

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a Regular Meeting of the *Historic Preservation Commission* of the City of Highland Park is scheduled to be held at the hour of 7:30 p.m., Thursday, April 10, 2014, at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park
Historic Preservation Commission
Thursday, April 10, 2014
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Minutes**
 - A. March 13, 2014
- IV. **Scheduled Business**
 - A. Determination of Significance – 1451 Ridge Road
 - B. Landmark Nomination – 368 Moraine Avenue
- V. **Discussion Items**
 - A. Amendments to Chapter 24 “Historic Preservation”
 - B. Seyfarth Recognition Project
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for May 8, 2014
- VIII. **Adjournment**

City of Highland Park
Historic Preservation Commission
Minutes of March 13, 2014
7:30 p.m.

I. Call to Order

Chairman Fradin called to order the Regular Meeting of the Historic Preservation Commission at 7:30 p.m. in the Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL.

II. Roll Call

Members Present: Fradin, Temkin, Thomas, Bramson, Becker, Rotholz

Members Absent: Curran

City Staff Present: Cross

City Council Members Present: None

Ex-Officio Members Present: Johnas

Student Commissioners Present: Oviedo, Fraerman

Others Present: Paul Cox (1120 Ridgewood), Nancy Webster (Archivist for the Historical Society)

III. Approval of Minutes

- Commissioner Temkin made a motion to approve the minutes of February 13, 2014 as submitted. Seconded by Commissioner Thomas. Approved 6-0.

IV. Scheduled Business

A. Certificate of Appropriateness – 1200 Ridgewood

Staff described the repair work needed on the roof of the landmarked structure at 1120 Ridgewood. Owner Paul Cox was present at the meeting to answer questions, indicating the original roof on the house was in need of replacement as soon as possible. Staff described the materials proposed for the new roof and photos of the house illustrating the anticipated visibility from the street.

- Commissioner Temkin made a motion to approve the Certificate of Appropriateness for the room improvements as proposed
- Seconded by Commissioner Rotholz
- Vote: 6-0 Motion passes

V. Discussion Items

Nancy Webster, archivist with the Highland Park Historical Society, introduced herself to the Commission and discussed the role the Society plays in archiving historical records.

1 The Commission also discussed the upcoming Seyfarth Recognition Project and the kick-off meeting
2 planned for Wednesday, March 26th.
3

4 **IV. Business from the Public**

5
6 **V. Other Business**

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8 **VI. Adjournment**

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10 Chairman Fradin adjourned the meeting at 8:43 pm.

**City of Highland Park
Historic Preservation Commission
Minutes of March 26, 2014
7:00 p.m.**

I. Call to Order

Chairman Fradin called to order the Special Meeting of the Historic Preservation Commission at 7:00 p.m. in the Highland Park Public Library at 494 Laurel Avenue, Highland Park, IL.

II. Roll Call

Members Present: Fradin, Temkin, Thomas, Becker

Members Absent: Rotholz, Bramson, Curran

City Staff Present: Cross, Sloan

City Council Members Present: Mayor Rotering

Ex-Officio Members Present: Johnas, Axelrod

Student Commissioners Present: Oviedo, Fraerman

Others Present: See addendum

III. Scheduled Business

A. Kick-Off Meeting for the 2014 Educational Initiative – Architect Appreciation Program for Robert Seyfarth

III. Adjournment

The Special Meeting adjourned the meeting at 9:00 P.M.

Historic Preservation Commission

1451 Ridge Road Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 4/10/2014

| | |
|------------------------------|--|
| <i>Year Built:</i> | 1950 |
| <i>Style:</i> | Ranch |
| <i>Petitioner:</i> | MAS Investment Group, LLC |
| <i>Size:</i> | 1,628 s.f. |
| <i>Original Owner:</i> | Ervin Lewis |
| <i>Architect:</i> | Jones & Duncan |
| <i>Original Cost:</i> | \$21,750 |
| <i>Significant Features:</i> | Brick lower level, typical Ranch styling |
| <i>Alterations:</i> | <ul style="list-style-type: none">• None noted |
| <i>Staff Opinion:</i> | Staff recommends that the Commission discuss the structure at 1451 Ridge and how it may satisfy any of the landmark criteria listed below. |



A demolition permit has been submitted for the mid-century Ranch house located at 1451 Ridge Road. The house was built in 1950 and has not been altered. It was not identified in the 1999 West Side Architectural Survey, so it has been brought before the HPC for a review as a matter of policy.

Architectural Analysis

The house exhibits many typical Ranch characteristics: it's a single story house with a long, low front façade. The facades incorporate a mix of materials, in this instance brick around the first floor, then wood at the roofline. The front and rear elevations feature rows of tall, narrow windows, and a carport is located on the north side of the house facing forward. The 1999 West Side Survey identifies other Ranch houses in the area that have more architectural detailing and may be better "high style" representatives of Ranch houses than the structure at 1451 Ridge.

Historic Preservation Commission

Jones & Duncan

The home was designed by the firm of “Jones & Duncan,” comprised of Mr. Chester Jones and James S, Duncan; neither architect registered with the AIA. The team was prolific in Highland Park. From their office at 394 Central Avenue, they designed over 40 houses listed in the historical surveys. The majority of the homes were constructed between 1947 and 1965 when the neo-colonial, modern and contemporary ranch styles were popular. Many of these homes were located within the Sherwood Forest subdivision, such as 1451 Ridge Road, the subject of the current review.

An inventory of 41 homes designed by firm is included in the attachments to this memo.

Ervin Lewis, Original Owner

Research did not uncover much information about Mr. Lewis. He is listed as the builder on the house’s original building permit and had a phone number at the address in 1954. His Chicago address on the 1950 building permit did not help track down any additional information. As always, Julia Johnas was helpful with this research from the Public Library.

