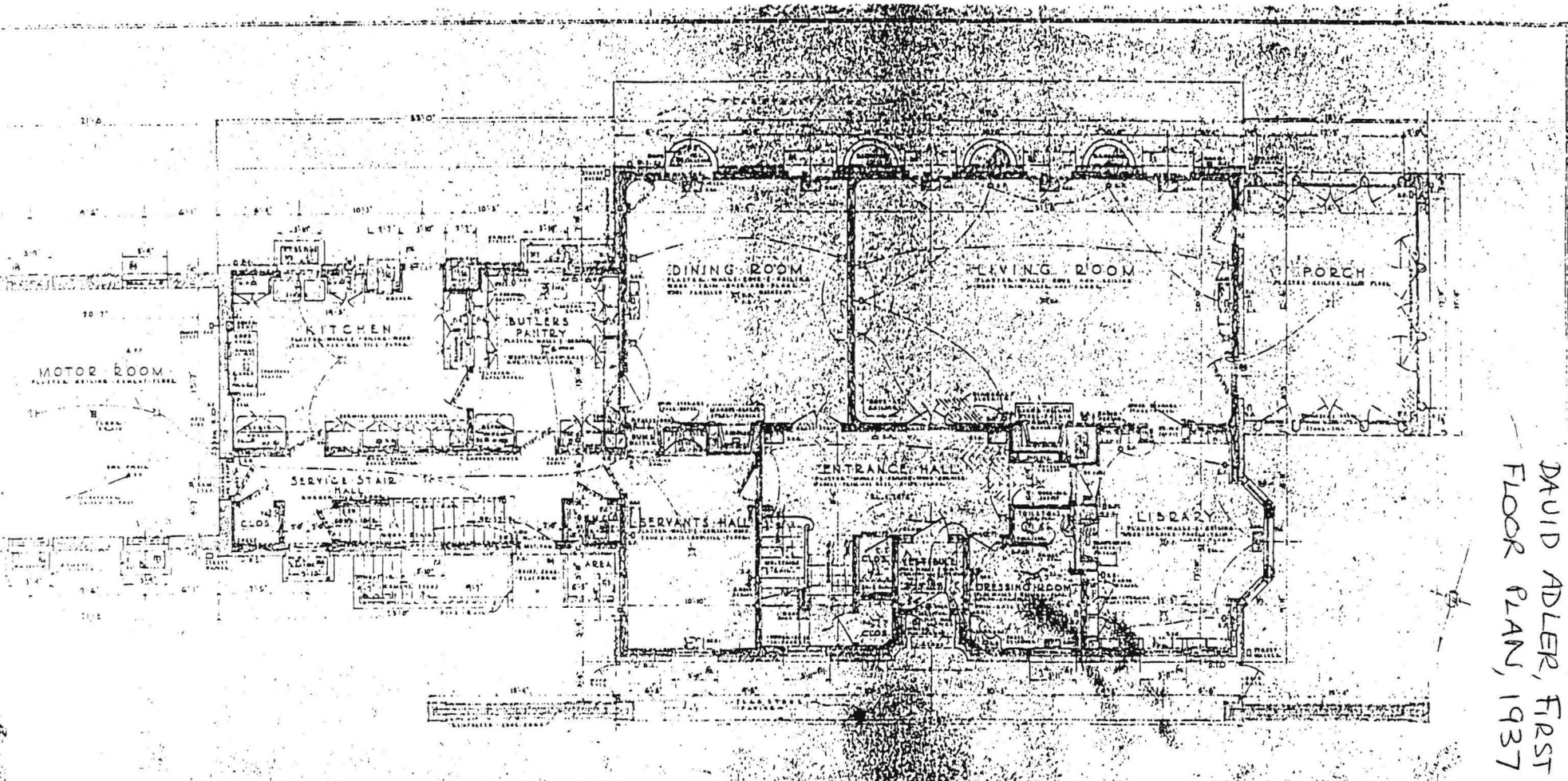
This is to certify that we have surveyed the above described property and the above plat correctly represents said survey.

P. R. H.
SURVEYOR

B. H. SUHR & COMPANY
SURVEYORS
B. H. Suhr



C. Obtain the description in this plat with your deed, abstract or certificate of title, also compare all powers before building by same land report and difference or error.
D. Building lines are shown only when they are so recorded on the maps. Refer to your deed, abstract or title report.
E. This survey has been made for the use of connection with a mortgage loan transaction or Real Estate Transfer and is not to be used for any other purpose. Survey is not to be used for any representations unless expressly so acknowledged and shown on plan.
F. Distances are shown in feet and decimal parts thereof. The dimensions are to be measured by staking.



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

ALL FIREPLACES TO HAVE
LIMITS AND BACKS SET

DESIGNED BY	HOUSE FOR	DATE
DRAWN BY	LOUIS KUPPENHEIMER	APR 1937
NO. 176	DAVID ADLER ARCHITECT	2

EXHIBIT 17
DAVID ADLER, FIRST
FLOOR PLAN, 1937



LOUIS B. KUPPENHEIMER JR. HOUSE
777 BURR
WINNETKA, COOK CO., IL

6.23 28-83 NHN+839U, 929
PETER LIND
26 FEB 97
ALESHIRE

NORTHWEST CORNER

(1)



DIVIS B.

KUPPENHEIMER HOUSE

777 BURR

WINNETKA, COOK COUNTY, IL

PETER LIND

26 FEB 97

ALESHIRE

WEST ELEVATION

(2)



DUISB KUPPENHEIMER JR. HOUSE
777 BURR
WINNETKA, COOK CO., IL

PETER LIND
26 FEB 97
ALESHIRE

SOUTHWEST CORNER

(3)



LOUIS B. KUPPENHEIMER JR. HOUSE

777 BURR

WINNETKA, COOK CO., IL

PETER LIND

26 FEB 97

ALESIRE

SOUTHEAST CORNER

④



KUPPENHEIMER HOUSE
777 BURR
WINNETKA, COOK, ILL.

PETER LIND

26 FEB. '97

ALESHIRE

INTERIOR OF ENTRANCE
DOORWAY LOOKING NORTH.

(5)



KUPPENHEIMER HOUSE

777 BURR

WINNETKA, COOK, ILL.

PETER LIND

28-01 NNN+088AU 153

26 FEB. 97

ALESHIRE

INTERIOR OF DINING ROOM

LOOKING SOUTH

(6)



Louis B. Kuerenheimer, Jr. House
777 Burr Av
Winnetka, IL
West facade from street
October, 1997
Susan Benjamin 7



Louis B. Kuppenheimer, Jr., House
777 Burr
Winnetka, IL

View of House & house to south
from street

October, 1997 - Susan Benjamin 8



Louis B. Kuppenheimer, Jr. House
777 Burr
Winnetka IL

West + S. Facades

October, 1997 Susan Benjamin



LOUIS B. KUPPENHEIMER, JR.
House

777 Burr Av
Winnetka, IL
S facade, view from street
October, 1997. Susan Benjamin



Louis B. Kopperheimer, Jr. House
777 Burr Av
Winnetka, IL

Street view of house +
house to north

October, 1997 - Susan Benjamin



Louis B. Kuppenheimer, Jr., House
777 Burr Ave.
WINNETKA, IL

S Side of House and property
to the south.

October, 1997 - Susa Benjamin 12



Louis B. Kuppenheimer, Jr. House
historic location: 1130 Laurel
Cook County, Winnetka, Illinois

Judith Bromley, photographer
1990

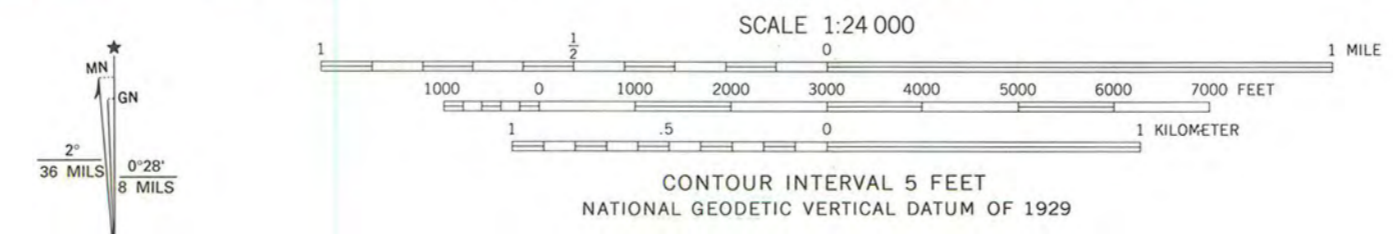
neg: Judith Bromley
5132 S. Woodlawn Avenue
Chicago, IL 60615

Looking north: garden facade before move.
Exhibit 13

Louis B.
Kuppenheimer, Jr.
House
COOK COUNTY
ILLINOIS
ZONE 16
E 438390
N 4462420



Produced by the United States Geological Survey
Control by USGS, NOS/NOAA, City of Chicago
and Cook County Highway Department
Planimetry by photogrammetric methods from aerial photographs
taken 1962. Topography by planetable surveys 1926
Revised from aerial photographs taken 1988. Field checked 1993
Map edited 1993
Universal Transverse Mercator projection
10,000-foot grid ticks: Illinois coordinate system,
east zone
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue
1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute
intersections are given in USGS Bulletin 1875
There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Gray tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION
Primary highway, light-duty road, hard or improved surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U. S. Route
State Route

COMPLIES WITH U. S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY-CLASS 2
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

