

## 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, June 12, 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, June 12, 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. April 10, 2014
- B. May 15, 2014

**IV. Scheduled Business**

- A. Landmark Nomination – 368 Moraine Road
  - Resolution Recommending Landmark Status
- B. Determination of Significance
  - 310 Cedar Avenue
  - 1606 Oakwood Avenue
  - 750 Kimball Road
  - 450 Woodland Road

**V. Discussion Items**

- A. 675 Judson – Harold Zook House
- B. Amendments to Chapter 24 “Historic Preservation”
- C. Seyfarth Recognition Project

**VI. Business From the Public**

**VII. Other Business**

- A. Next meeting scheduled for July 10, 2014

**VIII. Adjournment**

**City of Highland Park  
Historic Preservation Commission  
Minutes of April 10, 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, Curran

*City Staff Present:* Cross

*City Council Members Present:* None

*Ex-Officio Members Present:* Johnas, Benjamin

*Student Commissioners Present:* Carlson

*Others Present:* Gene Levin (1451 Ridge Road), Jeff & Tori Marx (368 Moraine Road)

**III. Approval of Minutes**

- Commissioner Temkin made a motion to approve the minutes of the regular meeting of March 13, 2014 and the Special Meeting of March 26, 2014 as submitted. Seconded by Commissioner Rotholz. Approved 7-0.

**IV. Scheduled Business**

**A. Determination of Significance – 1451 Ridge Road**

Staff provided a brief historical summary about the house. Gene Levin attended the meeting representing the investment company behind the house's purchase. He indicated the house had no basement and was built slab on grade. He also noted it had been vacant for some time.

Chairman Fradin asked if any Commissioners felt the house satisfied the landmark standards. Commissioner Rotholz stated he did not think the house satisfied any of them.

- Commissioner Rotholz made a motion finding the house did not satisfy any of the landmark standards in Chapter 24.
- Seconded by Commissioner Bramson
- Vote: 7-0 Motion passes

**B. Landmark Nomination – 368 Moraine Road**

The Commission discussed the historical significance of the house. They thanked the owners for stepping forward to protect the old house.

1 Chairman Fradin summarized the nomination, suggesting the house met landmark standard 4  
2 because it represented a good example of the French Eclectic style. He indicated the house may  
3 also meet landmark standard 6 because of the windows, roofline, and other architectural features  
4 that are elements of design, detail, and craftsmanship that render the house architecturally  
5 significant.

- 6
- 7 • Commissioner Bramson made a motion finding the house satisfied landmark standards 4  
8 and 6, and also has sufficient integrity of location, design, materials, and workmanship to  
9 make it worthy of preservation.
- 10 • Seconded by Commissioner Bramson
- 11 • Vote: 7-0
- 12

13 **V. Discussion Items**

14 Staff noted the appeal to the one-year demolition delay for 365-day for 211 Maple Avenue would  
15 appear on an upcoming City Council agenda.

16

17 Ex-Officio member Benjamin indicated it would be helpful if each member of the HPC could  
18 undertake historic research on a specific public building to build a library of research available to  
19 the City Council.

20

21 The Commission discussed the Highland Park theater and indicated a tour would be beneficial.  
22 Staff indicated a tour would be scheduled.

23

24 **IV. Business from the Public**

25

26 **V. Other Business**

27

28 **VI. Adjournment**

29

30 Chairman Fradin adjourned the meeting at 8:45 pm.

## MEMORANDUM

Date: May 8, 2014

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: **Resolution Recommending a Preliminary Landmark Designation for 368 Moraine Road**

At the April 10, 2014 meeting, the Historic Preservation Commission accepted a Landmark Nomination for 368 Moraine Road. The Commission determined that the structure met Landmark Standards 4 and 6:

(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;

(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 next step toward a landmark designation is the adoption of a resolution recommending a Preliminary Landmark Designation. The resolution recommending a Preliminary Landmark Designation is attached to this memo. The Commission is asked to review the Resolution and, if no changes are requested, adopt the Resolution by a majority vote.

Following the adoption of the resolution, the HPC is asked to review a Planning Report that “evaluates the relationship of the proposed designation to the City’s Comprehensive plan and the effect of the proposed designation on the surrounding neighborhood.” This report gives the Commission an opportunity to review the impact of the landmark designation with regard to the surrounding properties and the City-wide Comprehensive Plan. Staff has prepared the Planning Report for 368 Moraine Road and attached it to this memo. The report does not indicate that the landmark will conflict with any comprehensive planning for this part of the City. If no changes are requested, the Commission is asked to approve the Planning Report by a majority vote.

After the adoption of the Resolution and the approval of the attached Planning Report, the landmarking process will follow these steps:

- 1) When the resolution is adopted by the Commission, the Sparkling Springs Well House will become a Regulated Structure. This means that the house will be protected under the guidelines in Chapter 24 of the City Code, “Historic Preservation.”
- 2) A certified letter will be mailed to the owners of the Regulated Structure notifying them about the approval of the Resolution, the Commission’s recommendation to approve the Landmark, and that the Commission’s recommendation will be forwarded to the City Council for final approval.
- 3) The Resolution making a Preliminary Landmark Designation for 368 Moraine Road will be forwarded to the City Council, along with the Planning Report and an Ordinance designating the structure as a Local Landmark.
- 4) The landmarking process will be completed when the Ordinance has been approved by a majority vote from the City Council.

**Recommended Action**

The Commission is asked to adopt the Resolution making the Preliminary Landmark Designation and approve the attached Planning Report evaluating the impact of the landmark on the neighborhood.

**Attachments:**

- Resolution Recommending a Preliminary Landmark Designation for 368 Moraine Road
- Planning Report for the Landmark Nomination of 368 Moraine Road

**CITY OF HIGHLAND PARK  
HISTORIC PRESERVATION COMMISSION**

**RESOLUTION NO. 14-01**

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION  
RECOMMENDATION FOR 368 MORAIN ROAD**

**WHEREAS**, on September April 10, 2014, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("*City Code*"), the Chairman of the Commission received a written nomination to designate as a landmark that certain structure commonly known as 368 Moraine Road in Highland Park, Illinois, and by this reference made a part of, this Resolution ("*Structure*"); and

**WHEREAS**, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Structure, the Commission must (i) find that the proposed landmark designation satisfies at least two of the criteria set forth in Section 24.015 of the City Code, and (ii) determines that the Structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation.

**WHEREAS**, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the property was held on April 10, 2014, and

**WHEREAS**, the Commission has determined that the proposed designation of the Property satisfies the criteria for landmark designation set forth in Sections 24.015(4) and 24.015(6) of the City Code; and

**WHEREAS**, the Commission has determined that the Structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation;

**NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS**, as follows:

**SECTION ONE: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Historic Preservation Commission.

**SECTION TWO: PRELIMINARY LANDMARK DESIGNATION.** In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission shall, and does hereby, make a preliminary Landmark designation recommendation to designate the Structure as a landmark.

**SECTION THREE: EFFECT OF DESIGNATION.** In accordance with and pursuant to Section 24.025(B)(3) of the City Code, upon the effective date of this Resolution, the Property shall be considered a "Regulated Structure," as that term is defined pursuant to Section 24.005 of the City Code.

**SECTION FOUR: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. 14-01

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Gerald Fradin, Chairman

ATTEST:

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Andy Cross, Commission Secretary

# 4364483\_v1

# HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

**DATE REFERRED:** May 8, 2014  
**ORIGINATED BY:** Department of Community Development  
**SUBJECT:** Planning Report for Landmark Nomination of 368 Moraine Road

## SUMMARY AND BACKGROUND OF SUBJECT MATERIAL

**Address:** 368 Moraine Road  
The Simon Ruwitch House

**Owner:** Jeff & Tori Marx

**Zoning:** R4 Single Family & Lakefront Density & Character Overlay

**Style:** French Eclectic

**Date of Construction:** 1925

**Architect:** William Mann

## ADMINISTRATIVE HISTORY

The owners of 368 Moraine Road have submitted a nomination form to designate their house as a local landmark. The Historic Preservation Commission considered the nomination at the April 10, 2014 meeting and directed staff to prepare a resolution recommending a landmark designation for the house. The Commission has also requested a Planning Report from the Director of Community Development per the requirements of Sec. 24.025(C) of the Historic Preservation Ordinance,

## DESCRIPTION OF THE PROPERTY

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 the new owners, Jeffrey & Victoria Marx, intend to rehabilitate the home and maintain its historical look.

The 2002 Northeast Architectural Survey identifies a subtype of the French Eclectic style that 368 Moraine represents:

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 architectural survey report continues with a description of the house:

“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

# HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

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 oxeve window."

The owners have located original architectural drawings for the house that confirm the architect was William Mann. Mann (1871-1947) was a local architect who is credited with many significant residential designs in Highland Park.

## **FINDING OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE**

The Historic Preservation Commission discussed a landmark nomination for 368 Moraine Road at the April 10, 2014 meeting and made the preliminary determination that the Property met two Landmark criteria:

- (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;
- (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;

By Code, any proposed individual landmark must meet two or more Landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation. The property at 368 Moraine meets two Landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.

## **HISTORIC PRESERVATION COMMISSION POLICY**

The Historic Preservation Commission discussed a preliminary Landmark designation recommendation on April 10, 2014. Upon adoption of the proposed resolution the property at 368 Moraine Road will become a Regulated Structure. No building permits or demolition permits shall be issued per Section 24.025(B)(3):

Upon adoption of the resolution making a preliminary landmark designation recommendation, and until provided otherwise in this Chapter, the nominated Property, Structure, Area, Object, or Landscape of Significance shall be a Regulated Structure.

The permit moratorium described above will conclude upon final disposition of the proposed local Landmark.

## **HISTORIC PRESERVATION AND THE CITY OF HIGHLAND PARK MASTER PLAN**

The City of Highland Park Master Plan asks that the city "sustain a philosophy of preservation," adding a call to "maintain Highland Park's sense of place, character, and history; maintain quality of architecture in residential and public structures," preserving "the quality of residential neighborhoods" and protecting the City's "natural, historic and physical resources." The Neighborhood Improvements Plan for the Central District recommends that the Department of Community Development encourage the landmarking of historic homes in response to resident concerns for new construction and additions. Therefore, the effect of the proposed Landmark designation of the Simon Ruwitch house at 368

# HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

Moraine Road on the surrounding neighborhood would be in keeping with the interests outlined in the City's Comprehensive Plan.

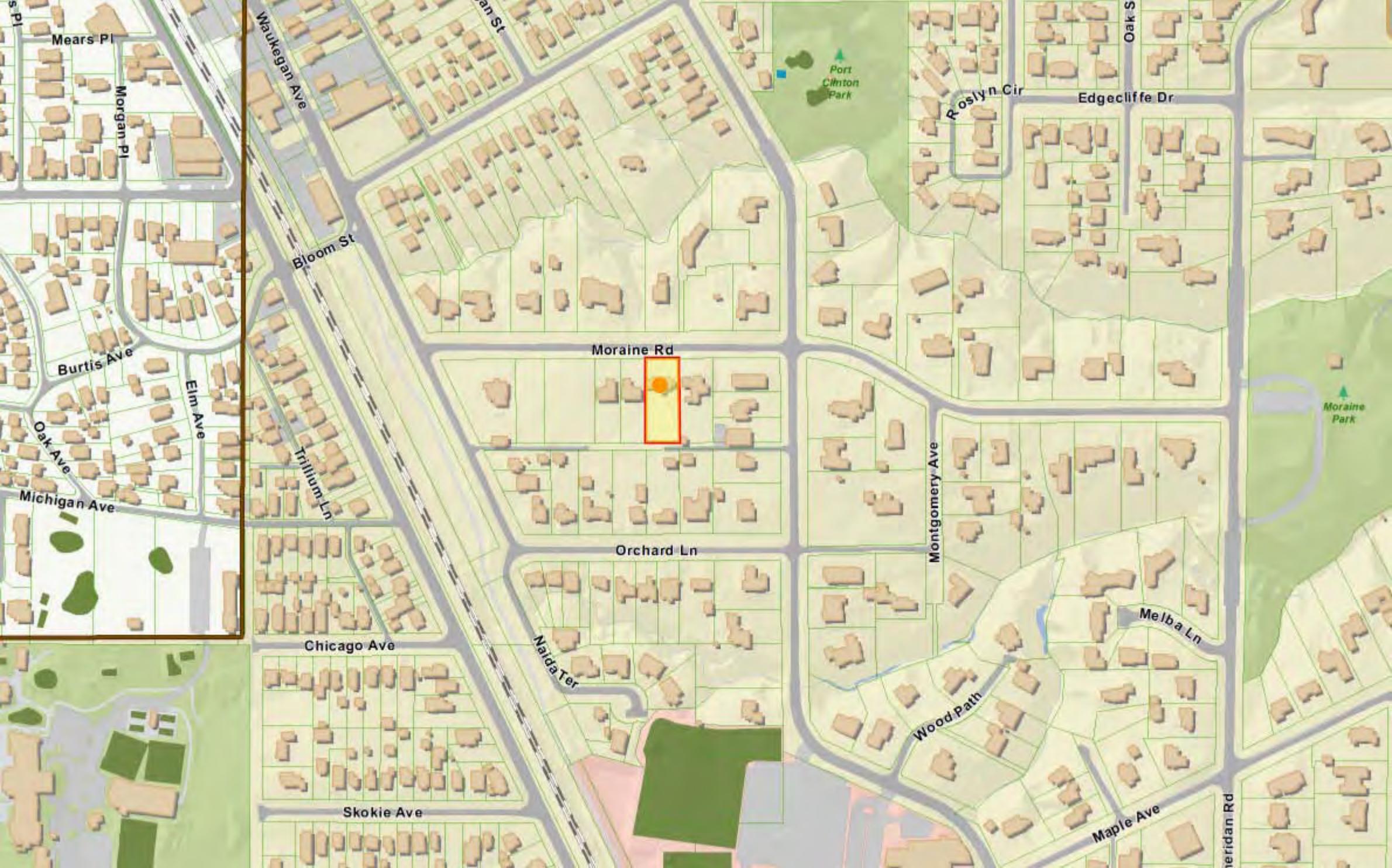
## **RECOMMENDATION**

Based on the information presented, the Department of Community Development recommends that the Historic Preservation Commission continue with the Landmark designation of the property at 368 Moraine Road.