Landmark Criteria

Below are the landmark criteria from the City Code:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.
- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial

Historic Preservation Commission

structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.

- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per within Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

- (1) Three or more of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 365-day Review Period commencing on the Application Completion date,
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 180-day Review Period commencing on the Application Completion date,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, and the Application for Demolition shall be processed.

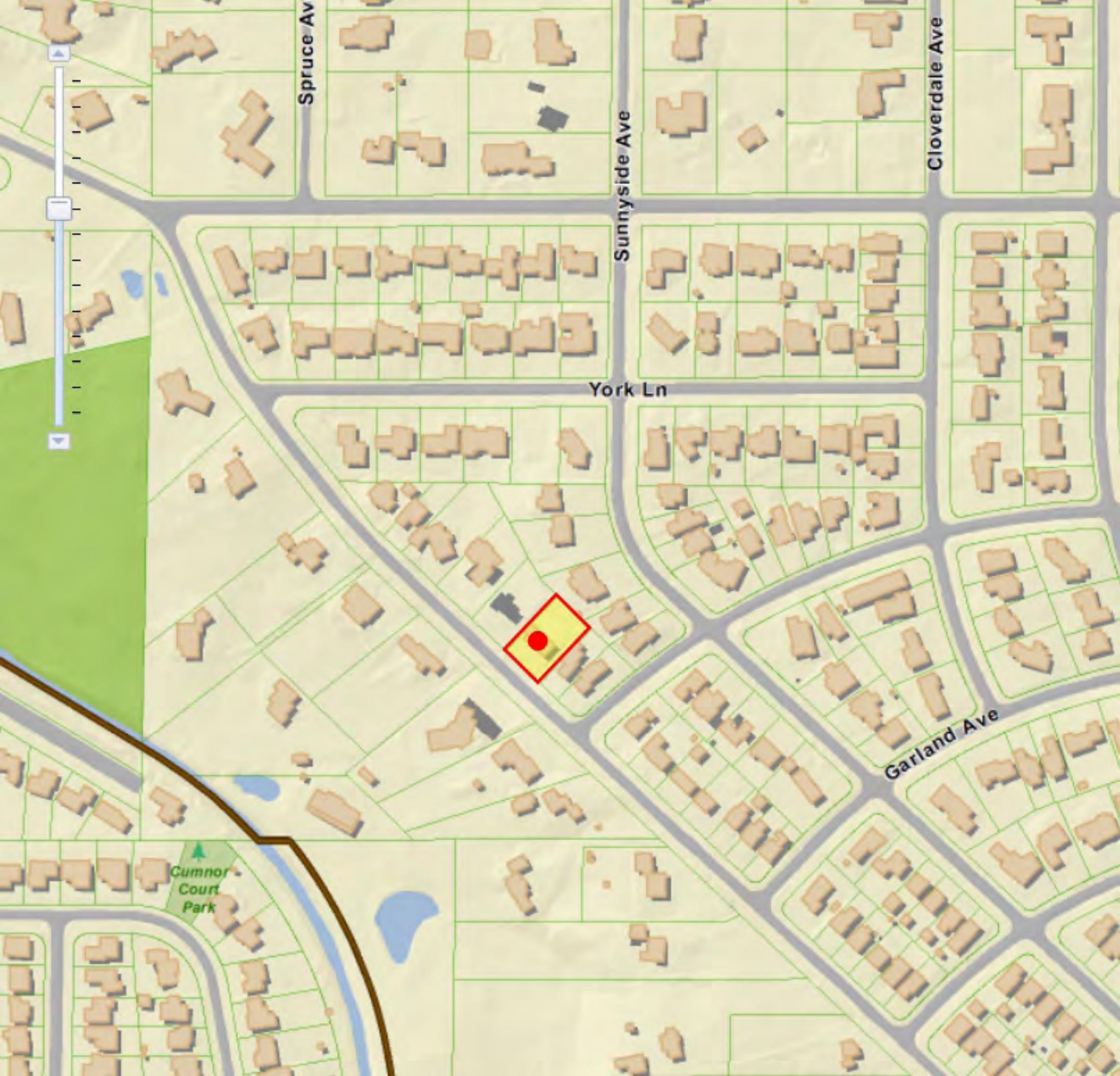
Attachments

Location Map

Site Photos

County Assessor Data

Jones & Duncan Biographical Information & West Side Inventory



Spruce Av

Sunnyside Ave

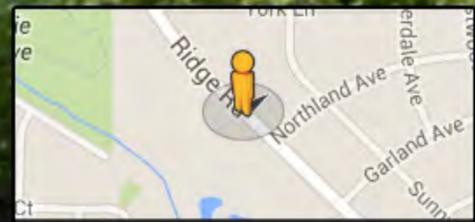
Cloverdale Ave

York Ln

Garland Ave

Cunnor Court Park

1451 Ridge Rd
Highland Park, IL 60035 – approximate address
STREET VIEW



Back to Map

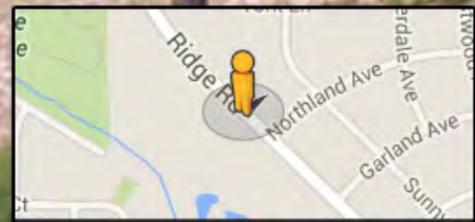
Google

Navigation controls including a compass, location pin, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.

1451 Ridge Rd
Highland Park, IL 60035 – approximate address

←

STREET VIEW



Back to Map

Navigation controls including a compass, a location pin, zoom in (+) and zoom out (-) buttons, and a street view Pegman icon.