EVANSTON, ILL.
42087-A6-TF-024
1993
DMA 3468 II SW-SERIES V863

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: OWNER OBJECTION

PROPERTY NAME: Kuppenheimer, Louis B., Jr., House

MULTIPLE NAME:

STATE & COUNTY: ILLINOIS, Cook

DATE RECEIVED: 7/10/98 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/24/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98000980

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Exhibit - C

REVIEWER Roland

DISCIPLINE Historian

TELEPHONE _____

DATE 8/17/98

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

DOCUMENTATION ISSUES--DISCUSSION SHEET

State Name IL County Name Cook Resource Name Kuppenheimer, Louis B. House
 Reference No. 98000980 Multiple Name
 Listed Date

Section of Nomination:

- | | | |
|---|---|---|
| <input type="checkbox"/> Classification | <input type="checkbox"/> Description | <input type="checkbox"/> Geographical Data |
| <input type="checkbox"/> State/Agency Certification | <input type="checkbox"/> Significance | <input type="checkbox"/> Accompanying Documentation |
| <input type="checkbox"/> Function | <input type="checkbox"/> Bibliographical References | <input type="checkbox"/> Other |

See Page Paragraph

Solution:

Per discussion of Cool Skull, 8/17/98: ① If ~~we~~ we do not receive a notarized letter withdrawing the nomination by the 45th day (8/24), we will determine it eligible and write SHPO a letter. ② If we do receive a notarized withdrawal of owner objection, we will log the nomination in ^{on} that date, publish in the Fed. Reg. (wh/ has not yet been done), and then make a decision w/i 45 days from log-in date. (starting the 45-day period from then)

NR Staff: Balard Date: 8/17/98

Data Collector's Explanation of Problem:

Property moved.
owner.
~~owner~~ objections. See SHPO Letters

Data Collector: KM Date: 7/31/98

Resolution in Data Base:

D.B. Corrected: Date:

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, AUGUST 27, 1937

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to WRECK a 2 story
and Basement BRICK SINGLE FAMILY DWELLING

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

PROPERTY DESCRIPTION—LOT _____, Block 9

Subdivision COUNTY CLERK'S

STREET and NUMBER 1130 LAUREL AVE.

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

NUMBER of ROOMS _____

KIND of MATERIAL SOLID BRICK WALLS, FRAME FLOOR CONSTRUCTION

OWNER LOUIS B. KUPPENHEIMER Address _____

TOTAL COST _____

ARCHITECT _____ Address _____

~~WRECKER~~
~~BUILDER~~ GLOBE WRECKING CO. Address 1734 W. FULLERTON AVE. CHI

CARPENTER _____

MASON _____

SEWER BUILDER _____

PLUMBER _____

ELECTRICIAN _____

REMARKS _____

98000980
Owner
objection ?
SLR
BB

Application is also made for a Certificate of building.

fter the completion of the

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 AUGUST 27 1937

Building Permit Number _____

Occupancy Permit Number _____

Globe Wrecking Company
SIGNED By: W. Powell
ADDRESS 1734 W. Fullerton Ave. Chicago

EXHIBIT 2
DEMOLITION
PERMIT

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, AUGUST 27, 1937

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to WRECK a 2 story
and Basement BRICK SINGLE FAMILY DWELLING

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

PROPERTY DESCRIPTION—LOT _____, Block 9
Subdivision COUNTY CLERK'S

STREET and NUMBER 1130 LAUREL AVE.

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

NUMBER of ROOMS _____

KIND of MATERIAL SOLID BRICK WALLS, FRAME FLOOR CONSTRUCTION

OWNER LOUIS B. KUPPENHEIMER Address _____

TOTAL COST _____

ARCHITECT _____ Address _____

~~WRECKER~~
~~BUILDER~~ GLOBE WRECKING CO. Address 1734 W. FULLERTON AVE., CHICAGO

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 AUGUST 27 1937

Building Permit Number _____

Occupancy Permit Number _____

Globe Wrecking Company
SIGNED By: W.B. Fowler
ADDRESS 1734 W. Fullerton Ave. Chicago

EXHIBET 3
BUILDING
PERMIT

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, AUGUST 26, 1937

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to CONSTRUCT a 2 1/2 story
and Basement BRICK VENEER & FRAME SINGLE FAMILY DWELLING WITH BUILT
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.) 2 CAR PRIVATE GARAGE.

PROPERTY DESCRIPTION—LOT — PART OF, Block 9

Subdivision COUNTY CLERKS
(COMPLETE LEGAL ON REVERSE SIDE)

STREET and NUMBER 1130 LAUREL AVE.

DIMENSIONS of BUILDING—Front 107-4 IRREG. FEET Depth 40-2 IRREG. FEET Height 30-7 FEET MAX.

NUMBER of ROOMS 15

KIND of MATERIAL BRICK VENEER & FRAME (REINFORCED CONCRETE FIRST FLOOR)

OWNER LOUIS KUPPENHEIMER Address _____

TOTAL COST \$23,000 =

ARCHITECT DAVID ADLER Address 220 S. MICHIGAN, CHICAGO

BUILDER THOR. NIELSEN & CO. Address 10 E. HURON ST., CHICAGO

CARPENTER _____ Address _____

MASON _____ Address _____

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

Permit Issued AUGUST 27, 1937

Building Permit Number 4535

Occupancy Permit Number 2102 ✓ 5/16/38

BY Louis Kuppenheimer
SIGNED Thor. Nielsen & Co
by A. Skov...
ADDRESS 10 E. Huron St.

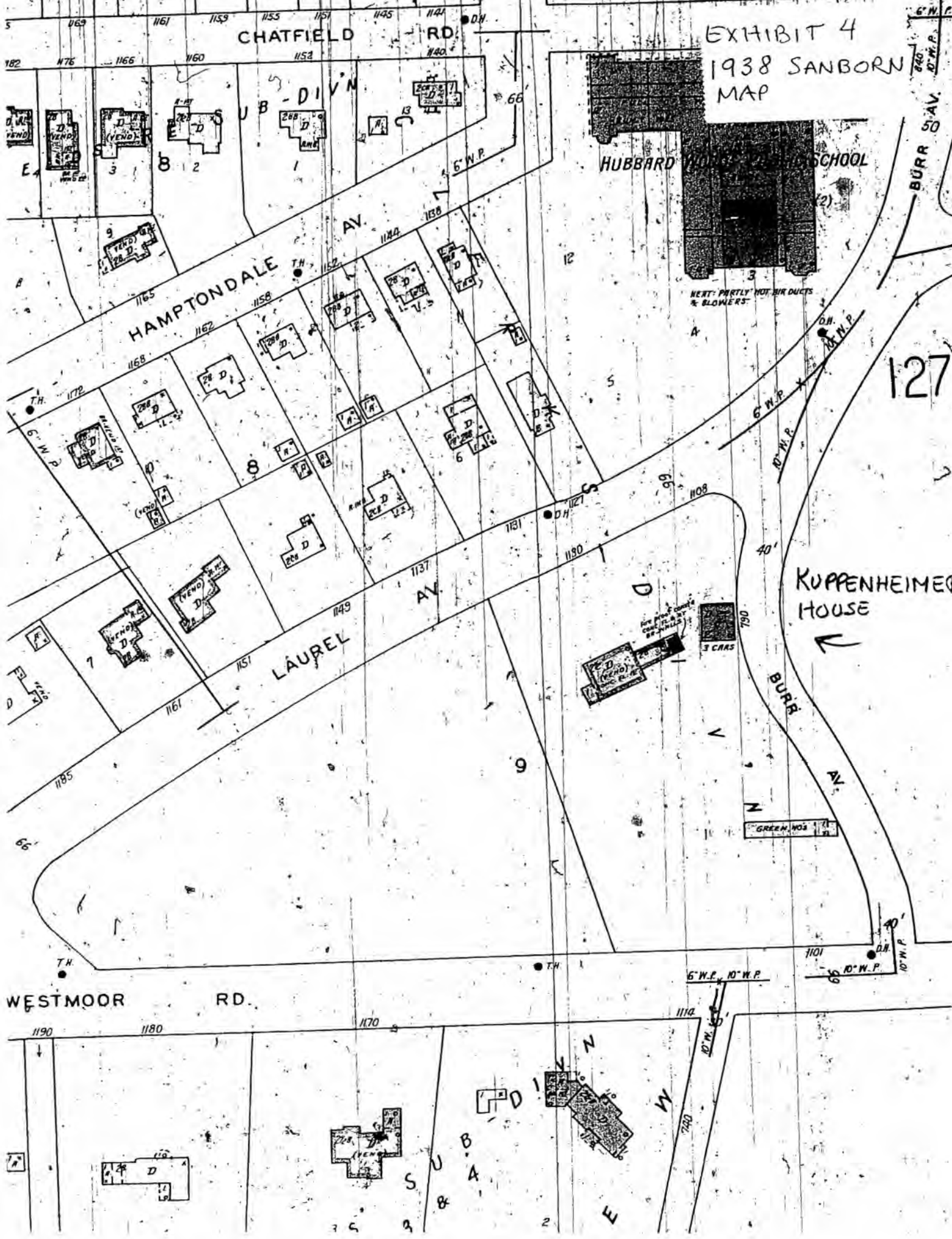


EXHIBIT 4
1938 SANBORN
MAP

HUBBARD SCHOOL

HAMPTONDALE AV.

LAUREL AV.

WESTMOOR RD.

127

KUPPENHEIMER HOUSE

BURR AV.

GREEN WOS

SUBA

6" W.P. 10" W.P.

6" W.P. 10" W.P.

10" W.P.

10" W.P.