The Historic Preservation Commission's request for consent to the proposed designation will be sent to the Owners following the adoption of the attached Resolution recommending a Preliminary Landmark Designation. The Owner has 45 days after the date on which the statement is delivered to respond to the Commission's request, and the Owner may ask for an extension. If the owner consents to the Landmark designation, the Commission's recommendation will be forwarded to the City Council. If consent is declined, or if there is a failure to give written consent, the Commission shall schedule a public hearing on the proposed designation before proceeding with the Landmark process.

## **ATTACHMENTS**

|           |   |
|-----------|---|
| Exhibit A | Map   |
| Exhibit B | Photographs                                 |
| Exhibit C | Landmark Nomination                         |
| Exhibit D | Preliminary Landmark Designation Resolution |



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

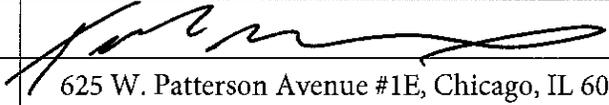
Maple Ave

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<br>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<br>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<br>(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  
HISTORIC PRESERVATION COMMISSION**

**RESOLUTION NO. 14-01**

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION  
RECOMMENDATION FOR 368 MORAIN ROAD**

**WHEREAS**, on September April 10, 2014, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("*City Code*"), the Chairman of the Commission received a written nomination to designate as a landmark that certain structure commonly known as 368 Moraine Road in Highland Park, Illinois, and by this reference made a part of, this Resolution ("*Structure*"); and

**WHEREAS**, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Structure, the Commission must (i) find that the proposed landmark designation satisfies at least two of the criteria set forth in Section 24.015 of the City Code, and (ii) determines that the Structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation.

**WHEREAS**, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the property was held on April 10, 2014, and

**WHEREAS**, the Commission has determined that the proposed designation of the Property satisfies the criteria for landmark designation set forth in Sections 24.015(4) and 24.015(6) of the City Code; and

**WHEREAS**, the Commission has determined that the Structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation;

**NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS**, as follows:

**SECTION ONE: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Historic Preservation Commission.

**SECTION TWO: PRELIMINARY LANDMARK DESIGNATION.** In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission shall, and does hereby, make a preliminary Landmark designation recommendation to designate the Structure as a landmark.

**SECTION THREE: EFFECT OF DESIGNATION.** In accordance with and pursuant to Section 24.025(B)(3) of the City Code, upon the effective date of this Resolution, the Property shall be considered a "Regulated Structure," as that term is defined pursuant to Section 24.005 of the City Code.

**SECTION FOUR: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. 14-01

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Gerald Fradin, Chairman

ATTEST:

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Andy Cross, Commission Secretary

# 4364483\_v1

# Historic Preservation Commission

## 310 Cedar Avenue Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 5/8/2014

---

|                              |   |
|------------------------------|---|
| <i>Year Built:</i>           | 1941  |
| <i>Style:</i>                | French Eclectic   |
| <i>Historic Status:</i>      | S - Significant   |
| <i>Size:</i>                 | 4,862 square feet   |
| <i>Original Owner:</i>       | Louis Behr  |
| <i>Architect:</i>            | Loebl & Schlossman  |
| <i>Original Cost:</i>        | \$29,150  |
| <i>Significant Features:</i> | <ul style="list-style-type: none"><li>• Pedimented entry overhang</li><li>• Through-the-roof gable dormers</li><li>• Rough-faced square cut stone walls</li></ul> |
| <i>Alterations:</i>          | <ul style="list-style-type: none"><li>• Projecting addition with two-car garage</li></ul>   |
| <i>Staff Opinion:</i>        | Staff recommends that the Commission discuss the structure at 310 Cedar Avenue and how it may satisfy any of the landmark criteria listed below.                  |



A demolition application has been submitted for the house at 310 Cedar Avenue. The house appeared before the HPC in 2008 for a demolition review and the Commission enacted a 365-day demolition delay based on landmark standards 1, 5, and 6. The delay expired in 2009, but the house was not torn down. Because the

historical findings were made six years ago, a new historical review is needed for the recent demolition application filed on the house.

### **Architectural Analysis – French Eclectic Style**

The 2001 South Central Architectural Survey provides the following description of the French Eclectic Style:

Although never as popular as Colonial or Tudor Revival, there are a number of fine French Eclectic homes in Highland Park. 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

# Historic Preservation Commission

Arts and came back to America ready to apply what they had learned. The 1920s were 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.

Stylistic features that characterize French Eclectic architecture include stucco or brick masonry walls and tall steeply pitched hipped or mansard roofs. The mansard roof, built throughout Paris during the mid-19th century, is designed with a steep double pitch to allow for an extra full floor of living area.

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 center entry. Frequently, wings are added to the sides of the main block. French classical manor houses provide the prototype. The second, more common subtype is asymmetrical, usually L-shaped in plan, with an off-center 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.

A recent example of the first type of French Eclectic style is 368 Moraine Road, which the Commission is currently considering for local landmark status. The subject property at 310 Cedar is a good representative of the second subtype of French Eclectic identified above.

## **Architects Loebel & Schlossman**

The association of the house at 310 Cedar with Loebel & Schlossman is a big reason why the demolition delay was put in place in 2009. The 2001 South Central Architectural Survey provides the following biographical information on the duo:

**Jerrold Loebel** (1899-1978) and **Norman J. Schlossman** (1901-1990) worked in partnership as Loebel Schlossman from 1925 through 1946. Schlossman, a Highland Park resident, was born in Chicago and received his degree from Armour Institute of Technology in 1921. Loebel was a fellow classmate there. In 1946, Richard Marsh Bennett became a partner and the firm was renamed Loebel, Schlossman and Bennett. This partnership was responsible for the planning and design of Old Orchard Shopping Center. In 1965 Edward Dart joined them, and the firm was known as Loebel, Schlossman, Bennett, and Dart until Dart's death in 1975. This new partnership was responsible for the design of Water Tower Place.

Two other houses are credited to the firm:

1. 900 Dean Avenue, French Eclectic c. 1925, S – Significant
2. 985 Dean Avenue, Cape Cod, 1937, S – Significant (*see photo and write-up on next page*)

# Historic Preservation Commission

There are only three Cape Cod style houses in the survey area and one, at 985 Dean Avenue, is ranked locally significant.

The house at 985 Dean Avenue is one of the more traditional designs of Norman Schlossman, well-known architect and planner, whose later work included more modernist designs. Built in 1937, this house is fairly typical of the Cape Cod style, with the exception of an off-center front entrance. The front door has a simplified, classical portico. There are gable roof dormers, and multi-light windows with shutters.



985 Dean Avenue

## **Original Owner – Louis Behr**

Louis Behr was born c. 1905 in Rockford, Illinois and graduated from the University of Wisconsin in 1928. He was very successful in the insurance industry and active in community groups in Highland Park. He passed away in 1946 following an illness. His glowing obituary is included in the attachments to this memo.

## **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.

# Historic Preservation Commission

- 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 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 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, then a mandatory 365-day Review Period commencing on the Application Completion date will be in effect.
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

## **Attachments**

Location Map

Site Photos

Architectural Survey Entry

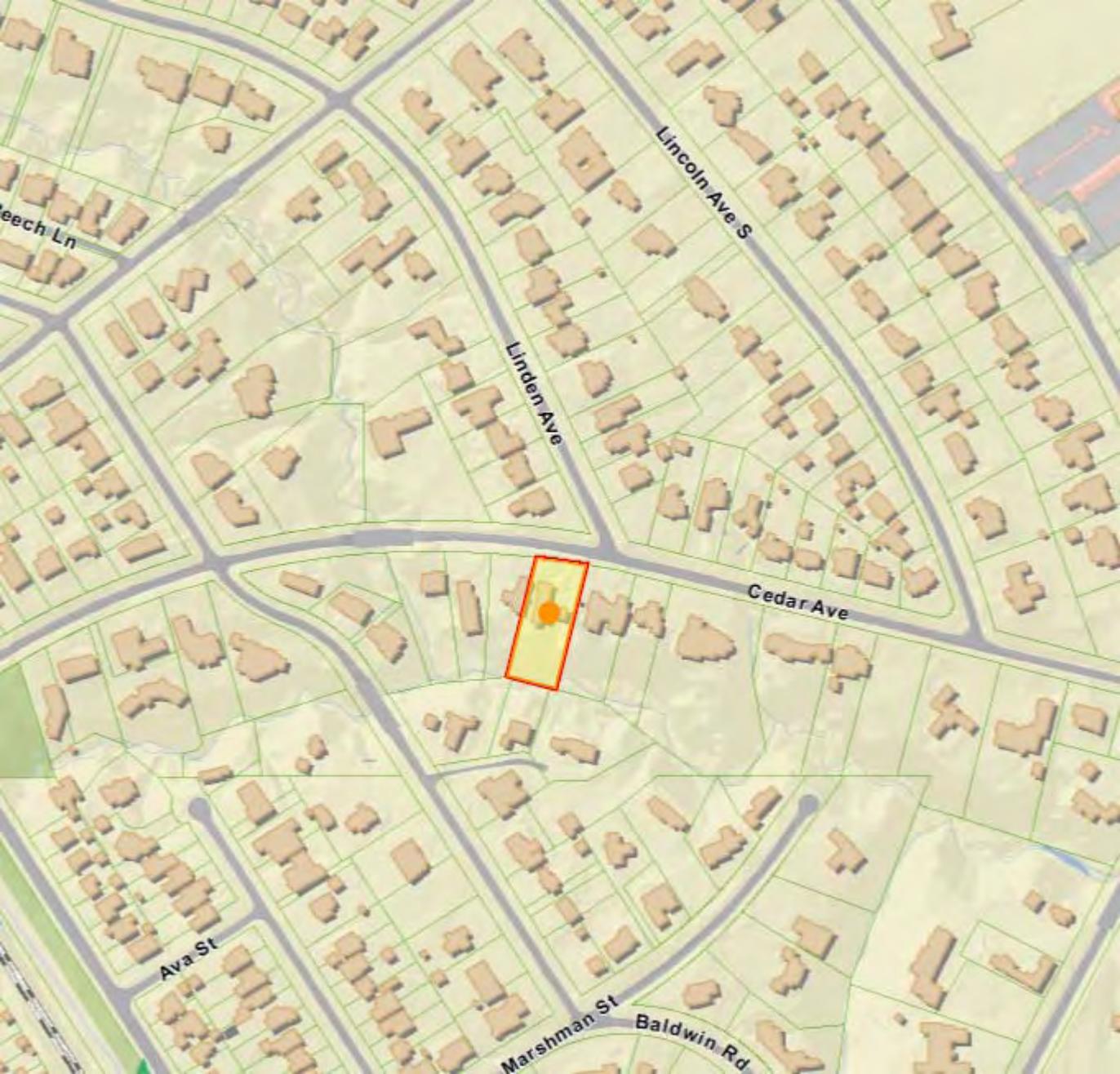
County Assessor Data

Louis Behr Obituary (11/21/46)

2008 HPC Review Materials for 310 Cedar Avenue

Minutes from HPC Meeting of January 15, 2009

Map of Loebel & Schlossman Houses in Highland Park



Beech Ln

Lincoln Ave S

Linden Ave

Cedar Ave

Ava St

Marshman St

Baldwin Rd

# 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?  
 (C or NC)   
 Contributing secondary structure?  
 (C or NC)   
 LISTED ON EXISTING SURVEY?  
 (IHSS, NR, etc.)