Google

1451 RIDGE

FRONT



BACK



LEFT



Right





Lake County, Illinois

Property Tax Assessment Information by PIN

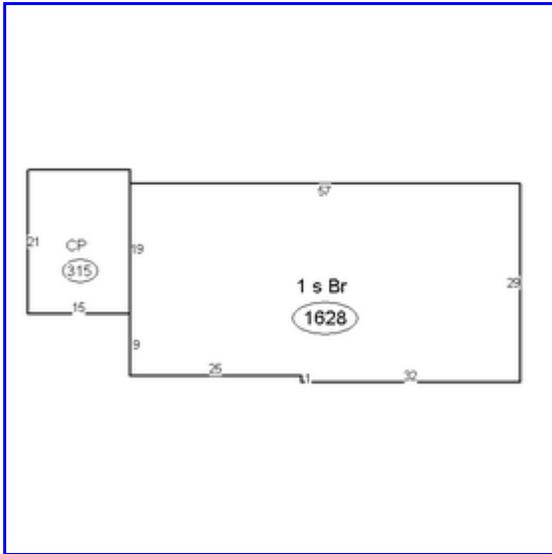
| Property Address | | Property Characteristics | |
|------------------|----------------|----------------------------|----------------------------|
| Pin: | 16-28-207-012 | Neighborhood Number: | 1728350 |
| Street Address: | 1451 RIDGE RD | Neighborhood Name: | RANCHES IN SHERWOOD FOREST |
| City: | HIGHLAND PARK | Property Class: | 104 |
| Zip Code: | 60035 | Class Description: | Residential Improved |
| Land Amount: | \$72,083 | Total Land Square Footage: | 0 |
| Building Amount: | \$43,167 | House Type Code: | 44 |
| Total Amount: | \$115,250 | Structure Type / Stories: | 1.0 |
| Township: | West Deerfield | Exterior Cover: | Brick |
| Assessment Date: | 2013 | Multiple Buildings (Y/N): | N |



| | |
|--|-------------|
| Year Built / Effective Age: | 1950 / 1950 |
| Condition: | Average |
| Quality Grade: | Gd+ |
| Above Ground Living Area (Square Feet): | 1628 |
| Lower Level Area (Square Feet): | |
| Finished Lower Level (Square Feet): | |
| Basement Area (Square Feet): | 0 |
| Finished Basement Area (Square Feet): | 0 |
| Number of Full Bathrooms: | 1 |
| Number of Half Bathrooms: | 1 |
| Fireplaces: | 0 |
| Garage Attached / Detached / Carport: | 0 / 0 / 0 |
| Garage Attached / Detached / Carport Area: | 0 / 0 / 0 |
| Deck / Patios: | 0 / 0 |
| Deck / Patios Area: | 0 / 0 |
| Porches Open / Enclosed: | 0 / 0 |
| Porches Open / Enclosed Area: | 0 / 0 |
| Pool: | 0 |

[Click here for a Glossary of these terms.](#)

Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.



Property Sales History

[Sale valuation definitions](#)

| Date of Sale | Sale Amount | Sales Validation | Compulsory Sale |
|---------------------|--------------------|-------------------------|------------------------|
| 11/26/2013 | \$325,000 | Not Validated | None |

Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.

Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.

<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1628207012>

The home was designed by the firm of "Jones & Duncan," comprised of Mr. Chester Jones and James S, Duncan; neither architect registered with the AIA. The team worked primarily in Highland Park with over 40 houses accredited to the pair within the historical surveys. The majority of the homes were constructed between 1947 and 1965 when the neo-colonial, modern and contemporary ranch styles were popular; many of these homes were located within the Sherwood Forest subdivision. In 1953, James S. Duncan contributed one op-ed to the Chicago Tribune on the topic of glass walls in residential design. He cited his own home as an efficient and enjoyable example of the practice.

1. 1472 CAVELL Ranch/Colonial Revival 1947 S Jones & Duncan, Highland Park J.H. Bryden (also owner) SHERWOOD FOREST-1930
2. 1381 SUNNYSIDE Ranch/Modern 1949 S Jones & Duncan, Highland Park SHERWOOD FOREST-1930
3. 1431 SUNNYSIDE Cape Cod 1950 S50 Jones and Duncan, Highland Park SHERWOOD FOREST-1930
4. 1436 SUNNYSIDE Modern 1950 S50 Jones and Duncan, Highland Park
5. SHERWOOD FOREST-1930
6. 1437 SUNNYSIDE Cape Cod 1950 S50 Jones and Duncan, Highland Park SHERWOOD FOREST-1930
7. 1001 WADE No style 1955 Jones & Duncan C N C
8. 2750 LAURETTA AV Apartment 1955 Jones & Duncan NC NC N
9. 2780 LAURETTA AV Apartment Art Moderne 1948 Jones & Duncan S C N
10. 192 MORAIN RD Ranch 1955 Jones & Duncan NC NC N
11. 419 MORAIN RD Contemporary 1951 Jones & Duncan C C N
12. 412 ORCHARD LN Neo-Traditional 1950 Jones & Duncan NC NC N
13. 21 RIPARIAN RD Ranch Colonial Revival 1950 Jones & Duncan C C N
14. ROSLYN LN Split-Level Colonial Revival 1948 Jones & Duncan C C N
15. 2675 ROSLYN LN Ranch 1954 Jones & Duncan NC NC N
16. 396 TEMPLE AV Freestanding Contemporary 1955 Jones & Duncan NC NC N
17. 140 WALKER AV Ranch 1954 Jones & Duncan NC NC N
18. 310 WALKER AV Apartment 1957 Jones & Duncan NC NC N
19. 411 CAROL CT Colonial Revival 1950 C Mitnick, J. J. House Jones & Duncan
20. 361 N DEERE PARK EAST DR Colonial Revival 1951 NC Toohey, Myrtle House Jones & Duncan
21. 606 RICE ST Ranch 1965 NC Jones & Duncan
22. 610 RICE ST Ranch 1965 NC Jones & Duncan
23. BOB-O-LINK 1023 Minimal Traditional 1952 C "Polumbo, Michael House" Jones & Duncan "Seegren, E. A."
24. COURT 1041 Minimal Traditional 1949 C "Goffo, Frank House" Jones & Duncan "Goffo, Frank"
25. GREEN BAY 1035 Ranch 1949 C "Curotto, William House" Jones & Duncan Scassellati & Sons
26. GREEN BAY 1233 Ranch 1948 C "Boehm, Elsy W. House" Jones & Duncan "Boehn, B. J."
27. KIMBALL 861 Split-Level 1957 NC "Reaney, Dr. B. V. House" Jones & Duncan "Reaney, Dr. B. V."
28. KIMBALLWOOD 775 Ranch 1952 S "Vinyard, E. L. house" Jones & Duncan "Vinyard, E. L."
29. KIMBALLWOOD 828 Ranch 1951 S "Corwith, Nathan House" Jones & Duncan "Corwith, Nathan"
30. OAKWOOD 1426 Ranch 1951 C "Ronzani, Don House" Jones & Duncan "Ronzani, Don"
31. BURTON 831 Minimal Traditional 1954 C Bettamin, John House Jones & Duncan