6" W.P.
10" W.P.
BURR 50'

HEAT: PARTLY HOT AIR DUCTS & BLOWERS

D

3 CARS

40'

40'

40'

1114

740

1101

1181

1190

66

790

66

1108

40'

790

40'

40'

40'

40'

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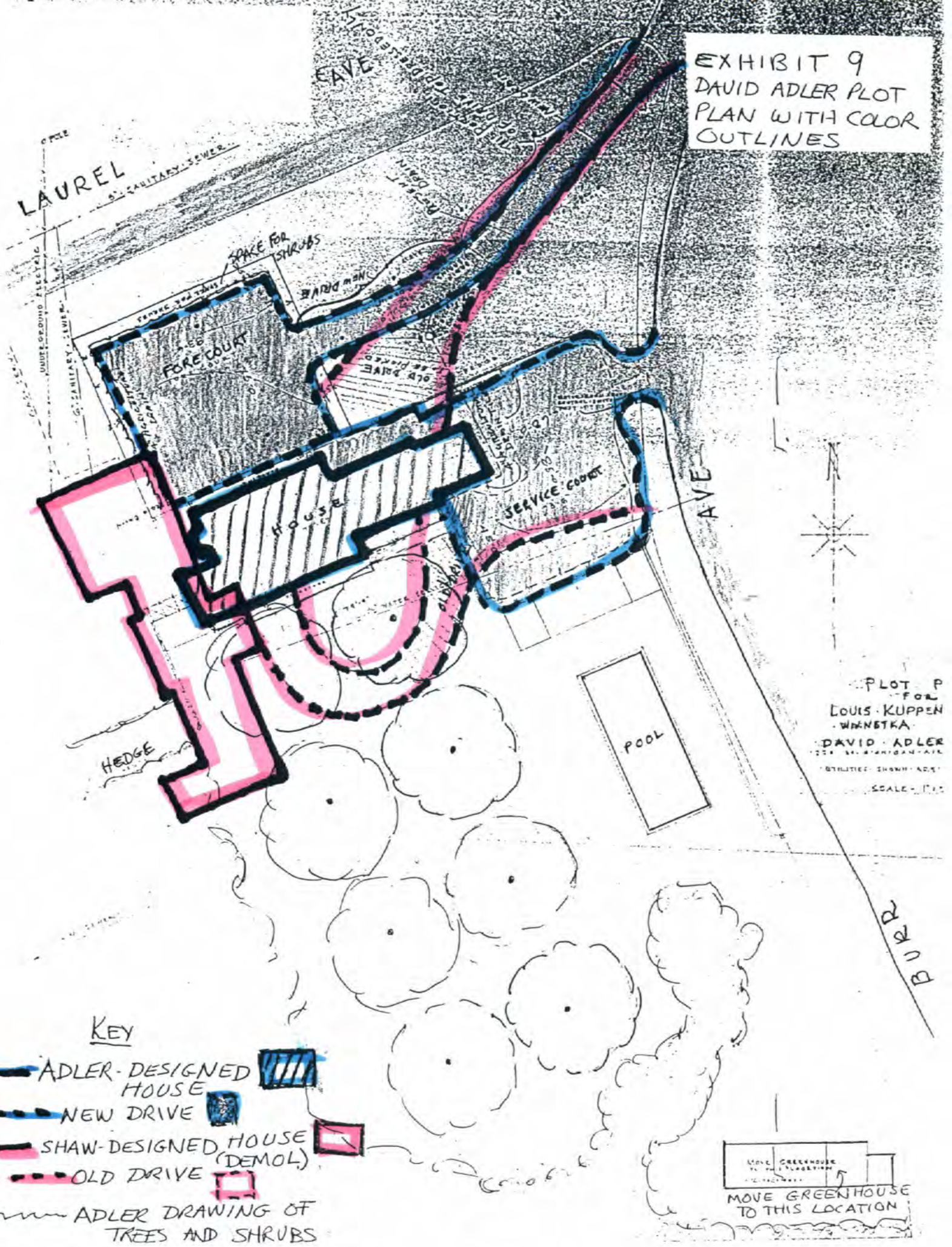
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**EXHIBIT 9
DAVID ADLER PLOT
PLAN WITH COLOR
OUTLINES**



PLOT P
 FOR
 LOUIS KUPPEN
 WENETA
 DAVID ADLER
 225 W. 81ST ST. N.Y.C.
 UTILITIES SHOWN AS IS
 SCALE - 1/4" = 1'-0"

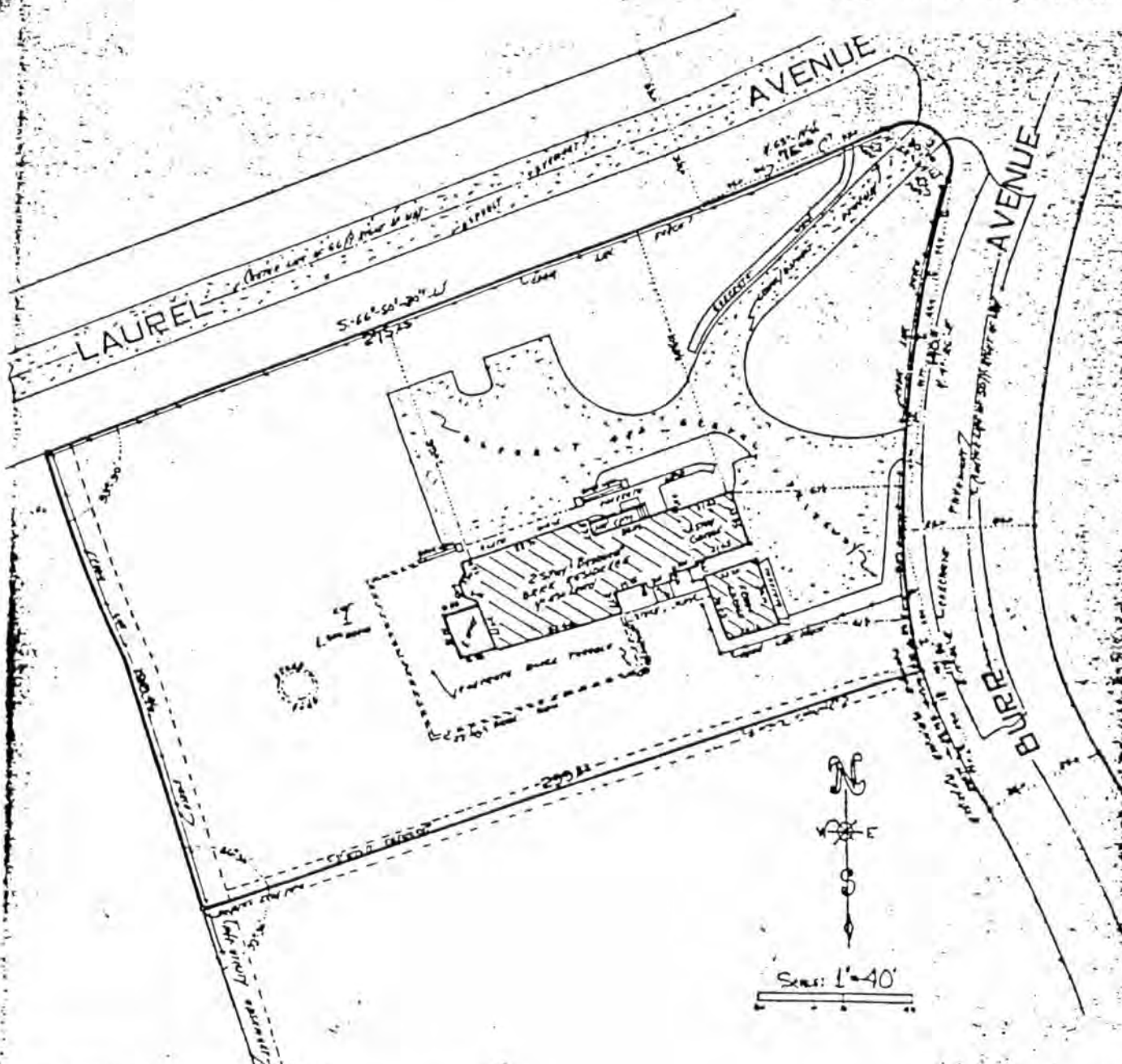
KEY

- ▬ ADLER-DESIGNED HOUSE
- ▬ NEW DRIVE
- ▬ SHAW-DESIGNED HOUSE (DEMOL.)
- - - OLD DRIVE
- ~ ~ ~ ADLER DRAWING OF TREES AND SHRUBS

MOVE GREENHOUSE
 TO THIS LOCATION

Lot 1 in LINDEN'S SUBDIVISION of part of Lot 3 in Block 9 in County quarter of Section 17, Township 42 North, Range 13 East of the Third Village of Winnetka, Cook County, Illinois.

EXHIBIT 10
1986 PLAT OF SURVEY
UPDATED FEB. 26, 1990



State of Illinois,
County of Cook

We, NORTH SHORE SURVEY, LTD. do hereby certify that we have surveyed the property described herein and prepared the plat hereon drawn in accordance with the official records and in strict compliance with all of the requirements applicable to said survey and to said plat of both the laws of the State of Illinois and of the Illinois Land Survey Standards as jointly established and adopted by the Chicago Bar Association, the Illinois Bar Association, the Illinois Registered Land Surveyors Association and the Society of Professional Land Surveyors in 1968 and that the Plat hereon drawn correctly represents said survey.