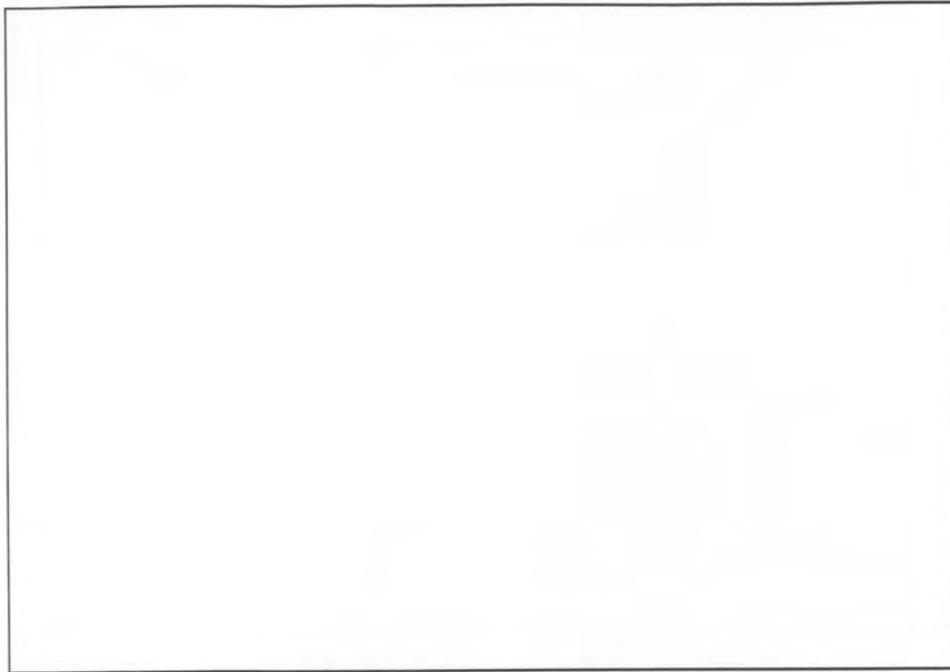


### GENERAL INFORMATION

|                       |  |                   |   |
|-----------------------|--|-------------------|---|
| CATEGORY              | <input type="text" value="building"/>    | CURRENT FUNCTION  | <input type="text" value="Domestic - single dwelling"/> |
| CONDITION             | <input type="text" value="Good"/>        | HISTORIC FUNCTION | <input type="text" value="Domestic - single dwelling"/> |
| INTEGRITY             | <input type="text" value="Addition(s)"/> |                   |   |
| SECONDARY STRUCTURE   | <input type="text"/>                     |                   |   |
| SECONDARY STRUCTURE 2 | <input type="text"/>                     |                   |   |

### ARCHITECTURAL DESCRIPTION

|                              |   |   |  |
|------------------------------|---|---|--|
| ARCHITECTURAL CLASSIFICATION | <input type="text" value="French Eclectic"/>  | OVERALL SHAPE OR PLAN   | <input type="text" value="L"/>   |
| ARCHITECTURAL CLASSIFICATION | <input type="text"/>  | NO. OF STORIES  | <input type="text" value="2"/>   |
| ORIGINAL CONSTRUCTION DATE   | <input type="text" value="1941"/> <input type="text" value="1942"/>   | WINDOW MATERIAL, TYPE(S)  | <input type="text" value="Wood"/>  |
| DATE SOURCE                  | <input type="text" value="building permit"/>  | <input type="text" value="double hung"/> <input type="text" value="15/25; 8/12"/> |  |
| EXTERIOR WALLS (current)     | <input type="text" value="Stone"/>  | PORCH   | <input type="text"/>   |
| EXTERIOR WALLS (original)    | <input type="text" value="Stone"/>  | ROOF (type and materials)   | <input type="text" value="Gable"/> <input type="text" value="Wood Shingle"/> |
| SIGNIFICANT FEATURES         | <input type="text" value="pedimented entry overhang; operable panel shutters; through-the-roof gable dormers; rough-faced square cut stone walls; vents in gable peaks"/> |   |  |
| ALTERATION(S)                | <input type="text" value="projecting addition w/2 car garage"/>   |   |  |



**RESEARCH INFORMATION**

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

**ADDITIONAL INFORMATION:**

**SURVEY AREA:**

AREA

**LANDSCAPE FEATURES**

**PHOTOGRAPHIC INFORMATION:**

ROLL NO.  FRAME NO.

ROLL NO.  FRAME NO.

ROLL NO.  FRAME NO.

PREPARER

ORGANIZATION

DATE

310 CEDAR AV



## Lake County, Illinois

### Property Tax Assessment Information by PIN

| Property Address |               | Property Characteristics                   |                      |
|------------------|---------------|--|----------------------|
| Pin:             | 16-25-309-008 | Neighborhood Number:                       | 1825414              |
| Street Address:  | 310 CEDAR AVE | Neighborhood Name:                         | EAST Ravinia         |
| City:            | HIGHLAND PARK | Property Class:                            | 104                  |
| Zip Code:        | 60035         | Class Description:                         | Residential Improved |
| Land Amount:     | \$150,449     | Total Land Square Footage:                 | 28264                |
| Building Amount: | \$206,484     | House Type Code:                           | 22                   |
| Total Amount:    | \$356,933     | Structure Type / Stories:                  | 2.0                  |
| Township:        | Moraine       | Exterior Cover:                            | Stone                |
| Assessment Date: | 2013          | Multiple Buildings (Y/N):                  | N                    |
|                  |               | Year Built / Effective Age:                | 1941 / 1941          |
|                  |               | Condition:                                 | Average              |
|                  |               | Quality Grade:                             | VGd                  |
|                  |               | Above Ground Living Area (Square Feet):    | 4862                 |
|                  |               | Lower Level Area (Square Feet):            |                      |
|                  |               | Finished Lower Level (Square Feet):        |                      |
|                  |               | Basement Area (Square Feet):               | 2547                 |
|                  |               | Finished Basement Area (Square Feet):      | 0                    |
|                  |               | Number of Full Bathrooms:                  | 4                    |
|                  |               | Number of Half Bathrooms:                  | 2                    |
|                  |               | Fireplaces:                                | 3                    |
|                  |               | Garage Attached / Detached / Carport:      | 1 / 0 / 0            |
|                  |               | Garage Attached / Detached / Carport Area: | 587 / 0 / 0          |
|                  |               | Deck / Patios:                             | 0 / 0                |
|                  |               | Deck / Patios Area:                        | 0 / 0                |
|                  |               | Porches Open / Enclosed:                   | 0 / 2                |
|                  |               | Porches Open / Enclosed Area:              | 0 / 387              |
|                  |               | 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.**

## Hold Services for Louis Behr in Glencoe November 14

Services for Louis Behr, young philanthropic leader, outstanding Highland Park and one of the best known insurance men in America, were held at North Shore Congregation Israel, Glencoe, last Thursday morning at 11 o'clock. Interment was at Rockford, Ill., where he spent his boyhood years.

Mr. Behr passed away at Michael Reese hospital, Chicago, November 12 following a five months illness. He is survived by his wife, Mrs. Mildred Priess Behr; a daughter, Nancy; a son, Stephen; his mother, Mrs. Joseph Behr of Rockford; four brothers, Isadore, Phillip, Sam and Benjamin, all of Rockford; and three sisters, Mrs. Ann Alter of Davenport, Iowa, Mrs. Sarah Glick of Oshkosh, Wis., and Mrs. Rose Wish of San Antonio, Tex.

A graduate of Rockford high school, Mr. Behr took his degree at University of Wisconsin in 1928. During that year he was captain of the varsity basketball team and head of Phi Sigma Delta. He was the first Jewish boy to receive the Kenneth Sterling Day award for exemplifying the finest principles of Christian character among the senior class members of the university.

In 1929 he joined the Equitable Life Assurance Society of New York in Chicago, and by 1932 had won a place on the "Million Dollar Round Table". He qualified for this same honor group in each succeeding year. By 1937 he had become assistant manager of the Lust-garten agency of Equitable, and was made associate manager in 1940 and general agent in his own right in 1945.

Chairman of the Chicago Association of Life Underwriters in 1943, he was considered one of the outstanding experts in the nation on group insurance and pension trusts.

Among Mr. Behr's offices have been the following:

Board membership of the Chicago division of the National Conference of Christians and Jews, past presidency of the Young Men's Jewish council, presidency of Community

Council of the Jewish Charities, board membership of Jewish Charities of Chicago and co-chairmanship of the current Jewish Welfare Fund drive.

He also was a member of the board of directors of North Shore Temple Israel, Standard club and Northmoor Country club.

# 310 Cedar Avenue

*Built:* 1941

*Style:* French Eclectic      *Rating:* S

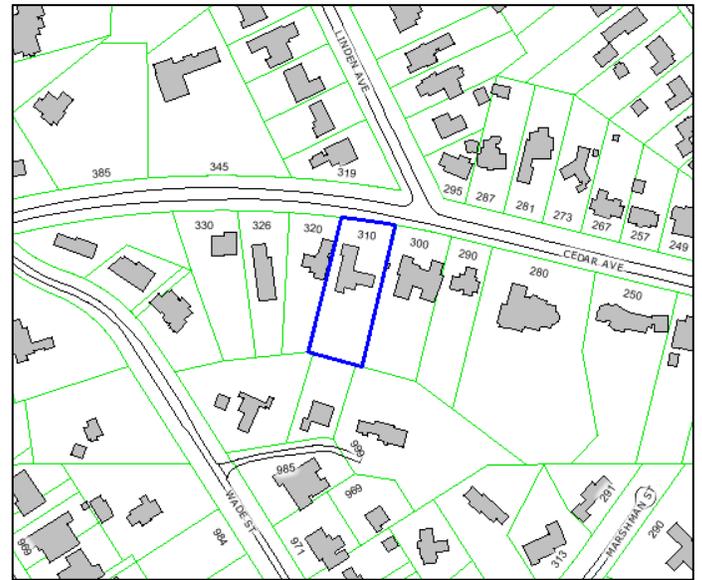
*Structure:* Single Family Residence

*Historic Owner:* Louis Behr

*Architect:* Loebel & Schlossman

*Zoning:* R4, Low to Moderate Density; LFOZ  
20,000 sq. ft. min. lot area

|                    |             |                             |                 |
|--------------------|-------------|-----------------------------|-----------------|
| <i>Lot Area:</i>   | 28,264 s.f. | <i>Building Area:</i>       | 4,862 s.f.      |
| <i>Max.FAR:</i>    | 3,760 s.f.  |                             |                 |
| <i>Demo Waste:</i> | 270.57 tons | <i>Embodied Energy:</i>     | 3,403,400 MBTUs |
|                    |             | <i>Gasoline Equivalent:</i> | 29,726 gal.     |