32. GREEN BAY 581 Minimal Traditional 1949 C Ludwig, William House Jones & Duncan
33. PLEASANT 814 Minimal Traditional 1967 NC Joyes, R. House Jones & Duncan
34. PLEASANT 502 Minimal Traditional 1950 C Amendola, Edmund D. House Jones & Duncan
35. RIDGEWOOD 941 Ranch 1954 C Richman, Alvin House Jones & Duncan
36. SUNSET 1455 Split-Level 1958 NC "Jones, Duncan & Norman" "Cortesi, John"
37. SUNSET 1495 Neo-Colonial 1968 NC "Mazzetta, A. & J. Duncan"
38. GREEN BAY 815 Ranch 1957 C Chagios, Chris House Jones, Duncan & Norman
39. 1166 S LINCOLN Colonial Revival 1925 Jones, W. C. S N C IHSS
40. 2485 ST JOHNS AV Ranch Colonial Revival 1957 Jones, Duncan & Norman NC NC N
41. 170 LAKESIDE PL French Eclectic 1937 Engelland, E. F. House Braun, William T. & Jones, L.C.

MEMORANDUM

Date: April 10, 2014

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: **Landmark Nomination for 368 Moraine Road**

The soon-to-be owners of 368 Moraine Road have nominated the property for a local landmark designation. The house is an example of the French Eclectic style and largely unchanged since it was built in 1925. It is in good condition and is changing hands in late April. The new owners, Jeffrey & Victoria Marx, intend to rehabilitate the home and maintain its historical look.



The 2002 Northeast Architectural Survey references the house specifically as an example of a subtype of the French Eclectic style. It notes the house has a side garage addition, but is still worthy of preservation. It has an S – Significant historical status, meaning the house is significant enough to be a local landmark.

French Eclectic Style

The French Eclectic Style is prominent in the older parts of Highland Park. The style has an interesting history that is intertwined with the end of the First World War and France's Ecole des Beaux Arts. The historical survey contains a helpful write-up on the French Eclectic Style, which has been included in the attachments to this memo. As the write-up indicates, the house at 368 Moraine is a fine example of the style:

“The house at 368 Moraine Road is an excellent example of the first subtype of French Eclectic architecture.¹ Built in 1925, its principal mass is symmetrical with a limestone framed central entry. Second-floor paired casement windows have balconets with iron railings and through-the-cornice dormered roofs. There are oval windows on either side of the front door and a central dormer with ogee window.”

Alterations to House

A garage was added to the side of the house. Research on the addition is underway and additional information will be available at the April 10, 2014 meeting for the Commission's consideration.

Original Owner – S. Ruwitch

The website Genealogy.com was helpful in providing the following information about the name "S. Ruwitch" that appears on the original building permit for 368 Moraine Road. He was likely Simon Ruwitch, born February 25, 1875, in Dubno, Russia. In 1889 he immigrated to the US and settled in Highland Park. He married Selma Froehlich in 1911 and had four children. His son, Robert, born in 1914, stayed in the area, serving on the boards of Ravinia and the Highland Park Hospital and working in Chicago until he passed away in 1992. Simon Ruwitch died in 1940.

Landmark Criteria

As noted in their landmark nomination, the owners have suggested that the structure meets landmark criteria 1, 4, 6, and 7.

Sec. 24.015 Criteria for Landmark Designation.

The following is a list of the criteria to be considered in the designation of a Property, Structure, Area, Object, or Landscape of Significance as a Landmark:

(1) It demonstrates character, interest or value as part of the development, heritage or cultural characteristics of the City, county, state or country;

- It is difficult to say what role this structure may have played in the development of Highland Park or if it contributed to the heritage or cultural characteristics of the City. It is built on a lot in the original Highland Park Subdivision, so the Commission can discuss if that satisfies this landmark criterion.

(2) It is the site of a significant local, county, state or national event;

(3) It is associated with a person or persons who significantly contributed to the development of the City, county, state or country;

(4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction or use or indigenous materials;

- This house's vivid French Eclectic styling appears to satisfy this criterion. The Commission may wish to discuss what impact the garage addition has on this standard.