Dated this 14th. day of April, 1986

By: *Arthur R. Olson*
Registered Illinois Land Surveyor-#35 2232

Utility Easements noted hereon are per Village of Winnetka drawings

CERTIFIED TO:
CHICAGO TITLE INSURANCE COMPANY
THOMAS LINDEN and JOSEPHINE LINDEN
NORTHERN TRUST COMPANY
PATRICK G. RYAN

Improvements noted hereon have been brought up to date February 26, 1990 as Order 24609 by North Shore Survey.

Arthur R. Olson
Registered Illinois Land Surveyor-#35 2232



NORTH SHORE SURVEY, LTD.
61 Williamsburg Road
Evanston, Ill. - 60203

EXHIBIT II
1990 AERIAL

KUPPENHEIMER
HOUSE
↓

777
← BARR

WEST MOOR

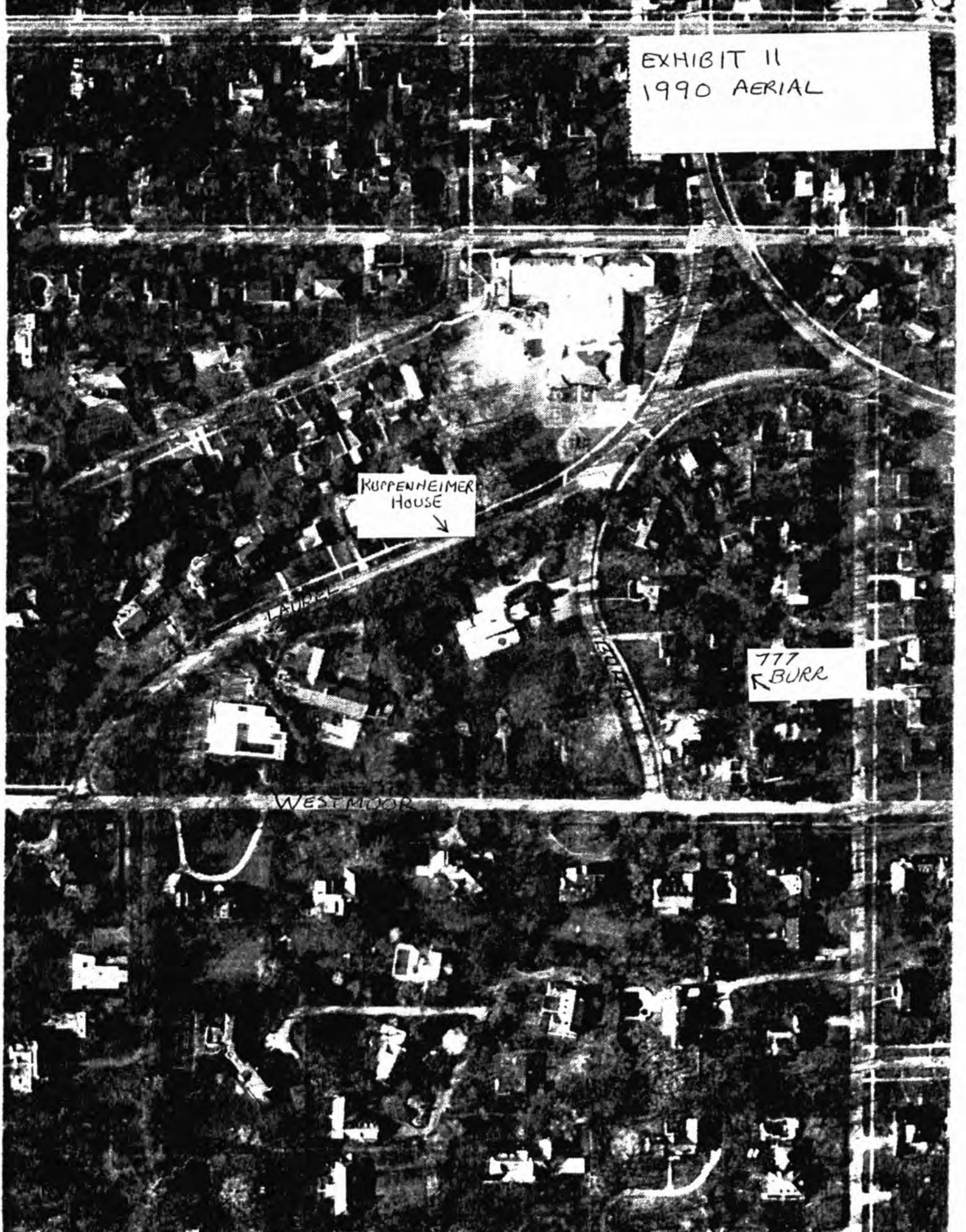
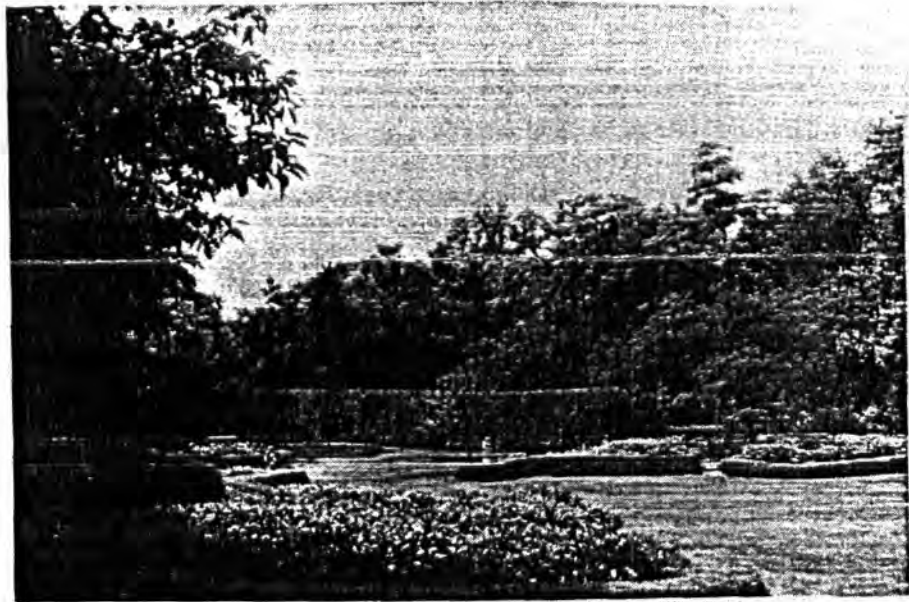