*Significant Features:* Early work of prominent Chicago firm

*Staff Opinion:* May meet criteria 1 and 5



# 310 Cedar Ave

HPC Formal Determination of Significance  
1-15-2009



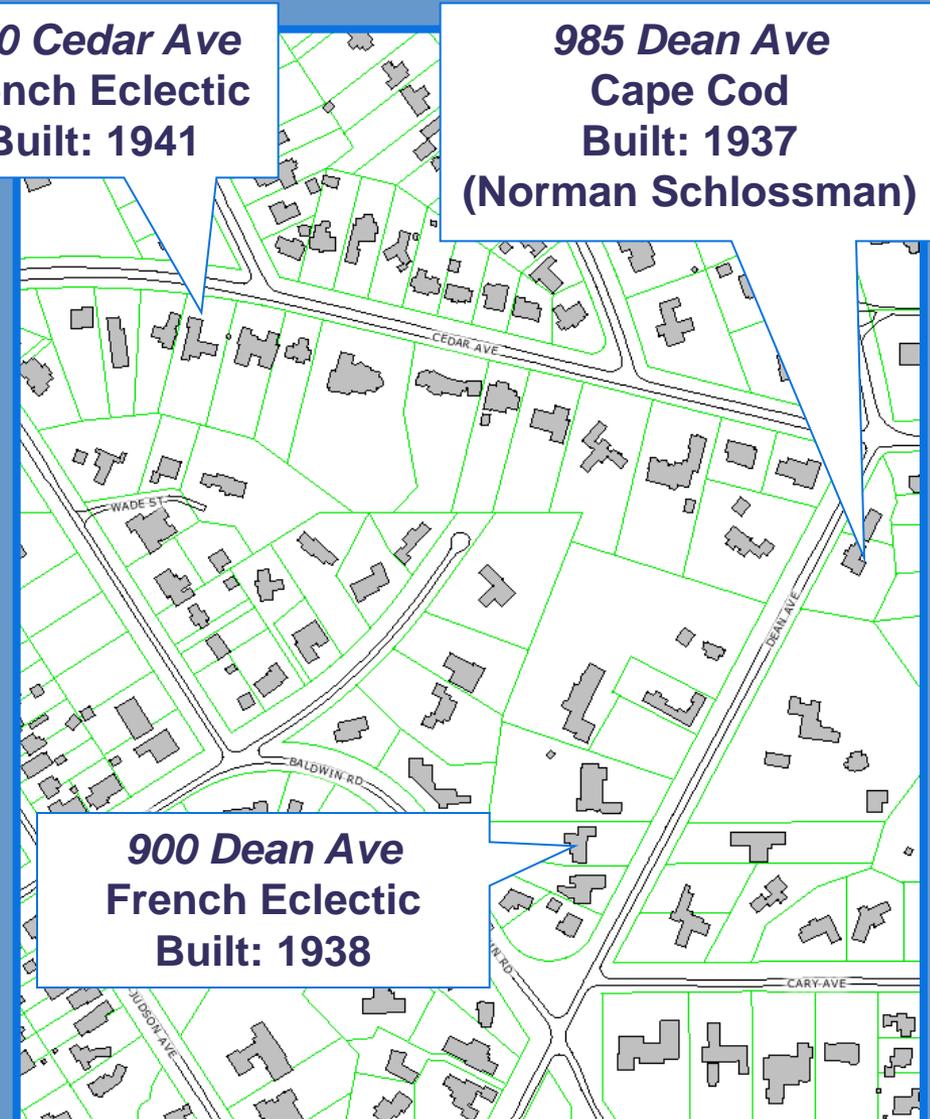
# Architects: Loebel & Schlossman

- 1937: 985 Dean  
*Norman Schlossman*
- 1938: 900 Dean  
*Paul R. Kuhn*
- 1938: 310 Cedar  
*Louis Behr*

**310 Cedar Ave**  
**French Eclectic**  
**Built: 1941**

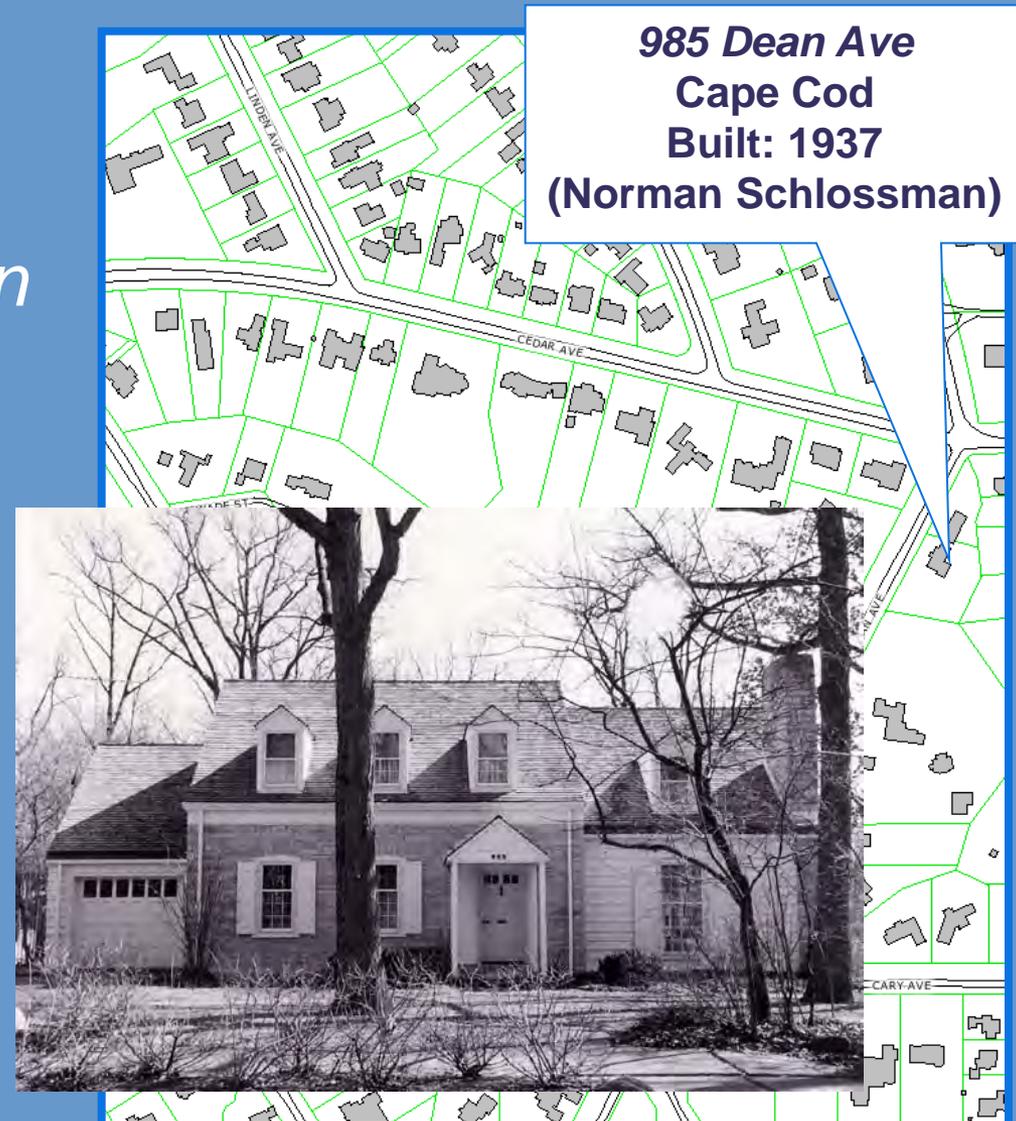
**985 Dean Ave**  
**Cape Cod**  
**Built: 1937**  
**(Norman Schlossman)**