(5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, county, state, or country;

(6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

- The Commission should discuss how the structure's style and design satisfy this criterion.

(7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature;

- This is a distinctive house on Moraine Road, but the Commission may wish to discuss whether it is an "established or familiar feature" such that this landmark criterion is satisfied.

(8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical and/or community significance; and/or

(9) It possesses or exhibits significant historical and/or archaeological qualities. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

Landmark Nomination Process Outline

The landmark process is initiated when a nomination form is submitted to the Historic Preservation Commission. At this point, the property owner has already been sent a certified letter stating the time, place, and intent of this meeting where the nomination will be considered. The owner has provided consent to the landmark designation, so the next steps are as follows:

- 1) The Commission should consider and discuss the landmark nomination. If the HPC finds that the property (a) *meets two or more* Landmark Criteria set forth in Section 24.015 of the City Code, and (b) has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation, then the Commission should direct Staff to draft a Resolution making a preliminary Landmark Designation recommendation.

- 2) At a subsequent meeting, the Commission will consider the resolution making the preliminary recommendation. Staff will also draft a Planning Report evaluating the relationship of the proposed designation to the City's Comprehensive Plan and the effect of the proposed designation on the surrounding neighborhood. The Planning Report will be presented to the Commission following the adoption of the Resolution making the preliminary recommendation.
- 3) When the HPC adopts the resolution making a preliminary Landmark Designation recommendation, the house becomes a "Regulated Structure" with the associated protections against demolition and alteration.
- 4) Within 15 days of the Commission adopting the Resolution, staff will send two notifications to the property owners:
 - a. One letter will provide formal notice of the HPC's recommendation regarding the landmark nomination.
 - b. One letter will provide the reasons for, and effects of the proposed landmark designation, and request that the owner consent in writing.
- 5) The owners are given 45 days to respond in writing providing consent or objection to the Preliminary Landmark Designation recommendation. Upon request, they may also extend the time up to 120 days to submit a response.
- 6) If the owner declines or fails to give written consent within the allotted time, a Public Hearing is scheduled at an upcoming HPC meeting to consider the landmark nomination. If the owner consents to the designation, the Commission will forward its recommendation to the City Council.
- 7) The City Council will consider the findings, recommendations, and official record of the Historical Preservation Commission and may, by an Ordinance duly adopted, designate the subject property as a Local Landmark..

Recommended Action

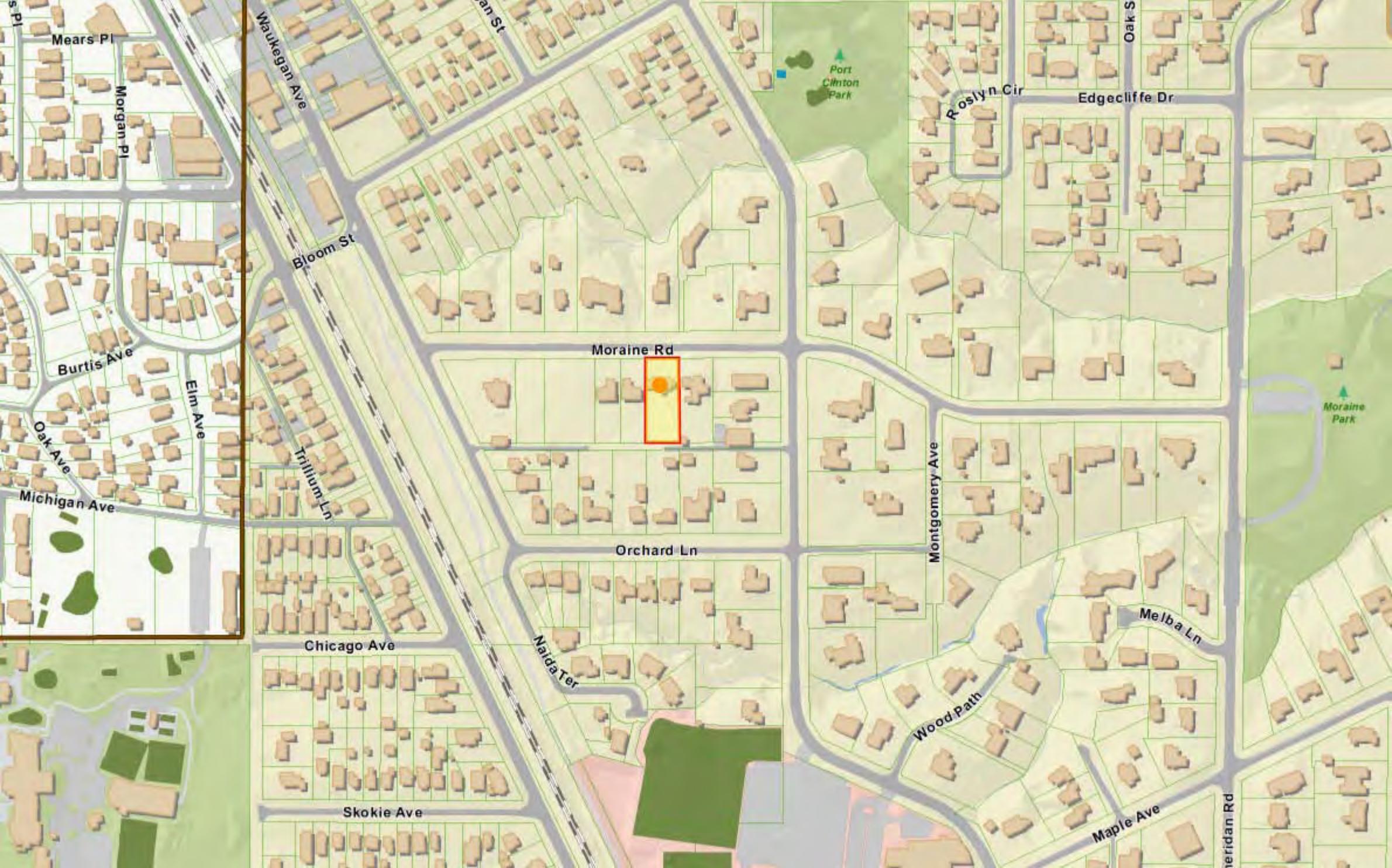
The Historic Preservation Commission is asked to discuss the landmark nomination for 368 Moraine Road. If the nomination is to be given a positive recommendation for approval, the Commission must find that the structure meets two or more of the criteria set forth in Section 24.015 and have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