EXHIBIT 12
1984 REAL ESTATE
LISTING

1920 Sheridan Road • Highland Park, IL 60035



1130 LAUREL
WINNETKA, ILLINOIS

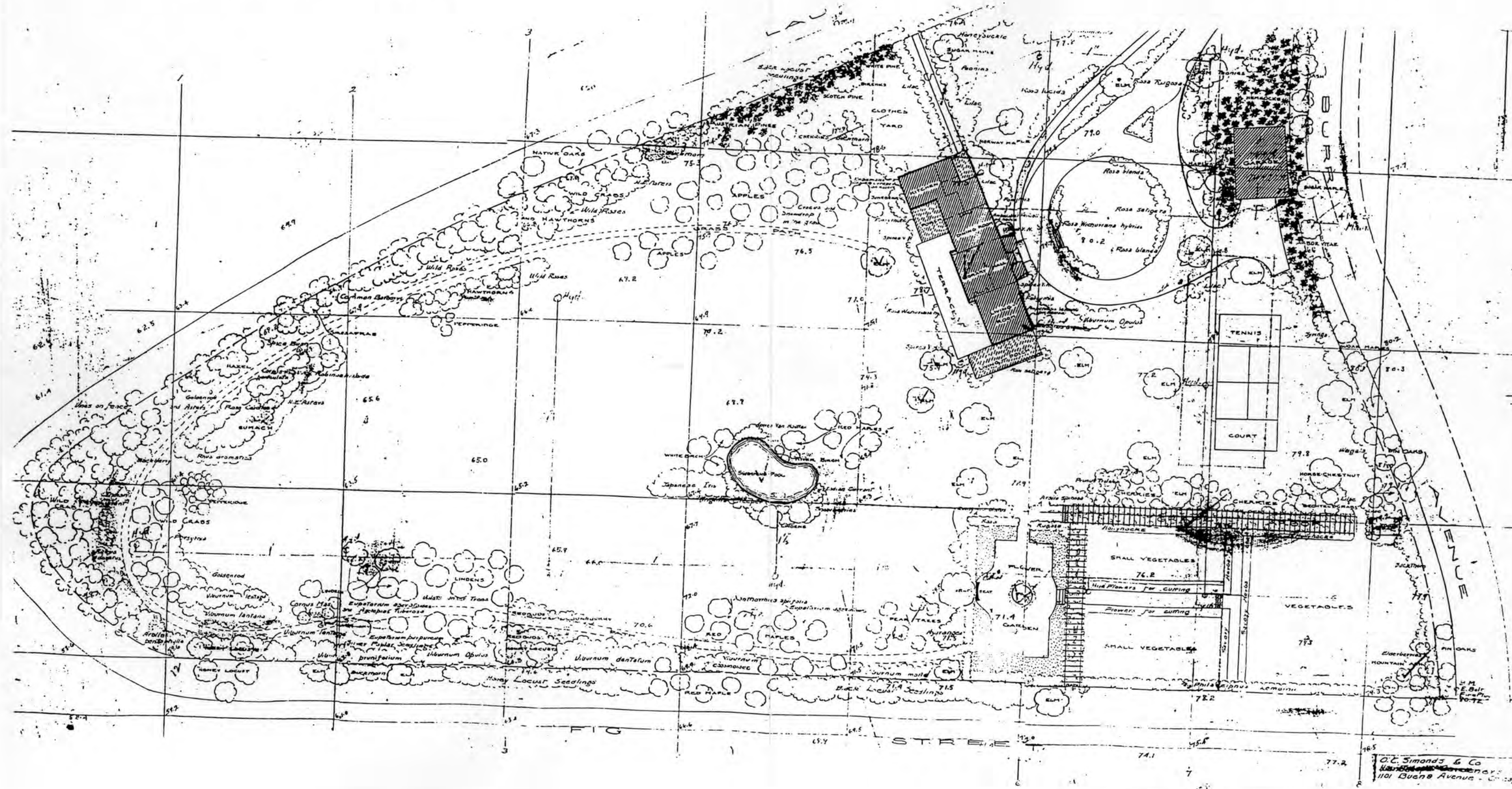


PATRICIA F. WYLE

(312) 433-5500 Office
432-2275 Home

FEBRUARY 1910
SCALE: 1 INCH = 30 FEET

EXHIBIT 7
O.C. SIMONDS' PLAN FOR
LOUIS B. KUPPENHEIMER
HOUSE, 1910



O.C. Simonds & Co
Landscape Architects
1101 Buena Vista Avenue - Chicago

Katz Dan r 926 Cherry.....	Winnetka-2636	Klein Arthur F Mrs r 869 Hawthorn lane	Winnetka-946
Katz Ellis W r 1144 Asbury av.....	Winnetka-316	Kletzen A F r 877 Auburn rd.....	Winnetka-1564
Katz Hortense child's wt 746 Elm.....	Winnetka-764	Klingeman Harvey A r 487 Chestnut.....	Winnetka-2932
Kauffman Cyrus S r 614 Oak.....	Winnetka-4092	Klingler Albert r 794 Walden rd.....	Winnetka-4145
Kearney A T r 1000 Hill rd.....	Winnetka-2131	Kloepfer Arthur D r 808 Linden av.....	Winnetka-4421
Kearns Edw W r 1168 Hampstead av.....	Winnetka-1132	Kloepfer Arthur M r 438 Locust.....	Winnetka-1460
Kearns John W r 1270 Scott av.....	Winnetka-3582	Kloepfer Peter r 87 Locust rd.....	Winnetka-2954
Keeler W Dean r 220 Myrtle.....	Winnetka-1399	Kloepfer R N adv serv 720 Elm.....	Winnetka-274
Kechn LeRoy r 742 Pine.....	Winnetka-1134	r 582 Provident av.....	Winnetka-279
Keeler Edwin R r 681 Walden rd.....	Winnetka-1265	Kloepfer W Wesley r 806 Elm.....	Winnetka-1024
Keen Delprat r 529 Willow rd.....	Winnetka-3356	Kloepfer Wm J r 266 Wagner rd Northfld	Winnetka-79
Keeney Marlan r 623 Hawthorn lane.....	Winnetka-1698	Kneebone Lincoln r 735 Foxdale av.....	Winnetka-3575
Keeney Parke J r 628 Hawthorn lane.....	Winnetka-1698	Knitting Shop The 668 Lincoln.....	Winnetka-506
Keenley C F Jr r 811 Bryant av.....	Winnetka-2537	Knodel Oliver Morton r 955 Green Bay rd.	Winnetka-1081
Kell Alice Mrs r 856 Pine.....	Winnetka-471	Knorr Thos H r 1202 Cherry.....	Winnetka-546
Kelser Fred r 794 Elm.....	Winnetka-3447	Knott Laurence T r 76 Warwick av.....	Winnetka-4450
Kelth Elbridge r 479 Orchard ln.....	Winnetka-955	Knowles Variety Store 830 Linden av.....	Winnetka-2271
Keller Chas Genl r 503 Willow rd.....	Winnetka-2726	Knox Robt r 1046 Spruce.....	Winnetka-108
Kelley Will G r 730 Hilbard rd.....	Winnetka-1504	Koch L Gerald r 864 Bryant av.....	Winnetka-3939
Kellogg F F r 616 Lincoln av.....	Winnetka-1787	Koch Raymond J r 326 White Oak ln.....	Winnetka-2334
Kellogg Jas G r 80 Locust rd.....	Winnetka-2822	Kochlefl Jas r Winnetka av Northfld.....	Winnetka-3628
Kelly Carl r 38 Indian Hill rd.....	Winnetka-2610	Koerber Edw r 871 Hawthorn lane.....	Winnetka-3268
Kelly Myles S r 96 Church rd.....	Winnetka-3226	Kohlsaat Gates Mrs r 777 Bryant av.....	Winnetka-147
Kelly Wm J r 1071 Ash.....	Winnetka-2570	Kolb Robt F r 224 Ridge av.....	Winnetka-853
Kemper Jas S r 845 Sheridan rd.....	Winnetka-142	Kolbe Frank F r 40 Indian Hill rd.....	Winnetka-4111
pvt garage 846 Sheridan rd.....	Winnetka-3488	Kolbe Walter W r 1076 Pelham rd.....	Winnetka-3088
serv tel-ph 845 Sheridan rd.....	Winnetka-2615	Kolehmalnen W M r 271 Poplar.....	Winnetka-2729
Kemper Malcolm, MD r 766 Oak.....	Winnetka-1314	Komen John r 661 Orchard lane.....	Winnetka-3031
Kempner Jean H r 1486 Scott av.....	Winnetka-1683	Konsberg E T r 661 Hill tr.....	Winnetka-926
Kempshall Bert r 888 Elder ln.....	Winnetka-743	Koolish A L r 1170 Chatfld rd.....	Winnetka-1975
Kendall Edw Earl r 268 Ridge av.....	Winnetka-3652	Koos Walter J r 1004 Spruce.....	Winnetka-4127
Kendrick Carroll C r 1503 Scott av.....	Winnetka-1223	Kopper Edw r 962 Private rd.....	Winnetka-2907
Kenley Floyd M r 846 Sheridan rd.....	Winnetka-4436	KORDICK ELECT CO contra	
Kenna O A r 1821 Rice.....	Highlnd Pk-5260	658 Green Bay rd.....	Winnetka-2100
KENNA'S APPLIANCE CO INC		Kornblith Lester r 1163 Scott av.....	Winnetka-2677
1064 Gage.....	Winnetka-900	Korrad J Blaine r 1363 Tower rd.....	Winnetka-1991
Kenny C B r 1238 Oak.....	Winnetka-1196	Kostbade Chas J Jr r 120 Wondley rd.....	Winnetka-2177
Kenny John E r 1293 Westmoor rd.....	Winnetka-1380	Koza Jos D r 1640 Winnetka av.....	Winnetka-4527
Kennicot David R r 1111 Spruce.....	Winnetka-341	Kraemer Alfred r 610 Meadow rd.....	Winnetka-961
Kennington Howard r 608 Hawthorn ln.....	Winnetka-3042	Kraelsch Ralph B r 466 Sunset rd.....	Winnetka-2737
Keras Nick r 817 Chestnut st.....	Winnetka-2692	Kraft Lew r 996 Chatfld rd.....	Winnetka-1901
Kerr John G r Wagner rd Northfld.....	Winnetka-4252	Kramer Irma bkry 656 Lincoln av.....	Winnetka-4311
Kershaw Bert H, DDS r 826 Wdland.....	Winnetka-1414	Kransz Harry M r 346 White Oak ln.....	Winnetka-314
Ketcham Tutthill r 88 Briar.....	Winnetka-1351	Kratz Harry r 864 Spruce.....	Winnetka-4441
Kettlewell Norman L, DDS r		Kreer Gen W r 1108 Cherry.....	Winnetka-2611
373 Elder ln.....	Winnetka-1232	Kreger Chas H r 616 Meadow rd.....	Winnetka-731
Kidder Katherine Mrs r 603 Chestnut.....	Winnetka-862	Krepp Franz r 1038 Oak.....	Winnetka-2431
Kidder M r 933 Cherry.....	Winnetka-3286	Kress John B r 877 Elm.....	Winnetka-1681
Kiddoo Guy C r 1300 Westmoor rd.....	Winnetka-3548	Kristof Frank r 320 Auburn av.....	Winnetka-308
Kiewik John G r 836 Oak.....	Winnetka-2612	Kronwall Konstantin r	
KILLIAN V J CO plng 907 Linden av.....	Winnetka-908	1196 Hampstead av.....	Winnetka-325
Killan Vic J r 1348 Edgewood lane.....	Winnetka-2370	Krueger Karl K r	
Kimball David W r 132 De Windt rd.....	Winnetka-3313	1663 Mt Pleasant rd Northfld.....	Winnetka-452
Kimball J Brewster r 1078 Spruce.....	Winnetka-4091	Kruger Kathryn Mrs r 730 Green Bay rd.....	Winnetka-268
Kimbrough H C r 198 Forest.....	Winnetka-2691	Kruger Robt Stone Dealer	
King Geo G r 838 Cherry.....	Winnetka-2431	858 Green Bay rd.....	Winnetka-153
King Jasper S r 676 Arbor Vitae rd.....	Winnetka-2428	Krumsick L B Mrs r 812 Elm.....	Winnetka-454
King John S r 802 Foxdale av.....	Winnetka-2736	Kubick Frank r 816 Cherry.....	Winnetka-279
King Mary S r 672 Maple av.....	Winnetka-1378	Kubu John r 627 Provident av.....	Winnetka-279
King Nora S Mrs r 778 Foxdale av.....	Winnetka-1477	Kuby Andrew E r 867 Sunset rd.....	Winnetka-81
KING PIN BOWLING LANES INC		Kucera Jas r 1244 Oak.....	Winnetka-432
305 Green Bay rd.....	Winnetka-5500	Kucera Jerry r 1060 Oak.....	Winnetka-37
King S Bowler r 672 Maple av.....	Winnetka-1178	Kuehl Marie Mrs r 1096 Pine.....	Winnetka-151
King Wm H, Jr r 942 Tower rd.....	Winnetka-1422	Kuchle C F Jr r 811 Bryant av.....	Winnetka-257
Kingery Robt r 809 Pine.....	Winnetka-3027	Kuhn Peter V r 76 Ahlottsford rd.....	Winnetka-467
Kinney Chas A r 1401 Tower rd.....	Winnetka-519	Kuhn Wendel S r 268 Ridge av.....	Winnetka-227
Kirby Norman r 910 Linden av.....	Winnetka-3589	Kuja Marlon r	
Klagstad Harold L r 68 Wondley rd.....	Winnetka-1577	1628 Mt Pleasant Northfld.....	Winnetka-421
Klapperich Frank L r 1168 Cherry.....	Winnetka-3402	Kuppenheimer Louis B Jr r 1130 Laurel av.....	Winnetka-2
Klauke Henry J, Jr r 1148 Scott av.....	Winnetka-1567	Kurschner Arthur r 907 Linden av.....	Winnetka-292
Klauke Robt r Walnut av Northfld.....	Winnetka-2613	Kurtz Edmund r 1390 Scott av.....	Winnetka-427
Klauke Walter H travel serv		Kurtz W O r 1229 Scott av.....	Winnetka-26
622 Green Bay rd.....	Winnetka-858	Kuss Jos F Jewlr 804 Elm.....	Winnetka-367
Klauke Walter H r 911 Linden av.....	Winnetka-435	Kutz A C r Harding rd Northfld.....	Winnetka-367
Klein Allen M atty 824 Humboldt av.....	Winnetka-588		