**900 Dean Ave**  
**French Eclectic**  
**Built: 1938**



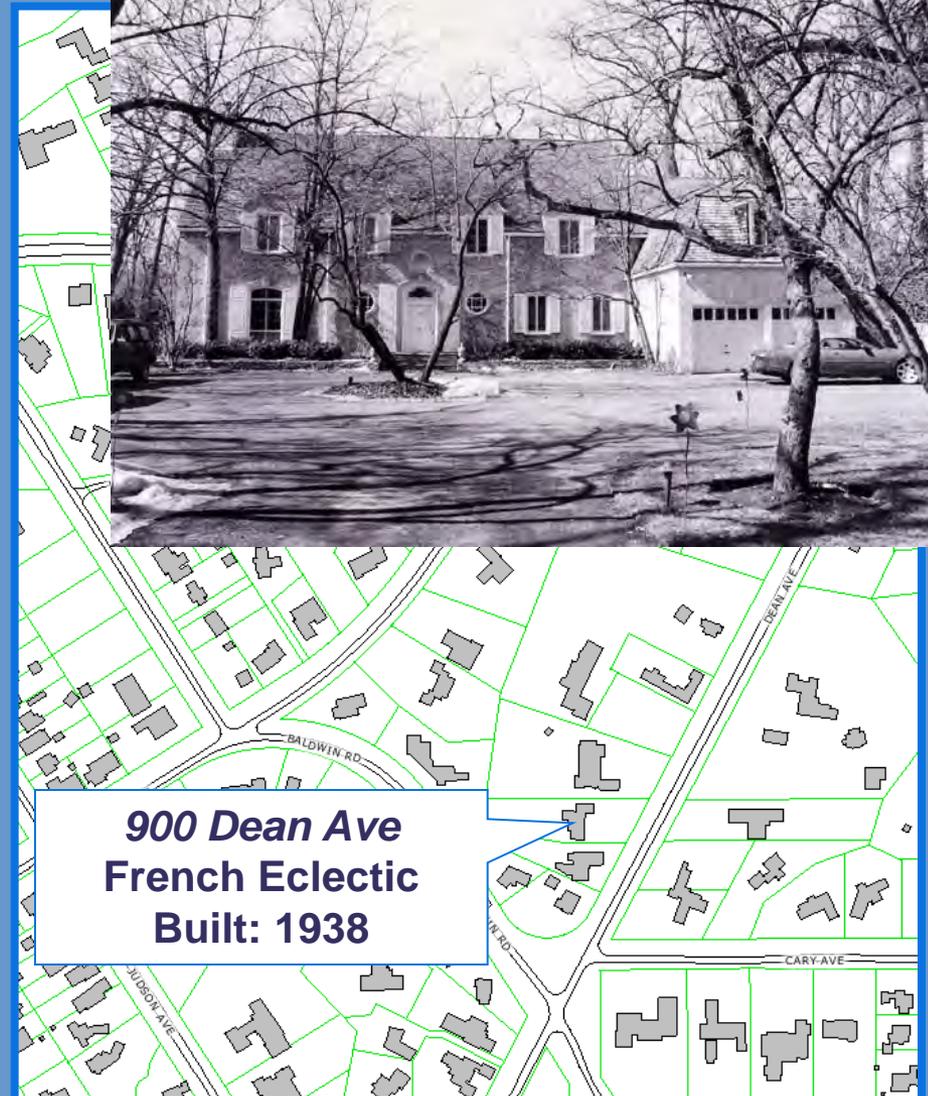
# Architects: Loebel & Schlossman

- 1937: 985 Dean  
*Norman Schlossman*
- Cape Cod style



# Architects: Loebel & Schlossman

- 1938: 900 Dean  
*Paul R. Kuhn*
- French Eclectic style

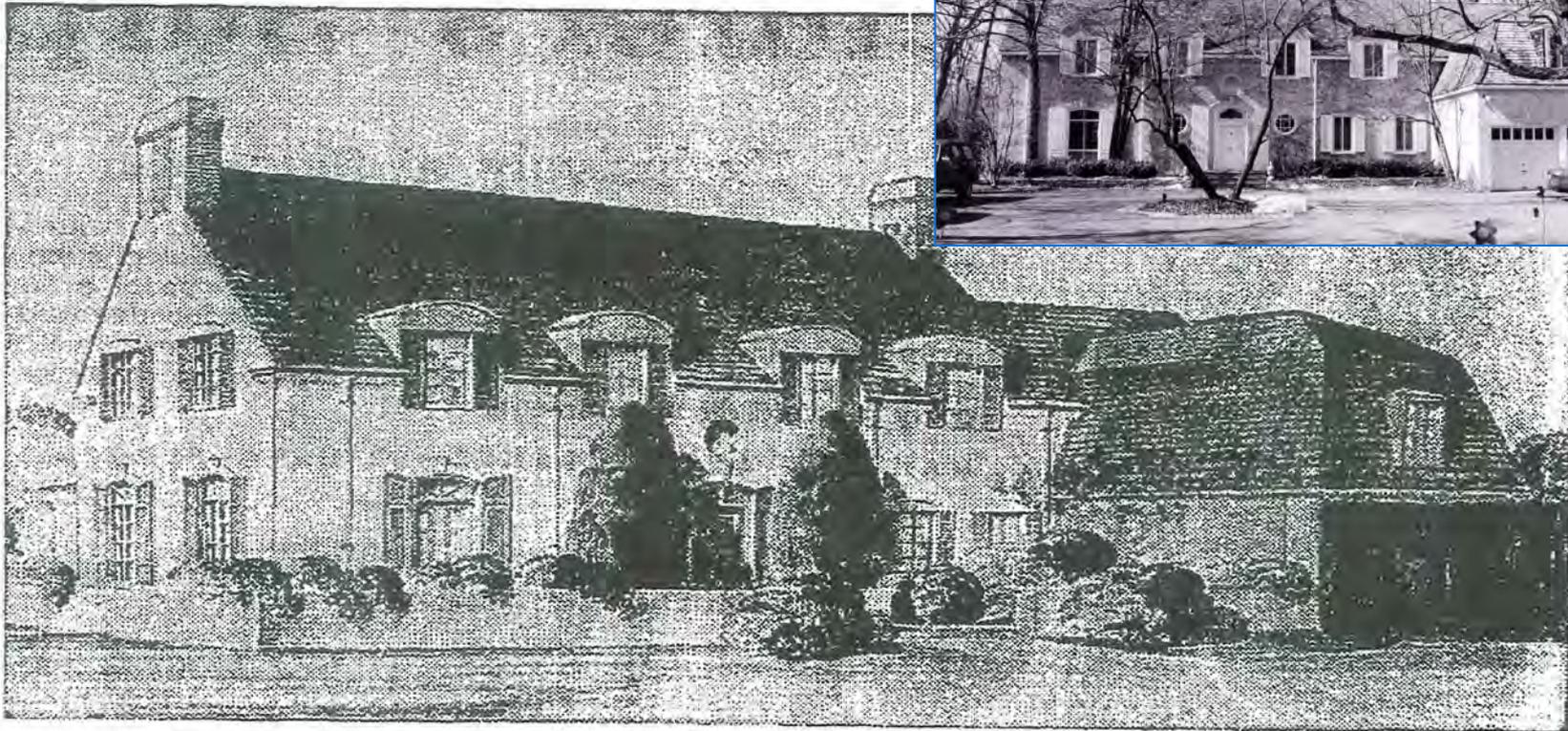


**900 Dean Ave**  
**French Eclectic**  
**Built: 1938**

# Architects: Loebel & Schlossman

900 DEAN

*Under Construction*

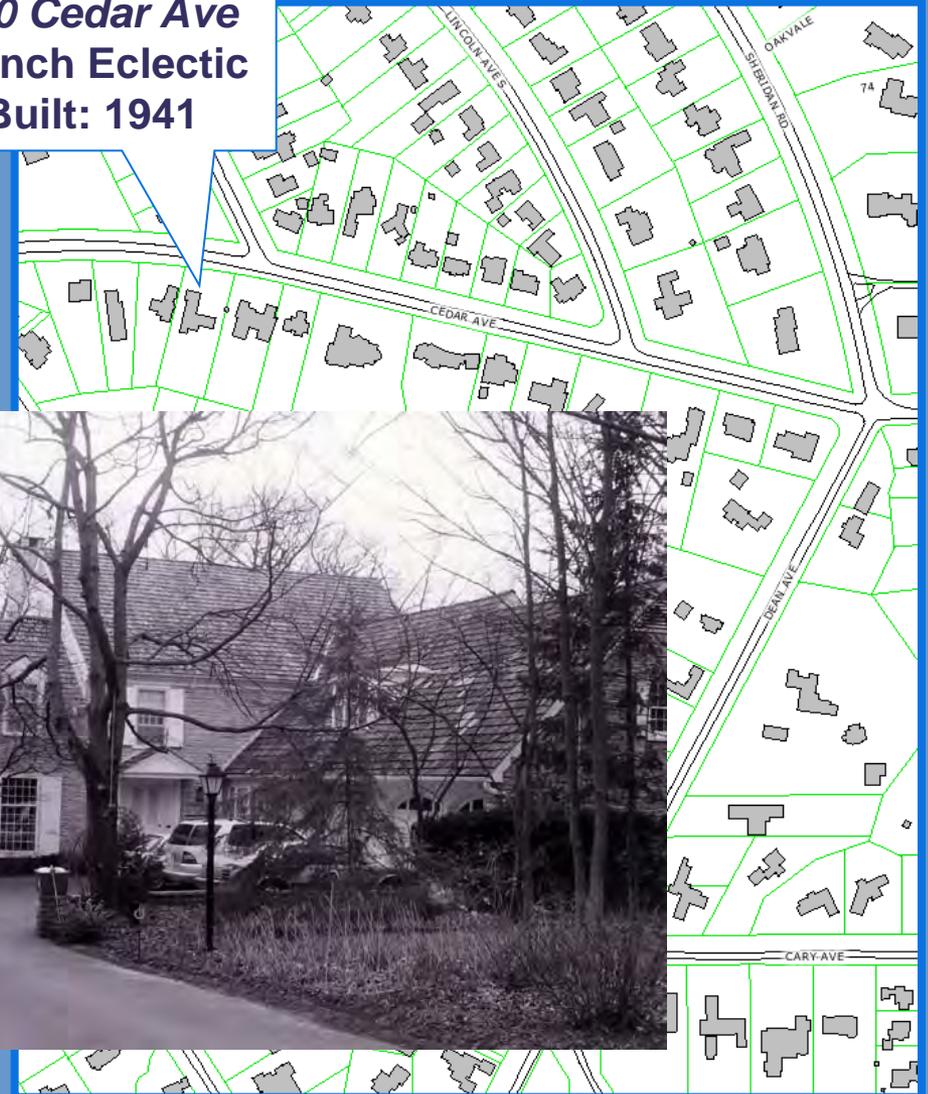


The above house is being erected by Paul R. Kuhn of the Burnet-Kuhn Advertising company, on the north side of Dean avenue, Ravinia, near Bronson avenue, from plans by Loebel & Schlossman. It contains eleven rooms and a two car garage. There will be a library with rip sawed oak paneled walls, a living room, a breakfast room, dining room, four master bedrooms and four baths, and two maids' bedrooms and bath. Exterior walls will be of common brick painted gray.

# Architects: Loebel & Schlossman

- 1938: 310 Cedar  
*Louis Behr*
- French Eclectic style

**310 Cedar Ave**  
**French Eclectic**  
**Built: 1941**



# Architects: Loebel & Schlossman



# Architects: Loeb & Schlossman

- In 1925, two young architects, Jerry Loeb and Norm Schlossman, launched a firm with a goal of building a reputation in residential and commercial design. From that success, the firm attracted projects that would ultimately leave an indelible mark on Chicago's skyline and its sprawling suburbs.
- In 1946, the firm was chosen as the architect for one of the earliest planned communities in the nation, the Town of Park Forest. In the 1950's and 60's the firm received acclaim for the designs of the first regional shopping centers in the nation; followed in 1976 by one of the most recognized mixed-use projects in the country, Water Tower Place, which helped transform Chicago's North Michigan Avenue into one of the nation's finest retailing avenues.



# Architects: Loebel & Schlossman



# 310 Cedar Ave

HPC Formal Determination of Significance  
1-15-2009



**City of Highland Park  
Historic Preservation Commission  
Minutes of January 15, 2009  
7:30 p.m.**

**I. Call to Order**

The Regular Meeting of the Historic Preservation Commission was called to order at 7:35 p.m. in the City Hall Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL.  
Chair: Jim Fraerman. Secretary: Jason Berry.

**II. Roll Call**

*Members Present:* Temkin, Sogin, Butterman, Fraerman, Fradin, Curran

*Members Absent:* Robbin

*Ex-Officio Members Present:* Axelrod, Johnas

*City Staff Present:* Berry

*Others Present:* Ginger O'Neill, Liz Nardini, Carolyn Shrago

**III. Scheduled Business**

**A. Approval of Minutes**

Minutes were corrected by Julia Johnas, who was not present at the December meeting. A motion was made and seconded to adopt the minutes of the regular meeting of December 11, 2008. The minutes were adopted unanimously.

**B. Preliminary Determination of Significance**

1856 Green Bay Road

Berry and Johnas presented information about the home. Built circa 1905, the house was owned by August Norenburg, who was a local mason.

Sogin asked if met any of the criteria, and if so, was it worth delaying. The home may lack integrity. Fraerman polled the commissioners for their opinion on the home.

Butter Robbin made a motion that the home did not meet landmark criteria. Second from Fradin. The motion passed unanimously (6-0).

**C. Final Determination of Significance**

310 Cedar

The homes three owners,

Berry presented information on the home's architect, Norman Schlossman. There are three homes by Loebel & Schlossman in the area: Schlossman's own home at 985 Dean

Ave, a home built for Paul Kuhn at 900 Dean Ave, and the residence built for Louis Behr at 310 Cedar Ave.

Sogin discussed the changes in Highland Park from summer community to full-time residences. Schlossman and Behr participated in developing Jewish institutions that underpinned the Jewish community in Highland Park. By the 1930s, the next generation of German Jews were living year-round in Highland Park. Behr was a basketball star and part of the Jewish cultural community. After his early death, his wife continued to live in the home.

Butterman asked about the condition of the home. At the last meeting it was reported that the boiler burst, and inquired why the home wasn't sold earlier. The owners reported that personal reasons prevented its sale, and it wasn't feasible to repair the home for resale.

Carolyn Shrago asked the Commission if the home could be marketed as a teardown. Ms. Shrago noted the home "looks pretty from the exterior" but is in disrepair. Family was moved out of the house slowly.

Fraerman recognized the personal and economic dilemma facing the owners, but noted that the home was rated significant. Described the purpose of the demo delay, and noted without going on the market there is no proof that there's not a buyer.

Ginger O'Neill said they have begun talking to realtors and would be grateful to find someone to preserve it. Shrago said it needs to be gutted, the home has bad plumbing and no updates. O'Neill added it would be hard to show the house now, as it's not heated. They are not going to improve the interior.

Fraerman polled the Commission on potential criteria. Temkin felt it met 1, 5, and 6, noting the connection to Schlossman. Butterman agreed with 1 and 5 but was uncertain about 6—Fradin agreed. Fraerman noted that 6 doesn't seem to cover the connection this home has to the others by Schlossman.

Sogin asked the Commission where they'd "draw the line" to save the neighborhood? Liz Nardini agreed that they would hate to see the home torn down but don't know what else to do. Sogin felt the home met criteria 6 for "culturally significant" design, following the connection Schlossman had to the neighborhood. Curran concurred.

Fraerman reiterated for the owners that the appears to be consensus about criteria 1 and 5, which would be a 180 day delay. If the Commission finds the home also meets criteria 6 it would be a 365 day delay. Fraerman asked the owners to market the home and come back to the Commission with more information.

Curran made a motion that the home met criteria 1, 5, and 6. Second from Sogin. Motion passed unanimously (6-0).

#### **D. Department of Community Development Planning Report**

##### 2479 Woodbridge Lane

Berry presented a planning report and findings of fact supporting the landmark designation of 2479 Woodbridge Lane. Fraerman asked to amend the report to describe changes to the home made by the current owners, the Woodbridge Trust.

Curran made a motion to accept the report as amended, adopt the findings of fact, and recommend designation to the City Council. Second from Butterman. Motion passed unanimously (6-0).

#### **IV. New Business**

Fraerman described the proposed permit waivers. \$15,000 have been budgeted for 2009. After discussion of various permit types, the Commission agreeded that permits requiring a COA should be refunded.

Berry passed out copies of the Hazel-Prospect tour, and Sogin described plans for a second tour.

#### **V. Other Business**

There was no other business

#### **VI. Adjournment**

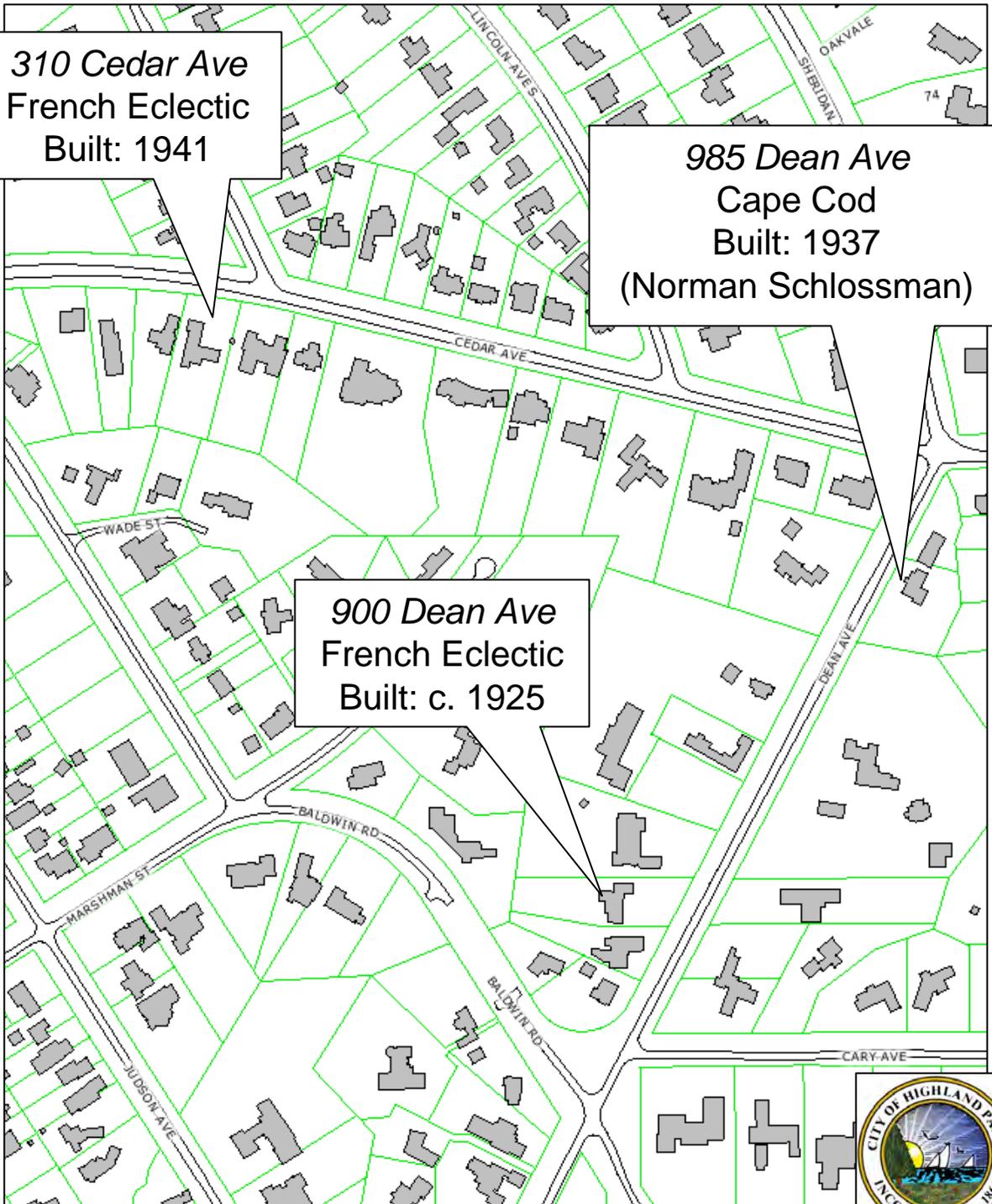
Butterman made a motion to adjourn the meeting. Second from Sogin. Meeting adjourned at 9:10 p.m.