If the Commission agrees that these two factors are present, it should direct staff to prepare a Resolution making a Preliminary Recommendation for the landmark nomination to be considered the next available HPC Meeting.

Attachments:

- Location Map
- Landmark Nomination Form for 368 Moraine Road, dated March 20, 2014
- Architectural Survey Entry
- Information about the French Eclectic Style from the Braeside Historical Survey
- Building Permit from City Archives

ⁱ From the 2002 Northeast Side Survey: There are two subtypes of French Eclectic architecture. The first is usually rectangular and symmetrical. In this type, the massive roof with its ridge paralleling the front of the house dominates, and the front and rear facades are symmetrical with a central entry. Frequently, wings are added to the sides of the main block. French classical manor houses provided the prototype.



Mears Pl

Morgan Pl

Waukegan Ave

San St

Bloom St

Port Clinton Park

Roslyn Cir

Edgecliffe Dr

Oak St

Burtis Ave

Elm Ave

Moraine Rd

Oak Ave

Trillium Ln

Michigan Ave

Orchard Ln

Montgomery Ave

Moraine Park

Chicago Ave

Nalda Ter

Melba Ln

Skokie Ave

Wood Path

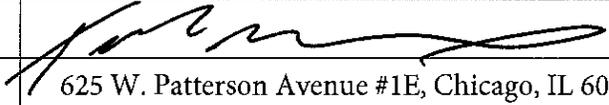
Maple Ave

Meridan Rd

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: March 20, 2014

| | | | |
|---|--|---|-------------------------|
| 1) Name of Property (original if known) | S. Ruwitch House (per the Historic Preservation Commission's 2002 report <i>Architectural Resources in Highland Park, Illinois: Northeast Survey Area, A Summary and Inventory</i>) | | |
| 2) Street Address: | 368 Moraine Road Highland Park, IL 60035 | | |
| 3) Legal description or P.I.N. (Permanent Index Number): | 16-14-315-006 | | |
| 4) Name and Address of Property Owner(s): | Sheldon Baskin 444 W. Grant Place, Chicago, IL 60614 | | |
| 5) Present Use: | Single Family Residence | 6) Past Use: | Single Family Residence |
| 7) Architect: | Unknown | 8) Date of Construction: | 1925 |
| 9) Written statement describing property and setting forth reasons it is eligible for landmark designation: | | | |
| <p>We're beyond thrilled to be the new property owners of 368 Moraine Road on April 24, 2014! It's a beautiful historic home in one of Illinois' best neighborhoods that we can't wait to restore and raise our family in for many years to come.</p> <p>The Highland Park Historic Preservation Commission's 2002 report <i>Architectural Resources in Highland Park, Illinois: Northeast Survey Area, A Summary and Inventory</i> previously recognized that 368 Moraine Road is locally significant:</p> <p>"Of the nine French Eclectic style houses in the survey area, three are ranked locally significant. They are 300 and 368 Moraine Road, and 2479 Woodbridge Lane.</p> <p>"The house at 368 Moraine Road is an excellent example of the first subtype of French Eclectic architecture. Built in 1925, its principal mass is symmetrical with a limestone framed central entry. Second-floor paired casement windows have balconets with iron railings and through-the-cornice dormered roofs. There are oval windows on either side of the front door and a central dormer with oxeye window."</p> | |  | |
| 10) This structure is eligible for designation on the basis of the following criteria (see reverse page): | Nos. 1, 4, 6, 7 | | |
| 11) Name(s) of Applicant(s): | Jeffrey and Victoria Marx | | |
| Address: | 625 W. Patterson Avenue #1E, Chicago, IL 60613 | | |
| Signature(s): |  | | |
| Address(es): | 625 W. Patterson Avenue #1E, Chicago, IL 60613 | | |
| 12) Affiliation (Commission Member, Owner, City Council, Preservation Organization): | Future Owners (closing set for April 24, 2014) | | |

Please return this form to:

**Department of Community Development
Historic Preservation Commission
1150 Half Day Road
Highland Park, IL 60035**

**FAX (847) 432-0964
Attn: Andy Cross, Planner**

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

DETAILS

DATE of construction

OTHER YEAR

DATESOURCE

WALL MATERIAL (current)

WALL MATERIAL 2 (current)

WALL MATERIAL (original)

WALL MATERIAL 2 (original)