NORMAN T. SCOTT

Wm. H. Scott
MORTICIAN 404
525 Green Bay Rd.
"Your Own Desire Determines The Cost"

WINNETKA
TELEPHONE DIRECTORY
APRIL, 1942

BTX 69
2618



ILLINOIS BELL TELEPHONE COMPANY
SEE PAGES I TO III FOR EMERGENCY CALLS AND OTHER IMPORTANT INFORMATION

ECKART HARDWARE

WINNETKA 843

Complete Hardware Service
WE DELIVER
725 ELM ST. (EAST)

~~1877~~

EXHIBIT 5
1940 AERIAL
MAP



Kathleen H. Klaus

December 11, 1997

BY MESSENGER DELIVERY

Mr. William Wheeler
Evanston Holiday Inn
1501 Sherman Avenue
Evanston, Illinois

Re: 777 Burr Avenue/Winnetka, Illinois

Dear Mr. Wheeler:

Enclosed please find notarized objections to the Landmarks Preservation Counsel of Illinois' application to list the above referenced house on the National Register of Historic Places. We have forwarded the same objections to your office in Springfield and to the Keeper of the National Register of Historic Places.


As we understand the relevant federal code, now that you have received a notarized objection from both the title holder and beneficial owner of the property, the only entity which may consider the LPCI's application is the Keeper of the National Register of Historic Places. Thus, while there will be no need to consider the LPCI's application, we will be at tomorrow's meeting to present our own.

Please do not hesitate to call should you have any questions.

Very truly yours,

Kathleen H. Klaus

KHK/kk
Enclosure

cc:  Keeper of the National Register of Historic Places
Richard Stamm

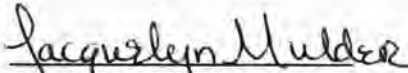
C
O
P
Y

William L. Wheeler
State Historic Preservation Officer
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701-1507

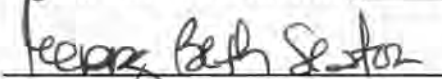
Re: 777 Burr Avenue/Winnetka, Illinois

Dear Mr. Wheeler:

I am the trustee of the S. Alehsire Family Trust which holds title to the above referenced property. On behalf of the trust, I object to the nomination submitted by the Landmark Preservation Counsel of Illinois to list the above described property on the National Register of Historic Places.


Jacquelyn Mulder

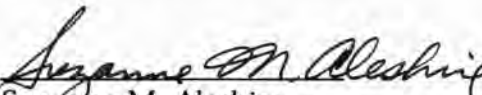
Signed before me on this 11th day of December, 1997.



Notary Public

My commission expires on 7/26/2000




We are the beneficial owners of the trust which holds title to the above referenced property. We object to the nomination submitted by the Landmark Preservation Counsel of Illinois to list the above described property on the National Register of Historic Places.


Suzanne M. Aleshire


Donald W. Aleshire

Signed before me on this 11th day of December, 1997.


Notary Public

My commission expires on 7/26/2000



cc: Keeper of the National Register of Historic Places

Shull

D'ANCONA & PFLAUM

30 N. LaSalle - Suite 2900
Chicago, Illinois 60602
(312) 580-2000

TELEFAX TRANSMITTAL

Fax Nos: (312) 580-0923 (312) 580-0330 (312) 580-1968

DATE: December 10, 1997

USER #: 451

CODE #: 12544.00

TO: Keeper of the National Register
of Historic Places

FAX #: (202) 273-3237

FROM: Kathleen H. Klaus, Esq.

SENDER'S PHONE: (312) 580-2016

RE: 777 Burr Avenue, Winnetka, Illinois

MESSAGE: Please see attached.

Total Number of PAGES, INCLUDING This Cover Sheet: 3

PLEASE CALL (312) 580-2381 IF YOU HAVE PROBLEMS RECEIVING THIS FAX.

***** **CONFIDENTIALITY NOTE** *****

The documents accompanying this telecopy transmission contain information from the law firm of D'Ancona & Pflaum which is confidential or privileged. The information is intended to be for the use of the individual or entity named on this transmission sheet. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this telecopied information is prohibited. If you have received this telecopy in error, please notify us by telephone immediately so that we can arrange for the retrieval of the original documents at no cost to you.

TRANSMITTED BY: _____

D'ANCONA & PFLAUM

Suite 2900
30 North LaSalle Street
Chicago, Illinois 60602
Telephone (312) 580-2000
Fax (312) 580-0923

Kathleen H. Klaus

Direct Dial Number
(312) 580-2016
kklaus@dancona.com

1/13 - Alexis will tell me
when NR receives the nomin.

Beth, call state
& see what's going
on. These folks
are wrong, of
course

1/13/97: Per Ann Swallow: nomination has been
deferred by RB. Owner needs to revise obj. letter

VIA FACSIMILE DELIVERED

William L. Wheeler
State Historic Preservation
Illinois Historic Preservation
1 Old State Capitol Plaza
Springfield, IL 62701-1507

Re: 777 Burr Avenue/Winn

Dear Mr. Wheeler:

Please call Ann w/ our
opinion @ objection letter,
so she can call attorney

to be some
before, wh
nois' ("LP
Historic Place
notice to t

application and the procedures for obj
provide to you prior to the 9:00 a.m. h
objection from the Trustee of the trust
addition to the one we tendered last w
beneficial owners of the property.

Please let us know wheth
which we can deliver the notarized obj
Evanston Public Library at 8:30 a.m. o
objections. As we understand 36 C.F.R.
are tendered prior to your or the Illinois
("Counsel") nomination of the property.
Keeper of the National Register of Hist

Nov./Dec. 1997
Owner Obj/ Rescinded. ^{now - legally required}

Suzanne & Donald
Aleskine

from
Winnetka
777 Burr Ave, Winnetka

Kathleen Klaus, attorney (Chicago)

Lewis B.
Kupperleimer H&E, Winnetka
Cook Co.

per. Ann Swallow, IL

D'ANCONA & PFLAUM

Suite 2900
30 North LaSalle Street
Chicago, Illinois 60602
Telephone (312) 580-2000
Fax (312) 580-0923

Kathleen H. Klaus

Direct Dial Number
(312) 580-2016
kklaus@dancona.com

December 10, 1997

VIA FACSIMILE DELIVERY

William L. Wheeler
State Historic Preservation Officer
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701-1507

Re: 777 Burr Avenue/Winnetka, Illinois

Dear Mr. Wheeler:

There appears to be some confusion as to who owns the above referenced property and, therefore, who is entitled to object to the Landmarks Preservations Counsel of Illinois' ("LPCI")s application to place our client's home on the National Register of Historic Places. The confusion has lead to, among other things, late and insufficient notice to the owners of the property of the LPCI's application and the procedures for objecting to the application. Nonetheless, we will provide to you prior to the 9:00 a.m. hearing on December 12, 1997, a notarized objection from the Trustee of the trust which holds legal title to the property (in addition to the one we tendered last week) and a notarized objection from the beneficial owners of the property.

Please let us know whether there is a location in the Chicago area to which we can deliver the notarized objections tomorrow. If not, we will be at the Evanston Public Library at 8:30 a.m. on December 12, 1997, with all notarized objections. As we understand 36 C.F.R. §§ 60(n) and (s), as long as our objections are tendered prior to your or the Illinois Historic Sites Advisory Counsel's ("Counsel") nomination of the property to the National Register, then only the Keeper of the National Register of Historic Places has the authority to review the

D'ANCONA & PFLAUM

Letter To Mr. Wheeler
Page 2
Date December 10, 1997

nomination and the Counsel may not consider the LPCI's application at the December 12, 1997 hearing.

We look forward to your timely response.