# Loebl & Schlossman Designs in Highland Park

310 Cedar Ave  
French Eclectic  
Built: 1941

985 Dean Ave  
Cape Cod  
Built: 1937  
(Norman Schlossman)

900 Dean Ave  
French Eclectic  
Built: c. 1925

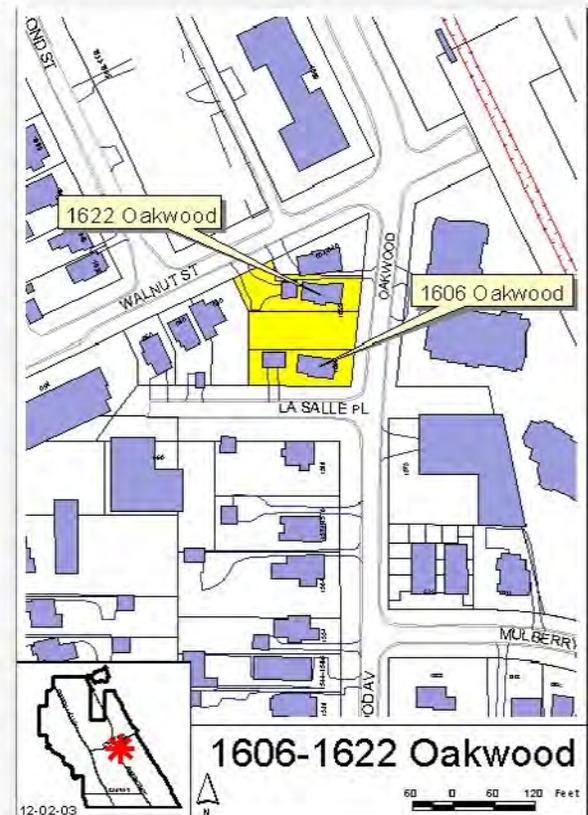


# Historic Preservation Commission

## 1606 Oakwood Avenue Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 5/8/14

|                              |   |
|------------------------------|---|
| <i>Year Built:</i>           | c.1915  |
| <i>Style:</i>                | Vernacular  |
| <i>Petitioner:</i>           | Milton Robinson, Owner  |
| <i>Size:</i>                 | 1657 square feet  |
| <i>Original Owner:</i>       | F.J. Siljstrom (1925)   |
| <i>Architect:</i>            | Unknown   |
| <i>Original Cost:</i>        | Unknown   |
| <i>Significant Features:</i> | Decorative sunburst in front gable, side dormers  |
| <i>Alterations:</i>          | <ul style="list-style-type: none"><li>• Barn alteration (1925)</li><li>• Enclosed Porch (1930)</li><li>• Barn Demolition (1946)</li></ul>           |
| <i>Staff Opinion:</i>        | Staff recommends that the Commission discuss the structure at 1606 Oakwood Avenue and how it may satisfy any of the landmark criteria listed below. |



The dilapidated house at 1606 Oakwood Avenue, located near the Metra station in downtown Highland Park, was reviewed and approved for demolition in 2003. At that time, the staff report noted that the house was in poor condition as seen from the street. The house was not demolished and still stands on the property. There have been no improvements to the house since 2003 and photographs of existing conditions show the deterioration has progressed.

The house is old, originally dating from the early 1900's. There were modifications to the structure, but nothing more recent than WWII-era. Building permits from old projects include a 1925 permit for "Alterations to barn" on the property and an enclosed porch by the same owner in the 1920's. The barn finally came down in 1946, though the enclosed porch is still visible on the house.

# Historic Preservation Commission

Milton Robinson, the current owner, applied for the demolition in 2003 and has submitted the current application, as well. Minutes from the 2003 Historic Preservation Commission discussion on 1606 Oakwood are very brief. The owner indicated the house needed renovation, but the costs were prohibitive. The HPC found that no landmark standards were satisfied and voted unanimously to allow the demolition to proceed.

## **Biographical Information – A Ride into Local History!**

While the structure at 1606 Oakwood doesn't offer much historical interest, a story about the original owner is worth sharing:

The seminal work on local history, *"Highland Park, Pioneer to Commuter"* (1958), has a wonderful story involving Mr. Frank Siljestrom, the earliest known owner of the house. Around 1890 – 1900, Highland Park's electricity service was still in its infancy and a bicycle was purchased for the main attendant of the electrical plant to provide help monitor who was using the service. The efficiency of his travel on the bicycle around town led to a surge in interest in that mode of transportation. According to the book, "the speed and convenience of bike travel subsequently prompted several merchants to purchase "wheels"." Bicycles proliferated around Highland Park, prompting alderman to restrict bicycles from the City because of defective streets and sidewalks. The Council announced, "Walks were constructed for the comfort and convenience of pedestrians, who are the largest part of the community. Ignoring their safety, if bikes are allowed the use of walks, would be to abridge the rights of the community." An ordinance was enacted banning "wheels" from public walkways. This incited a rash of protest and Mr. Frank Siljestrom found himself in the middle of it.

Apparently Frank had a physical handicap and a riding a bicycle was easier than walking. He was instructed by the City to cease bicycling on the sidewalks and, with the streets being too rough for bikes back then, Mr. Siljestrom was viewed as being persecuted by the City. According to *"Highland Park, Pioneer to Commuter"*, petitions were circulated encouraging the Council to reconsider its answer to Mr. Siljestrom. The Council reconsidered the ban and eventually allowed residents to ride "at moderate speed on walks" within a limited area. Importantly, if riders got up too much speed, they would be arrested! Additionally, gentlemen were required to dismount when they meet ladies.

Pages 74 and 75 of the book, included in the attachments to this memo, relate the whole story as reported in the Register, a periodical of the time. Frank passed away in 1945 and two obituaries for him are included in the attachments.

## **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.

# Historic Preservation Commission

- 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 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 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, then a mandatory 365-day Review Period commencing on the Application Completion date will be in effect.
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

## **Attachments**

Pages 74 & 75 of "Highland Park: Pioneer to Commuter" (1958)

Location Map

Site Photos

County Assessor Data

Old building permits

2003 Staff memo for Demo Review

Two obituaries for Frank Siljestrom

received." "The Post reminds its readers that our own Professor Gray made the same discovery in 1876," the Register cited.

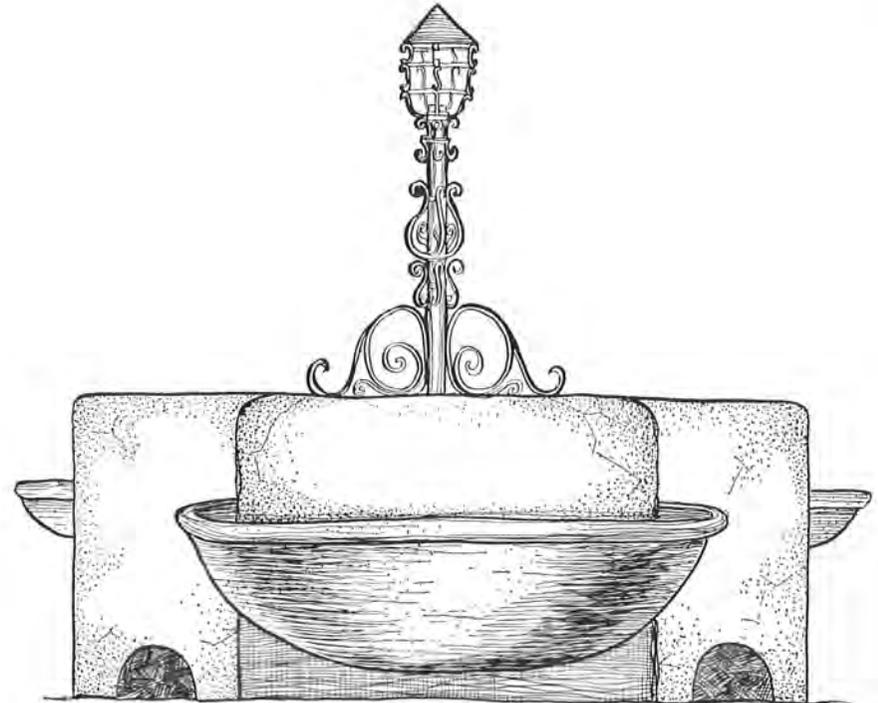
Several months after the new manager took charge of the light plant, Arthur McPherson received urgent summons to return to his former job. He hurried to the light plant and was dismayed by news that the manager had fled and most of the staff had quit; bill collectors were milling about the door and the city marshal was standing by with orders to ban electric service. Although Mr. Mercereau intended to leave town immediately, he promised to send back a bicycle to help Arthur McPherson "chase trouble" for the plant. Mr. Mercereau also advised him of the number of subscribers who sought all-night and daytime service. Under Mr. McPherson's direction, plant operations quickly returned to a progressive pattern which antagonized the council. "They certainly are improving the light plant and everyone should show their appreciation by burning electric lights," the Register advised. The item added that a gas lighting system had been installed "to use if the electric lights fail."

At first, residents were afraid of a high-wheeled "safety" bike sent to Mr. McPherson. Neighbors of the plant were awakened several nights by the sound of a coal stove toppling over from a collision with the "newfangled" vehicle. When he was able to navigate the bicycle, Mr. McPherson whizzed down streets at 2 a.m. checking homes where lights were in use so customers would not complain about unfair bills. The speed and convenience of bike travel subsequently prompted several merchants to purchase "wheels"; hundreds of bicycles appeared when the League of American Wheelmen discovered excellent meals served at Frank Green's tearoom. Despite the advantages to trade, aldermen tried to restrict bicycles from Highland Park because of defective streets and sidewalks. "Walks were constructed for the comfort and convenience of pedestrians, who are the largest part of the community," the council announced. "Ignoring their safety—if bikes are allowed the use of walks—would be to abridge the rights of the community." An ordinance banning "wheels" from sidewalks incited a rash of protest.

"The great achievement of the last council session was the refusal to allow lame Frank Siljestrom to ride a wheel on the sidewalk to and from work," the Register giped. "We regard that a mistaken policy and we greatly err if it meets public approval. We call attention of the council to the fact that it stands a fair chance of having a law suit on its hands if it arrests Mr. Siljestrom for riding on the walk. If we understand his position, it is that his business demands that he use a wheel, and if our streets are so bad that he cannot use one, he has the right to a proper use of the walk. We don't want the city in an expensive law suit, but we do want the case tried, for we never have believed that such a drastic ordinance as that would stand."