PLAN

NO OF STORIES

ROOF TYPE

ROOF MATERIAL

FOUNDATION

PORCH

WINDOW MATERIAL

WINDOW MATERIAL

WINDOW TYPE

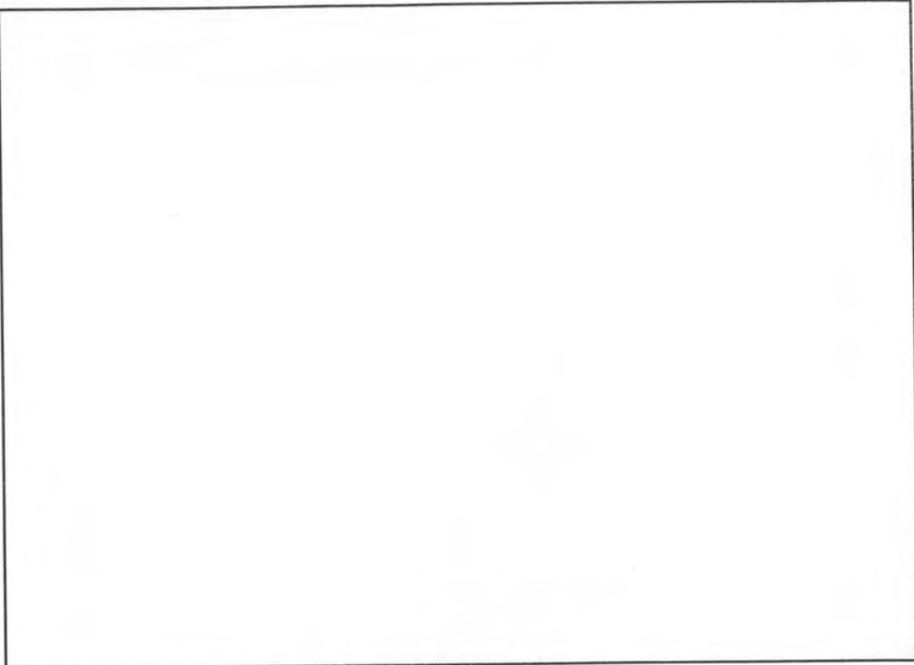
WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

| | |
|------------------|---|
| HISTORIC NAME | <input type="text" value="Ruwitch, S."/> |
| COMMON NAME | <input type="text"/> |
| PERMIT NO | <input type="text" value="645"/> |
| COST | <input type="text" value="\$18,000"/> |
| ARCHITECT | <input type="text"/> |
| ARCHITECT2 | <input type="text"/> |
| BUILDER | <input type="text" value="Steenhill, N. M."/> |
| ARCHITECT SOURCE | <input type="text"/> |



HISTORIC INFO

LANDSCAPE

Mid-block; uniform setback; front driveway; front stone walkway; foundation bushes in foundation planting beds; mature trees

PHOTO INFORMATION

| | |
|------------------|---------------------------------|
| ROLL1 | <input type="text" value="12"/> |
| FRAMES1 | <input type="text" value="6"/> |
| ROLL2 | <input type="text"/> |
| FRAMES2 | <input type="text"/> |
| ROLL3 | <input type="text"/> |
| FRAMES3 | <input type="text"/> |
| DIGITAL PHOTO ID | <input type="text"/> |

SURVEY INFORMATION

| | |
|-----------------------|---|
| PREPARER | <input type="text" value="Kristin Martin"/> |
| PREPARER ORGANIZATION | <input type="text" value="Historic Certification Consultants"/> |
| SURVEYDATE | <input type="text" value="2/25/02"/> |
| SURVEYAREA | <input type="text" value="Northeast Survey Area"/> |

bay also with gable roof. The garage wing has a steep hipped roof. Characteristic Tudor features include the recessed Tudor entry arch with limestone tabs, copper-roofed oriel window above it, prominent brick end chimney, and multi-light casement windows.



2693 Sheridan Road

Loosely classified as Tudor Revival is one of Robert Seyfarth's most original designs, the Samuel Holmes house at 2693 Sheridan Road. Built in 1928, this uniquely styled house has steeply pitched roofs, wood-shingled facades, multi-light casement windows, and a prominent end chimney. The house is sensitively sited within its natural surroundings after the ideals of the Prairie School. The landscape design was done by Jens Jensen and displays some of his characteristic rock work. The house is listed on the National Register of Historic Places.

the Henry Adamson House at 2219 Egandale Road. Built in 1926, this house has front-facing gabled wings flanking a long central section. Tudor features on the brick house include the half timbering, the Tudor style front entry, and multi-light leaded casement windows. The landscape design of this house is also by Jens Jensen. This house may be eligible for individual listing on the National Register.



2219 Egandale Road

A more traditional Tudor Revival Seyfarth design is

FRENCH ECLECTIC

Although never as popular as Colonial or Tudor Revival, there are a number of fine French Eclectic homes in the survey area. The style was fashionable in the 1920s, when many Americans who had served in France during World War I returned with first-hand familiarity with French prototypes. In addition, numerous American architects who designed these homes had received training at the Ecole des Beaux Arts and came back to America ready to apply what they had learned. The 1920s was a time when a number of photographic studies of modest French homes were published, both in architectural journals and popular magazines, providing architects and builders with many models to draw from.

There are two subtypes of French Eclectic architecture. The first is usually rectangular and symmetrical. In this type, the massive roof with its ridge paralleling the front of the house dominates, and the front and rear facades are symmetrical with a central entry. Frequently, wings are added to the sides of the main block. French classical manor houses provided the prototype. The second, more common subtype is asymmetrical, usually L-shaped in plan, with an off-center



368 Moraine Road

doorway frequently located in the corner in a prominent cylindrical tower topped by a steep conical roof. Sometimes these homes, patterned after rural Norman farm houses, contain half timbering. Stylistic features that characterize French Eclectic architecture include stucco or brick masonry walls and tall steeply pitched hipped or mansard roofs. Through-the-cornice dormers are common.

Of the nine French Eclectic style houses in the survey area, three are ranked locally significant. They are 300 and 368 Moraine Road, and 2479 Woodbridge Lane.