Very truly yours,



Kathleen H. Klaus

KHK/kk

cc: *Keeper of the National Register for Historic Places*
Suzanne M. Aleshire
Richard Stamm



**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • (217) 782-4836 • TTY (217) 524-7128

JULY 6, 1998

Beth Boland
National Register Program
National Park Service
Department of the Interior
P. O. Box 37127
Washington, D. C. 20013-7127

Dear Beth:

Enclosed please find the following properties that were recommended for nomination to the National Register of Historic Places by the Illinois Historic Sites Advisory Council at its June 12, 1998 meeting, and nominated by the State Historic Preservation Officer:

Louis B. Kuppenheimer, Jr. House, Winnetka

I have also enclosed two letters of objection submitted by the owner of the property, and a letter from their attorney rescinding the objections. I don't know whether the attorney's letter legally constitutes a withdrawal of the objections, or if another notarized letter is needed from the owner. We have interpreted it as a legal withdrawal, and the SHPO has officially nominated the property. Please let me know in writing if a notarized letter is required from the owner, and I will contact the owner's attorney.

Thank you for your attention to this matter.

Sincerely yours,

Ann V. Swallow
Survey & National Register
Coordinator

encl.

D'ANCONA & PFLAUM

RECEIVED
MAY 13 1998
Preservation Services

Suite 2900
30 North LaSalle Street
Chicago, Illinois 60602
Telephone (312) 580-2000
Fax (312) 580-0923

Direct Dial Number
(312) 580-2016
kklaus@dancona.com

Kathleen H. Klaus

May 14, 1998

VIA CERTIFIED MAIL

Mr. William L. Wheeler
State Historic Preservation Officer
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701-1507

Re: 1130 Laurel Ave.

Dear Mr. Wheeler:

On behalf of my clients, we hereby submit to the Illinois Historic Preservation Agency, a notarized objection to the Landmark Preservation Counsel of Illinois' application to place my client's home on the National Register of Historic Places.

If there are any questions, please do not hesitate to contact me directly.

Very truly yours,



Kathleen H. Klaus

KHK/hne

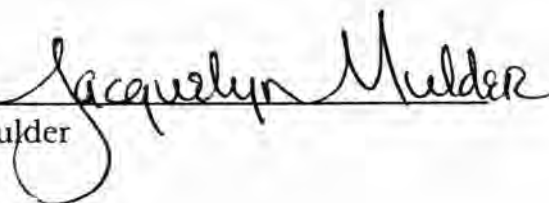
enclosure

William L. Wheeler
State Historic Preservation Officer
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701-1507

RE: 777 Burr Avenue/Winnetka, Illinois

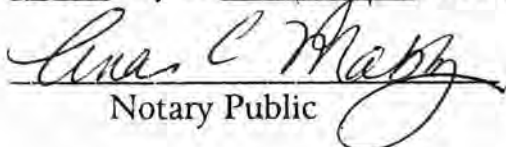
Dear Mr. Wheeler:

I am the trustee of the S. Aleshire Family Trust which holds title to the above-referenced property. On behalf of the trust, I object to the nomination submitted by the Landmark Preservation Counsel of Illinois to list the above-described property on the National Register of Historic Places.



Jacquelyn Mulder

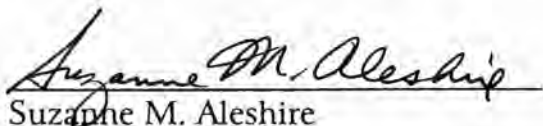
Signed before me on this
5th day of May, 1998



Notary Public

MY COMMISSION EXPIRES
APRIL 23, 2004

We are the beneficial owners of the trust which holds title to the above-referenced property. We object to the nomination submitted by the Landmark Preservation Counsel of Illinois to list the above-described property on the National Register of Historic Places.

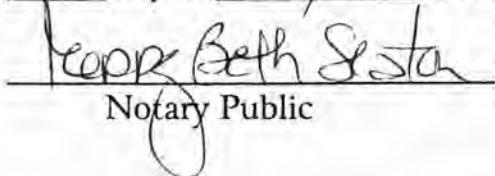


Suzanne M. Aleshire



Donald W. Aleshire

Signed before me on this
14th day of May, 1998



Notary Public



cc: *Keeper of the National Register of Historic Places*

Kathleen H. Klaus

Direct Dial Number
580-2016

June 10, 1998

VIA FACSIMILE

Mr. William L. Wheeler
State Historic Preservation Officer
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701-1507

RE: 777 Burr Avenue, Winnetka, Illinois

Dear Mr. Wheeler:

All of our objections filed to date should be construed only as objections to the factual allegations in the application filed by the Landmark Preservation Council of Illinois and not objections to listing the above-referenced house on the National Register of Historic Places.

Very truly yours,



Kathleen H. Klaus

KHK/mb

cc: *Steven B. Towbin, Esq.*
Ms. Suzanne M. Aleshire



Illinois Historic
Preservation Agency

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • (217) 782-4836 • TTY (217) 524-7128

COPY

JULY 6, 1998

Beth Boland
National Register Program
National Park Service
Department of the Interior
P. O. Box 37127
Washington, D. C. 20013-7127



Dear Beth:

Enclosed please find the following properties that were recommended for nomination to the National Register of Historic Places by the Illinois Historic Sites Advisory Council at its June 12, 1998 meeting, and nominated by the State Historic Preservation Officer:

Louis B. Kuppenheimer, Jr. House, Winnetka

I have also enclosed two letters of objection submitted by the owner of the property, and a letter from their attorney rescinding the objections. I don't know whether the attorney's letter legally constitutes a withdrawal of the objections, or if another notarized letter is needed from the owner. We have interpreted it as a legal withdrawal, and the SHPO has officially nominated the property. Please let me know in writing if a notarized letter is required from the owner, and I will contact the owner's attorney.

Thank you for your attention to this matter.

Sincerely yours,

Ann V. Swallow
Survey & National Register
Coordinator

encl.

D'ANCONA & PFLAUM

Kathleen H. Klaus

RECEIVED
MAY 14 1998
Presentation Service

Suite 2900
30 North LaSalle Street
Chicago, Illinois 60602
Telephone (312) 580-2000
Fax (312) 580-0923

Direct Dial Number
(312) 580-2016
kklaus@dancona.com

May 14, 1998

VIA CERTIFIED MAIL

Mr. William L. Wheeler
State Historic Preservation Officer
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701-1507

Re: 1130 Laurel Ave.

Dear Mr. Wheeler:

On behalf of my clients, we hereby submit to the Illinois Historic Preservation Agency, a notarized objection to the Landmark Preservation Counsel of Illinois' application to place my client's home on the National Register of Historic Places.

If there are any questions, please do not hesitate to contact me directly.

Very truly yours,



Kathleen H. Klaus

KHK/hne

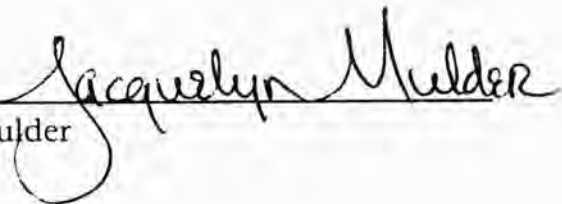
enclosure

Villiam L. Wheeler
State Historic Preservation Officer
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701-1507

RE: 777 Burr Avenue/Winnetka, Illinois

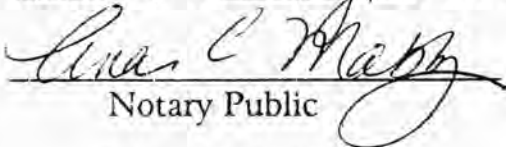
Dear Mr. Wheeler:

I am the trustee of the S. Aleshire Family Trust which holds title to the above-referenced property. On behalf of the trust, I object to the nomination submitted by the Landmark Preservation Counsel of Illinois to list the above-described property on the National Register of Historic Places.



Jacquelyn Mulder

Signed before me on this
5th day of May, 1998



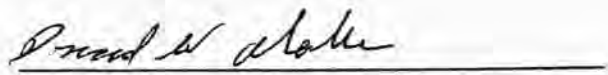
Notary Public

MY COMMISSION EXPIRES
APRIL 23, 2004

We are the beneficial owners of the trust which holds title to the above-referenced property. We object to the nomination submitted by the Landmark Preservation Counsel of Illinois to list the above-described property on the National Register of Historic Places.

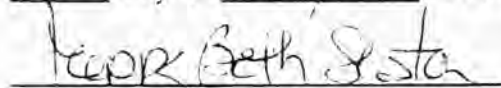


Suzanne M. Aleshire



Donald W. Aleshire

Signed before me on this
4th day of May, 1998



Notary Public



cc: *Keeper of the National Register of Historic Places*

Kathleen H. Klaus

June 10, 1998

VIA FACSIMILE

Mr. William L. Wheeler
State Historic Preservation Officer
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701-1507

RE: 777 Burr Avenue, Winnetka, Illinois

Dear Mr. Wheeler:

All of our objections filed to date should be construed only as objections to the factual allegations in the application filed by the Landmark Preservation Council of Illinois and not objections to listing the above-referenced house on the National Register of Historic Places.

Very truly yours,



Kathleen H. Klaus

KHK/mb

cc: *Steven B. Towbin, Esq.*
Ms. Suzanne M. Aleshire

Per Ann Swallow

8/12/98

to the factual allegations" referenced by Kathleen Klaus (6/10/98)

"objections": house not ~~built~~ built until 1946 or 1947 → based on a secondary source statem. w/ no evidence

House lacks integrity on new location: { no basement
no shutters
loss of historic landscaping
(see subdiv.)

diff. i - prof. judger. w/

STHPD over effect of move + new location

In the judgement of the STHPD, there are no factual errors.