Petitions circulated by Arthur McPherson and other bicycle owners encouraged the council to reconsider its answer to Mr. Siljestrom. "There was an adjourned meeting Friday with special reference to bicycles on the walks,"

the Register related. "After a protracted debate, the sober second thought of the council was that the petitioners were right. There were several 'ahems' and aldermanic winks to the effect thus to wit: Citizens can ride at moderate speed on walks—except on St. Johns from Hawkins' corner to Park; on Central east to Fletcher's block and on Central west as far as Goldberg's corner. If riders get up too much speed they will be arrested; gentlemen must dismount when they meet ladies. This permission will expire about May 1 or sooner if the weather settles the roads. Now it behooves every rider to guard well his personal honor in this matter," the Register concluded. "The council has acted generously—let the cyclists not forget their manhood."



The gift of a fountain by Chicago railway magnate Charles G. Yerkes was announced at 1896 dedication rites for Sheridan Road. The stone trough (at Sheridan and Forest Avenue) was presented by Frank Hawkins, delegate of the Sheridan Road Association, who secured rights of way from Evanston through Highland Park. A Chicago paper described the entire thoroughfare, from Lincoln Park to Fort Sheridan, as the "finest pleasure drive in the world."

1606 Oakwood



RECEIVED

APR 14 2014

City of Highland Park  
Building Dept.

1606 Oakwood



RECEIVED

APR 14 2014

City of Highland Park  
Building Dept.

1606 Oakwood

RECEIVED

APR 14 2014

City of Highland Park  
Building Dept.





## Lake County, Illinois

### Property Tax Assessment Information by PIN

| Property Address |                  | Property Characteristics   |                            |
|------------------|------------------|----------------------------|----------------------------|
| Pin:             | 16-23-419-005    | Neighborhood Number:       | 1823020                    |
| Street Address:  | 1606 OAKWOOD AVE | Neighborhood Name:         | Green Bay/McGovern/Hickory |
| City:            | HIGHLAND PARK    | Property Class:            | 104                        |
| Zip Code:        | 60035            | Class Description:         | Residential Improved       |
| Land Amount:     | \$42,908         | Total Land Square Footage: | 7119                       |
| Building Amount: | \$51,367         | House Type Code:           | 22                         |
| Total Amount:    | \$94,275         | Structure Type / Stories:  | 1.5                        |
| Township:        | Moraine          | Exterior Cover:            | Wood siding                |
| Assessment Date: | 2013             | Multiple Buildings (Y/N):  | N                          |



|  |             |
|--|-------------|
| Year Built / Effective Age:                | 1946 / 1946 |
| Condition:                                 | Average     |
| Quality Grade:                             | Good        |
| Above Ground Living Area (Square Feet):    | 1657        |
| Lower Level Area (Square Feet):            |             |
| Finished Lower Level (Square Feet):        |             |
| Basement Area (Square Feet):               | 1036        |
| Finished Basement Area (Square Feet):      | 0           |
| Number of Full Bathrooms:                  | 1           |
| Number of Half Bathrooms:                  | 0           |
| 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.**

# Memo

**To:** Building Department

**From:** Larry Shure, Planner I

**CC:**

**Date:** 12/12/2003

**Re:** Historic Preservation Demo Approval for: **1606 Oakwood Ave.**

---

At the Historic Preservation Commission Meeting on:

12/11/2003

the Commission determined that no landmark criteria were fulfilled and voted to approve the demolition request for the following property:

**1606 Oakwood Ave.**

If you have any questions please call me at ext. 1853. Thanks.

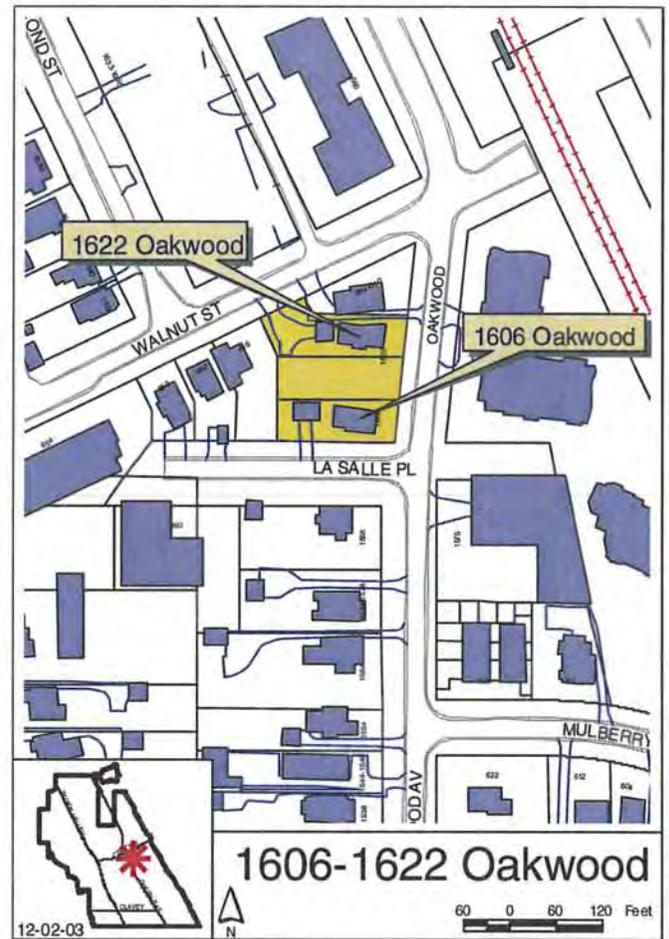
# 1606 Oakwood Ave.

(formerly 218 Oakwood)

|                              |  |
|------------------------------|--|
| <b>Built:</b>                | c.1915   |
| <b>Style:</b>                | Vernacular   |
| <b>Structure:</b>            | 2 story house  |
| <b>Original Owner:</b>       | F. J. Siljestrom (1925)  |
| <b>Architect:</b>            | Unknown  |
| <b>Cost:</b>                 | Unknown  |
| <b>Legal Description:</b>    | Lot 2 of Block 57  |
| <b>Significant Features:</b> | Decorative sunburst in front gable; side dormers                                       |
| <b>Alterations:</b>          | Composite siding; enclosed porch (193); barn alterations (1925) and demolition (1946); |

## Staff Opinion

This home is in poor condition as seen from the public right of way. It does not appear to fulfill landmark criteria at this time.



Date Dec 7 1925 Building Permit No. 1606 OAKWOOD  
 Location of Building—No. 1606 Street Oakwood Ave + Deerfield  
 Name of Owner F. S. Siljestrom  
 Present Address H.P.  
 Old or New Building Alterations to barn.  
 General Contractor \_\_\_\_\_ Address \_\_\_\_\_  
 Permit issued to Owner to construct a garage hang 2 doors  
 building on \_\_\_\_\_ Lot 4 Blk. 51 Sub'n. H.P. Lay floor.  
 Builder's estimate \$300<sup>00</sup> Permit fee 2<sup>00</sup>  
 Location on Lot verified Dec 7 1925 by J. D. Morris  
 Other inspections \_\_\_\_\_  
 Remarks \_\_\_\_\_  
 Job completed \_\_\_\_\_ Receipt for returned plans \_\_\_\_\_ Owner

Date 10-23-30 1925 Building Permit No. 2525  
 Location of Building—No. 218 Street Oakwood Ave  
 Name of Owner Frank Siljestrom  
 Present Address 218 Oakwood Ave Phone \_\_\_\_\_  
 Type of Construction Frame Remodeling \_\_\_\_\_  
 General Contractor Owner Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Permit issued to OWNER to enclose construct a Front Porch.  
 building on \_\_\_\_\_ Lot 4 Blk. 51 Sub'n. Southwicks R. Sub.  
 Builder's estimate 300<sup>00</sup> Permit fee 2<sup>00</sup>  
 Location on Lot verified \_\_\_\_\_ 1925 by \_\_\_\_\_  
 Other inspections \_\_\_\_\_  
 Deposits \_\_\_\_\_ Sidewalks planked \_\_\_\_\_  
 Remarks \_\_\_\_\_  
 Job completed \_\_\_\_\_ Receipt for returned plans \_\_\_\_\_ Owner

Date March 20 1946 <sup>1606</sup> Special Building Permit No. 267  
Location of Building—No. 218 Street Oakwood Avenue.  
Name of Owner Siljeström Estate  
Present Address 218 Oakwood. Phone \_\_\_\_\_  
Type of ~~Construction~~ Wrecking ced frame barn. ~~Remodeling~~  
General Contractor H. C. Siljeström Address \_\_\_\_\_ Phone \_\_\_\_\_  
Permit issued to Owner to ~~construct~~ wreck a frame barn on rear  
building on Lot 4 Blk. \_\_\_\_\_ Sub'n. Southwicks.  
Builder's estimate \_\_\_\_\_ Permit fee 1.60  
Location on Lot verified 3-21-1934 by H. Savon  
Other inspections Postal card 3-21-46  
Deposits Bond # 19 Sidewalks planked \_\_\_\_\_  
Remarks \_\_\_\_\_  
Job completed \_\_\_\_\_ Receipt for returned plans \_\_\_\_\_ Owner \_\_\_\_\_

**City of Highland Park  
Historic Preservation Commission  
Minutes of December 11<sup>th</sup>, 2003  
7:15 p.m.**

**I. Call to Order**

The Regular Meeting was called to order at 7:21 p.m.

**II. Roll Call**

*Members Present:* Friedman, Miller, Harrison, Kahn, Seyfarth, Natenshon, Baum

*Members Absent:* Fraerman, Behn

*Ex-Officio Members Present:* Silberman

*City Staff Present:* Shure

*Others Present:* Shannon Wood (Hickory and Oakwood), Frank Montalto (Hickory and Oakwood), Milton Robinson (Oakwood), Brad Zenner (1048 Brittany), Ted Stromberg (1640 Hickory)

**III. Scheduled Business**

*Chairman Behn not being present, Vice-Chair Kahn began the meeting.*

**A. Approval of Minutes**

Commissioner Miller made a motion to approve the minutes of the regular meeting of November 20<sup>th</sup>, 2003. Commissioner Natenshon seconded the motion. With no further discussion the minutes for the regular meeting were adopted unanimously.

**B. Preliminary Determinations of Significance**

**1. 1234 Ridgewood**

Commissioner Miller noted that the sign announcing the demo hearing was on the ground when he viewed the home. He said that the house is a fine example of the Craftsman Bungalow. He noted that there is a newly restored bungalow nearby. Commissioner Kahn also said that the street is very good. Commissioner Miller made a motion to preliminarily delay this demolition based on landmark criteria #1:

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

Commissioner Friedman seconded the motion. With no further discussion a vote was called:

Ayes: Friedman, Miller, Kahn, Seyfarth, Natenshon, Baum  
Nays: Harrison  
Abstain: None  
Absent: Behn, Fraerman  
*Motion carried.*

*This demolition application is now in delay, pending the outcome of a Formal Review of Significance.*

**2. 1048 Brittany**

The contract owner, Brad Zenner, spoke about this home which he intends to purchase as a teardown. He noted that there are 3 bedrooms and 1 bathroom, and it is built on a slab with no basement. Commissioner Harrison made a motion that this home does not fulfill landmark criteria. Commissioner Friedman seconded the motion. With no further discussion the Commission unanimously voted that the home does not fulfill landmark criteria.

**3. 1640-1648 Hickory**

Shannon Wood of Tribeca Construction spoke about the condition of the property. He said that it requires updated plumbing and electrical, and that he hopes to build several townhouses on the combined site, which is in a multi-family residential district. Commissioner Friedman noted that one of these homes had received a contributing rating in the Central East Comprehensive Architectural Survey. Mr. Wood said that renovation would cost \$150,000. Commissioner Friedman said that the Community Land Trust may be interested in purchasing this property for affordable housing. Commissioner Harrison made a motion that the home does not fulfill landmark criteria. Commissioner Baum seconded the motion. With no further discussion a vote was called:

Ayes: Harrison, Kahn, Natenshon, Baum  
Nays: Friedman  
Abstain: Miller, Seyfarth  
Absent: Behn, Fraerman  
*Motion carried.*

**4. 1606-1622 Oakwood**

Milton Robinson, the owner of the properties said that he received a complaint on 1606 which led to an inspection, which led to the property being vacated. He determined that rehabilitation was not appropriate. He noted that both homes are of a similar vintage, and have leaky plumbing and old roofs. He said that the property is zoned for multi-family residences. Commissioner Natenshon made a motion that these homes do not fulfill landmark criteria. Commissioner Baum seconded the motion. With no further discussion the Commission unanimously voted that the homes do not fulfill landmark criteria.