2479 Woodbridge Lane

The house at 368 Moraine Road is an excellent example of the first subtype of French Eclectic architecture. Built in 1925, its principal mass is symmetrical with a limestone framed central entry. Second-floor paired casement windows have balconets with iron railings and through-the-cornice dormered roofs. There are oval windows on either side of the front door and a central dormer with oxeye window.

Another example of the French Eclectic style is the Fred L. Mandel house at 2479 Woodbridge Lane. Designed by David Saul Klafter and built in 1937, this house has a prominent circular tower with conical roof found in the Norman subtype of this style. This impressive house has multiple, steeply pitched, hipped roofs, and segmental and through-the-cornice dormers with multi-light casements throughout.

MISSION

The Mission style began in California in the 1890s when fashionable architects began looking to the colonial past of the Southwestern United States for inspiration. The Baroque-influenced, curved, parapeted gables and fanciful dormers of Spanish Mission churches became the identifying feature of this style. The Santa Fe and Southern Pacific Railroad adopted the style for their stations and resort hotels, which contributed to its spread eastward. The style was featured at the Panama California Exposition in San Diego in 1915, and examples could soon be found in builders' magazines. Ceramic tile roofs, stucco wall surfaces, wide, overhanging eaves with exposed rafter ends, and open porches with large, square piers are also typical features of the Mission style.

There are three Mission style structures in the survey area. They are all ranked locally significant in this survey and are particularly noteworthy. The structures at 2789 Oak Street and 2146 Sheridan Road are both included in the Illinois Historic Structures Survey, and the Oak Street structure is

listed on the National Register of Historic Places. The house at 2734 Roslyn Circle is a local Highland Park landmark.



2789 Oak Street

“Miralago,” at 2789 Oak Street, was built in c.1900 as the home of Calumet Baking Company president George Everhardt on the site of the old Port Clinton lighthouse. It features the characteristic Mission style parapeted gables on the building’s gable ends and on several projecting bays. The building is stucco and has an entrance portico with heavy, flared piers and an arched entry. The house was purchased in 1958 by the Highland Park Reform Jewish congregation now known as B’nai Torah. Miralago means “behold the lake” in Spanish.

HIGH STYLES NOT BASED ON HISTORIC PRECEDENT

In the first decades of the 20th century, some architects began designing buildings in styles that bore no reference to prior historical architectural styles. The earliest of these, the Craftsman and the Prairie School styles, looked to other areas of inspiration than the past for stylistic ideas. With the Prairie School style in particular, there was an intent to have architecture fit more into the rhythm of the surrounding natural landscape. As the century progressed, modernism took hold, first with the International style and then with later variations. In the Craftsman, Prairie, and modernist styles, the pure expression of materials, without unnecessary ornamentation, was the dominant design feature.

CRAFTSMAN AND CRAFTSMAN BUNGALOW

The Craftsman style grew out of the English Arts and Crafts Movement, which had an emphasis on natural materials and a high level of craftsmanship. The style is generally characterized by low-pitched roofs with deep overhanging eaves, exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers, and a deep front porch. Windows are frequently double hung sash with three panes in the upper sash and one in the lower. Craftsman detailing was frequently combined with the bungalow form. Craftsman Bungalows, inspired by the work of California architects Greene and Greene, were widely published in architectural journals and popular home magazines of the day. Plans were often included in articles about the style, and the Craftsman Bungalow became one of the country’s most popular house styles during the teens and twenties. Although they were built into the 1920s, Craftsman homes were particularly popular between 1901 and 1916, when the architect and furniture maker Gustav Stickley published his magazine, *The Craftsman*.

The Craftsman style is well represented in the survey area, with 20 Craftsman style houses and one Craftsman Bungalow. The following three Craftsman style houses are ranked locally significant: 220 Moraine Road, a local Highland Park landmark and included in the Illinois Historic Structures

Date Sept. 10 1925

Building Permit No. 368

Location of Building—No. 340 Street Moraine Road

Name of Owner S. Kuwitch

Present Address _____

Old or New Building New brick veneer 47' x 29' x 24'

General Contractor N.M. Steenhill Address 4835 Warwick Avenue

Permit issued to Contractor to construct a Dwelling

building on _____ Lot 4 Blk. 38 Sub'n. Original

Builder's estimate \$18,000 Permit fee \$61.00

Location on Lot verified Oct 1925 by S. Kuwitch

Other inspections _____

Remarks _____

Job completed _____ Receipt for returned plans _____ Owner

RECEIVED
BUILDING DEPARTMENT
CITY OF HIGHLAND PARK
OCT 20 1925



Electrical Contractor Swan W. H. Barnett Address Fixtures, 62 Emerson Clings

Wiring Permit No. _____ Issued _____ Fixture Permit No. 513 Issued 2/15/26

1st Inspection _____ 192 _____ by _____

2nd Inspection Dec 192 _____ by _____

Size of main wire _____ Size of branch wire _____ System _____

No. of Openings _____ No. Sockets _____ No. Circuits _____ No. Motors _____ No. Ranges _____

Certificate of Inspection Issued _____ 192 _____ No. _____

Date of Public Service Tap _____ Remarks _____

Plumbing Contractor Barnett Address _____

Water Tap No. _____ Sewer Tap No. _____ Job Order No. _____ Issued _____ Paid _____

Inspected Dec 192 _____ by _____

Inspected _____ 192 _____ by _____

No. Catch Basins 6 Block No. Lavatories 3 No. Toilets 4

No. Baths 3 No. Sinks 1 No. Laundry Tubs _____

No. Shower Baths 1 over No. Stacks 2 Other Items 3 F

Certificate of Inspection Issued April 27 192 6 No. _____

Downspouts connected to _____

Remarks April 27 old tap suspects made
W. H. Barnett