Preparer did best to document existence of the house in 1930's

CAROL :- Per discussion, 8/17/98

① Eligibility - yes

② Owner obj. options:

8/18
or
8/24? { Doc, w/ letter as requested by Ann?

return of a request for notarized letter?

Legal case chronology

Ryans owned it on ~~an~~ old land + wanted to demolish

LPCI → will try to broker + find someone to take care of it
if o - be listed on new location, get free lease, but
↓
took Alestine's
to court
these
new owners - brokered deal
covenant → LPCI would "for" easement + review of modification

Alestine
~~Ryans~~ signed an agree. to try to list + if listed, they
would sign to a covenant (ca. 8 yrs ago)

Jaag Melder → trustee just w/ last yr. Melder is new owner.
Assumption is that it was an attempt to get around agree.
because she didn't sign agree.

Note: ^{Swallow} Ann Lee told owner's lawyer that we require a
withdrawal of objection to be notarized, just like the objection.
The lawyer says she will get us the ~~obj~~ notarized withdrawal
by the 45th day (8/24).

Author: Beth Boland at NP-WASO-NRHE
Date: 8/18/98 9:07 AM
Priority: Urgent
TO: Carol Shull
TO: Beth Savage
TO: Alexis Abernathy
Subject: Kuppenheimer House

----- Message Contents -----

Memo/Note to the file:

This is a summary of what we've decided about how to handle the Louis J. Kuppenheimer, Jr., House, in Cook Co., IL, so that everyone has a common understanding.

Background: The National Register received a nomination for the Kuppenheimer House on July 10, 1998. Because it included a notarized statement from the owners objecting to the nomination, the Register processed it as a Determination of Eligibility (Owner Obj.) and the nomination was not published in the Federal Register. But the nomination also included an unnotarized statement from the owners' attorney stating that the owners did not object to listing. I told the Illinois' National Register coordinator, Ann Swallow, that we needed a notarized withdrawal of the objection from the owners. She said rather than have us write a letter (as asked in a letter with the nomination, she would call the attorney and see if we could get the notarized statement before the end of the 45-day review. She subsequently informed the attorney and the attorney said she would send a notarized withdrawal of objection by August 24 (the 45th day). That was several weeks ago and we have not received any additional correspondence. I have talked with Ann several times since our initial conversation for status.

NOW: Yesterday, Carol and I discussed how to handle this. Since today is my last day in the office until September 2, I have turned the file over to Beth Savage to do the following:

1) If we do NOT receive by 8/24 (next Monday) a notarized statement from the owners that they do not object to listing, we will:

a) determine the house eligible for listing, and

b) send a letter to the IL SHPO explaining in writing, per his staff's request, that we require a notarized statement from the owners. I've drafted a letter, which Beth has with the file.

2) If we DO receive a notarized statement from the owners by 8/24, we have to publish a notice in the Federal Register before we can list the property. That will extend the time before we can list it beyond the 45 day review period we have for the current DOE. Therefore, we still have to determine the property eligible by the 24th, publish the notice for consideration for listing, and wait for the 16th day before listing the house. By then, I'll have returned.

Any questions? Catch me today.

Thanks for your help.

Beth

Author: Beth Boland at NP-WASO-NRHE
Date: 8/18/98 10:27 AM
Priority: Normal
TO: Carol Shull
TO: Beth Savage
TO: Edson Beall
TO: Kevin Moriarty
Subject: Kuppenheimer II

----- Message Contents -----

Amendment/clarification to the last memo: Regardless of when we receive the owners' withdrawal of objection to listing, we will determine the house eligible on Monday, 8/24, and we will still send the letter I drafted to the SHPO explaining the regulatory policy regarding objections. If and when we received the notarized statement from the owners, we will notice in the Federal Register, etc. etc.

Thanks.

Beth B.

H32(2880)

AUG 24 1998

William L. Wheeler
State Historian Preservation Officer
One Old State Capitol Plaza
Springfield, Illinois 62701

Dear Mr. Wheeler:

As requested by Ann Swallow on your staff, we are writing to explain the requirements for owners of private property to withdraw their objections to having properties listed in the National Register of Historic Places, particularly as applied to the nomination for the Louis B. Kuppenheimer, Jr., House in Cook County, Illinois.

The National Register received the nomination for the Kuppenheimer House on July 10, 1998. The nomination documentation included a notarized statement from the owners that they objected to the nomination. The documentation also included an unnotarized statement from the owners' attorney that the owners did not object to listing. According to Federal Regulations 36CFR60.6(s), the Keeper shall make a determination of eligibility when owners have objected by notarized statement, and shall list properties determined eligible "upon the receipt of notarized statements from the owner(s) of private property that the owner(s) no longer object to listing." Because we have not received a notarized statement from the owners that they do not object to the listing of the Kuppenheimer House, we have determined it eligible for listing by date of this letter.

We hope this clarifies the requirements for owners of private property to object and withdraw objections to listing in the National Register.

Sincerely,

(Sgd) Beth Savage

Carol D. Shull
Keeper of the National Register of Historic Places
National Register, History and Education

bcc: 0001-Stanton
2200-Stevenson
2250-Greenberg

BASIC FILE RETAINED IN 2280
FNP:BBOLAND:TR:08\24\98:343-9500:F:\NR\BETHB\NATREG\KUPPDOE.LET

PROPERTY NAME: Lipp Helmer Louis R., Jr., House

STREET NAME: 517 Duke Ave
CITY: Winnetka

MULTIPLE NAMES: NOT APPLICABLE

ADDRESS: Winnetka

CITY: Winnetka

COUNTY: Cook

STATE: ILLINOIS

Registered Location Information: Owner: PRIVATE Resource Type: BUILDING

Contributing Noncontributing

Buildings	1	1
Structures	0	0
Objects	0	0

Nomination Determination Type: SINGLE RESOURCE

Nominator: STATE GOVERNMENT

Nominator Name: NOT APPLICABLE

Federal Agency: NOT APPLICABLE

NPS Park Name: NOT APPLICABLE

Certification: DATE RECEIVED/PENDING NOMINATION

Date: 07/10/98

Other Certification: NOT APPLICABLE

Historic Function: DOMESTIC

Historic Subtype: SINGLE DWELLING

Current Function: DOMESTIC

Current Subtype: SINGLE DWELLING

Level of Significance: LOCAL Applicable Criteria: ARCHITECTURE/ENGINEERING

Significant Person Name: NOT APPLICABLE

Criteria Classification: MOVED PROPERTY

Area of Significance: ARCHITECTURE

Period of Significance: 1935-1945

Circa: Specific Sig. Years: 1938

Cultural Affiliation:

NOT APPLICABLE

Address: 75 West 8 St

Other Designation:

NOT APPLICABLE

HAER No. N/A

HAER No. N/A

REPAIRS RENOVATION
RESTORATION
ARCHAEOLOGICAL RECOVERY

NOT APPLICABLE

Foundation: CONCRETE
Wall: BRICK
Roof Material: SHIPSLAT
Other Materials: METAL

Approach:

UTM	Zone	Easting	Northing	Zone	Easting	Northing
18QDQ 1814	18Q	433 2907	444 62 420	/ /	/ /	/ /

Lesa and Hugh Rider
777 Burr Avenue
Winnetka, IL 60093

October 10, 2017

Re: Louise B. Kuppenheimer House, 777 Burr Avenue, Winnetka, Illinois 60093, Listing on the National Register

Dear Mr. Heckenkamp,

The Kuppenheimer House is owned by *Chicago Title Land Trust Company, Land Trust No. 8002365476, Lesa and Hugh Rider, beneficiaries.*

As beneficiaries of the Trust, the current owners, we do not object to the listing, as per 36 CFR Part 60.6(s). It is our understanding that the nomination was approved by the Illinois Historic Sites Advisory Council and the Keeper of the National Register, but was not listed because at the time the then owners objected to listing. We have no objection and look forward to seeing our property listed.

Best regards,

Lesa Rider
Hugh Rider

Lesa and Hugh Rider



Agatha Jaworski 10/10/17



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Bruce Rauner, Governor
Wayne A. Rosenthal, Director

98-980



October 17, 2017

Barbara Wyatt
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Dear Ms. Wyatt:

The Illinois State Historic Preservation Office is in receipt of a letter from the current owners of the Louise B. Kuppenheimer House, 777 Burr Avenue, Winnetka, Cook County, IL requesting to withdraw owner objection. The property was determined eligible for listing in the National Register of Historic Places by the Keeper of the National Register on 8/24/1998.

Enclosed is the notarized letter from the owners, and a copy of the 1998 letter from Carol D. Shull, Keeper of the National Register.

Please feel free to contact me at andrew.heckenkamp@illinois.gov or 217/785-4324 you have any questions.

Sincerely,

Andrew Heckenkamp
Survey & National Register Coordinator
Illinois State Historic Preservation Office



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

AUG 24 1998

IN REPLY REFER TO:

H32(2880)

AUG 24 1998

William L. Wheeler
State Historian Preservation Officer
One Old State Capitol Plaza
Springfield, Illinois 62701

Dear Mr. Wheeler:

As requested by Ann Swallow on your staff, we are writing to explain the requirements for owners of private property to withdraw their objections to having properties listed in the National Register of Historic Places, particularly as applied to the nomination for the Louis B. Kuppenheimer, Jr., House in Cook County, Illinois.

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We hope this clarifies the requirements for owners of private property to object and withdraw objections to listing in the National Register.

Sincerely,

for Carol D. Shull
Keeper of the National Register of Historic Places
National Register, History and Education