**C. Historic Preservation Ordinance Discussion**

A general discussion was held concerning the proposed changes to the Preservation Ordinance and the Demolition of Dwellings Ordinance. It was generally agreed that there would be two designation sections, one to deal with individual landmarks, and one to deal with historic districts. Both designation procedures should allow for designation without owner consent. It was also generally agreed that the Demolition of Dwellings Ordinance should be separated from the designation procedures, which could be implemented at the Commission's discretion, but would still provide a tool to prevent the loss of historic resources short of landmark designation. The ordinance should provide for the possibility of non-contiguous districts, and provide a simple and consistent way to determine who has the right to vote. There was some discussion concerning the level of detail needed within landmark nominations in order to support the designation process under the proposed procedures.

**IV. Other Business**

**V. Adjournment**

A motion was made and seconded to adjourn the meeting. Adjourned at 9:45 p.m.

Respectfully submitted,

Lawrence M. Shure  
Planner I

# Highland Park Press

Highland Park's NEWS Paper for 33 Years

Highland Park, Illinois, Thursday, June 7th, 1945

## Question Proposed by Council

That has been done  
of future possibil-  
ity field both  
Playground and  
and for service  
by the USO, will  
part of the  
annual meeting of  
the Co-ordinating  
Committee Thurs-  
day evening.  
The Community  
meeting is open to  
be held in recrea-  
tion well as to the  
and members of  
organizations of

operation of rec-  
reational basis,  
with money to spend  
on recreation, and  
and Recreation  
programs will  
George Scheuchen-  
director of Com-  
is the new di-  
n for Highland

so analyze the  
med question-  
distributed by  
and Recreation  
l children and  
purpose of col-  
for formulat-  
rogram. The  
of Arthur Olson,  
arroll Binder,

## Rites Held on Saturday For Prominent Merchant

Last rites were conducted at the Kelley chapel on Saturday for Frank L. Siljestrom, prominent local business man, who succumbed on Wednesday of last week to an illness of three months.

Mr. Siljestrom is a veteran resident of Highland Park, having come directly from Sweden in 1888. Five years later he established the Siljestrom ice and coal business, which will be maintained by members of his family.

A member of the Chamber of Commerce and the Elks club, his hobby was the breeding of fine hogs at his stock farm in Deerfield.

He is survived by four daughters, May, Eva, and Ruth, of Highland Park, and Mrs. Charles McCord of Los Angeles; four sons, George, Henry and Fred of Highland Park, and Ben of Deerfield, all four associated with their father in business; eleven grandchildren and one great-grandchild.

The family is well represented in the armed services. Lt. James, navy flier, stationed in the Pacific theater; Lt. Donald, veteran European flier, now stationed in Colorado; S/Sgt. "Dick," Van Arsdale, recently decorated for valor in Germany, and Gordon, G. M., USN, prisoner of war since the fall of Bataan in 1942, are grandsons. Mr. Charles McCord, USN, a son-in-law, is receiving his basic training in California.

## Summer Plans Start on Tuesday

### Fleet Marine "Jim" Kirk Is Lost in Line of Duty

Pfc. James "Jim" Kirk, USMC met his death in the line of duty aboard battleship somewhere in the Pacific on May 12, according to official notice received by his parents, Mr. and Mrs. James J. Kirk, Sr., 360 Orchard lane, on Tuesday of last week.

23 years of age, and a former student of the local high school at the time of his enlistment he was serving as assistant manager of the Corn Belt hardware store at Libertyville. His engagement to Miss Mildred Norinder, of Libertyville, was to have been formally announced after her graduation from Libertyville high school this June.

The people among whom he grew to manhood speak of "Jimmy" as a "sweet kid," always pleasant and congenial, and to them his death comes as a blow. He will be greatly missed. Marine James, the man, may be imaged through the words of his captain:

"Through his devotion to duty and his loyalty to his country he has paid the ultimate price."

## **Prominent Merchant, Frank Siljestrom, Dies In Hospital**

Frank L. Siljestrom, 85, of 218 Oakwood avenue died in the Highland Park hospital on Memorial day after an illness of three months.

Mr. Siljestrom came directly to Highland Park from Sweden in 1888. In 1893, he purchased the established ice business of Nick Clampitt and had been in the ice and coal business since then, in addition to operating the Siljestrom farm in Deerfield.

Active in the Highland Park Elks club and the Chamber of Commerce, Mr. Siljestrom's hobby was farming and the breeding of fine pigs at his country home.

### **Children Survive**

Surviving are four sons, all associated with him in the business, George, Henry and Fred of Highland Park and Benjamin of Deerfield, four daughters, May, Eva and Ruth of Highland Park and Mrs. Charles McCord of Los Angeles, Calif., 11

(Continued on page 24)

## Siljestrom Dies

(Continued from page 3)

grandchildren and one great-grandchild.

One son-in-law and four grandchildren are in the service. The son-in-law, Charles McCord, is undergoing his navy boot training in California. The grandsons in the service are as follows: Lt. James Siljestrom, a marine air corps pilot, now in the Pacific; Lt. Donald Siljestrom of the army air corps, who completed his missions in the European theatre of war and is now stationed in Colorado; Gordon Siljestrom, G.M., USN, who has been a prisoner of the Japanese since the fall of Bataan in April, 1942; and S/Sgt. Dick Van Arsdale, in Germany with the infantry, who has been wounded in action on two different occasions. The Siljestroms boys are the sons of Mr. and Mrs. Henry Siljestrom, and Sgt. Van Arsdale is the son of the late Laura Siljestrom Van Arsdale.

Funeral services were held Saturday afternoon at Kelley's chapel, with interment in Memorial Park.

Full provisions have been made for Mr. Siljestrom's ice business to be carried on as usual with his son, Henry, as executor.

# Historic Preservation Commission

## 750 Kimball Avenue Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 6/12/2014

|                              |  |
|------------------------------|--|
| <i>Year Built:</i>           | 1920   |
| <i>Style:</i>                | Coach House  |
| <i>Petitioner:</i>           | Susan McCabe, Owner  |
| <i>Size:</i>                 | 5,732 SF   |
| <i>Original Owner:</i>       | Curtis N. Kimball (Kimball Estate)   |
| <i>Architect:</i>            | Unknown, potentially WA Otis, who was the architect of the original manor house on the estate in 1908.   |
| <i>Historic Status:</i>      | S - Significant  |
| <i>Significant Features:</i> | Side gable roof with return cornices; polychromatic brickwork with corner brick quoins; round arch wall dormers on north (front) and south (rear) elevations; decorative half timbering in middle section on front façade; cupolas |
| <i>Alterations:</i>          | <ul style="list-style-type: none"><li>Alteration in 1963</li></ul>   |
| <i>Staff Opinion:</i>        | Staff recommends that the Commission discuss the structure at 750 Kimball and how it may satisfy any of the landmark criteria in Chapter 24.   |



The owner of 750 Kimball Avenue has submitted an application to demolish the house. The house was designed built in approximately 1920 as a coach house on the large Kimball estate, which was one of the largest single parcels developed in Highland Park during the first decade of the 20<sup>th</sup> Century. The estate was a large 45-acre tract located south of present day Kimball Road along Green Bay Road and belonged to Curtis N. Kimball, president of the piano manufacturing company W. W. Kimball. A large house designed by architect W. A. Otis was constructed on the lot around 1908. Otis may have also been the architect for the estate's coach house built at 750 Kimball, though it is unknown at this time. After the death of Curtis Kimball in 1936, the large manor home was demolished. In 1939, a Colonial Revival house was constructed on the

# Historic Preservation Commission

property at 852 Kimball for Curtis Kimball's sons and the remainder of the property was subdivided. Both the home at 852 Kimball Road and the coach house constructed for the estate at 750 Kimball Road survive today.<sup>1</sup> The coach house was included in the Highland Park Multiple Resource Nomination assembled in the early 1980s.

## **Architectural Analysis**

The house is classified as a "Coach House" in the architectural survey, which further notes the significant features in the architecture. The structure was modified in the 1960's. Those additions hide some of the original design of the coach house.

## **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



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<sup>1</sup> 2005 Bob-O-Link Architectural Survey, Pg. 11

# 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.

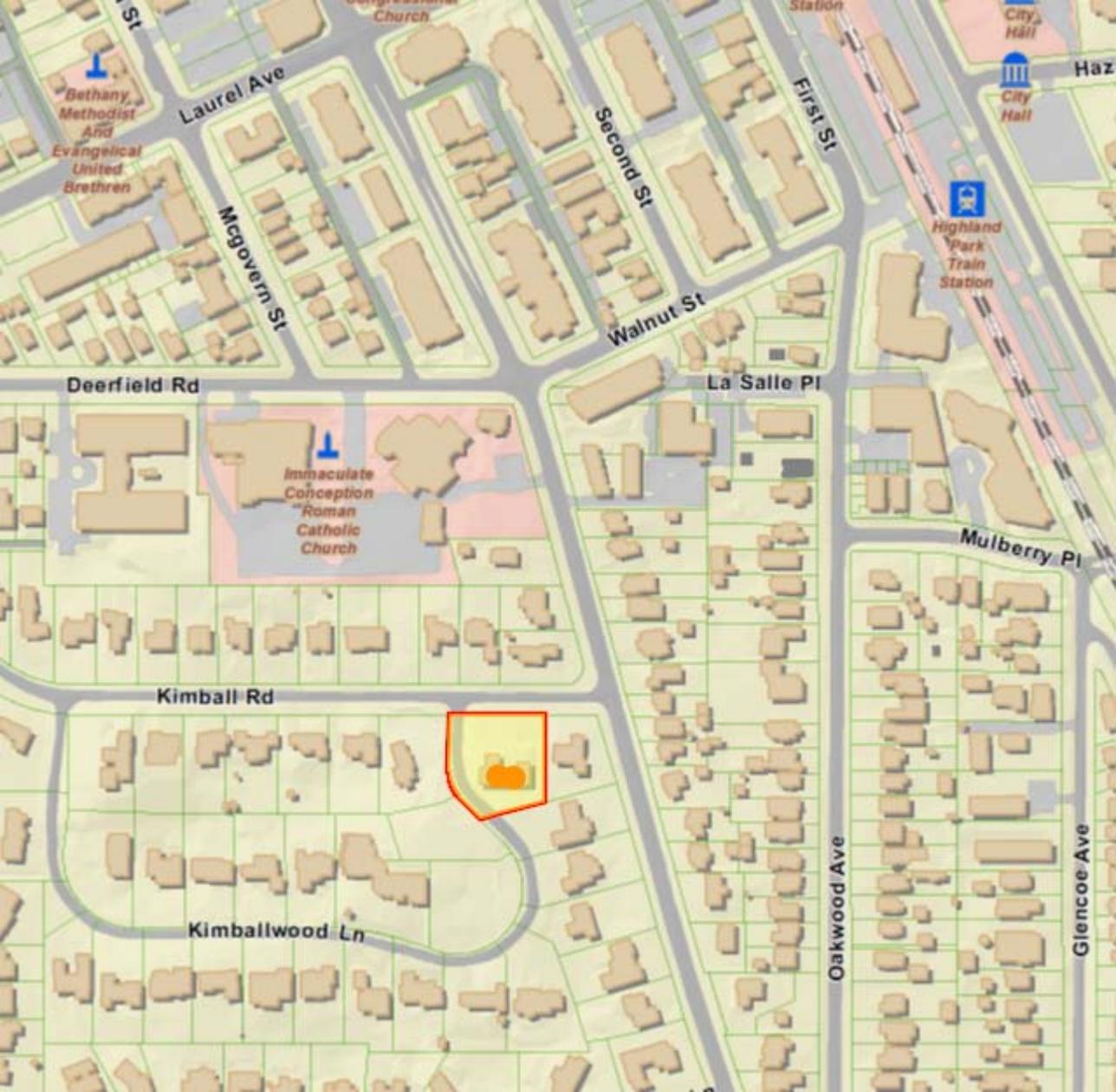
## **Recommended Action**

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per 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, then a mandatory 365-day Review Period commencing on the Application Completion date will be in effect.
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

## **Attachments**

- Location Map
- Site Photos
- Aerial Photo of House
- Architectural Survey Entry
- County Assessor Data
- Excerpts from the 2005 Bob-O-Link Architectural Survey



Bethany  
Methodist  
And  
Evangelical  
United  
Brethren

Laurel Ave

McGovern St

Second St

Walnut St

First St

Highland  
Park  
Train  
Station

City  
Hall

Deerfield Rd

Immaculate  
Conception  
Roman  
Catholic  
Church

La Salle Pl

Mulberry Pl

Kimball Rd



Kimballwood Ln

Oakwood Ave

Glencoe Ave

750 Kimball (Property database shows UNIT A & UNIT B)



750 Kimball Road – Front



750 Kimball Road - Front

APR 23 2014  
CIRGIS Inc.



750 Kimball Road – Front



750 Kimball Road - Front

APR 23 2014

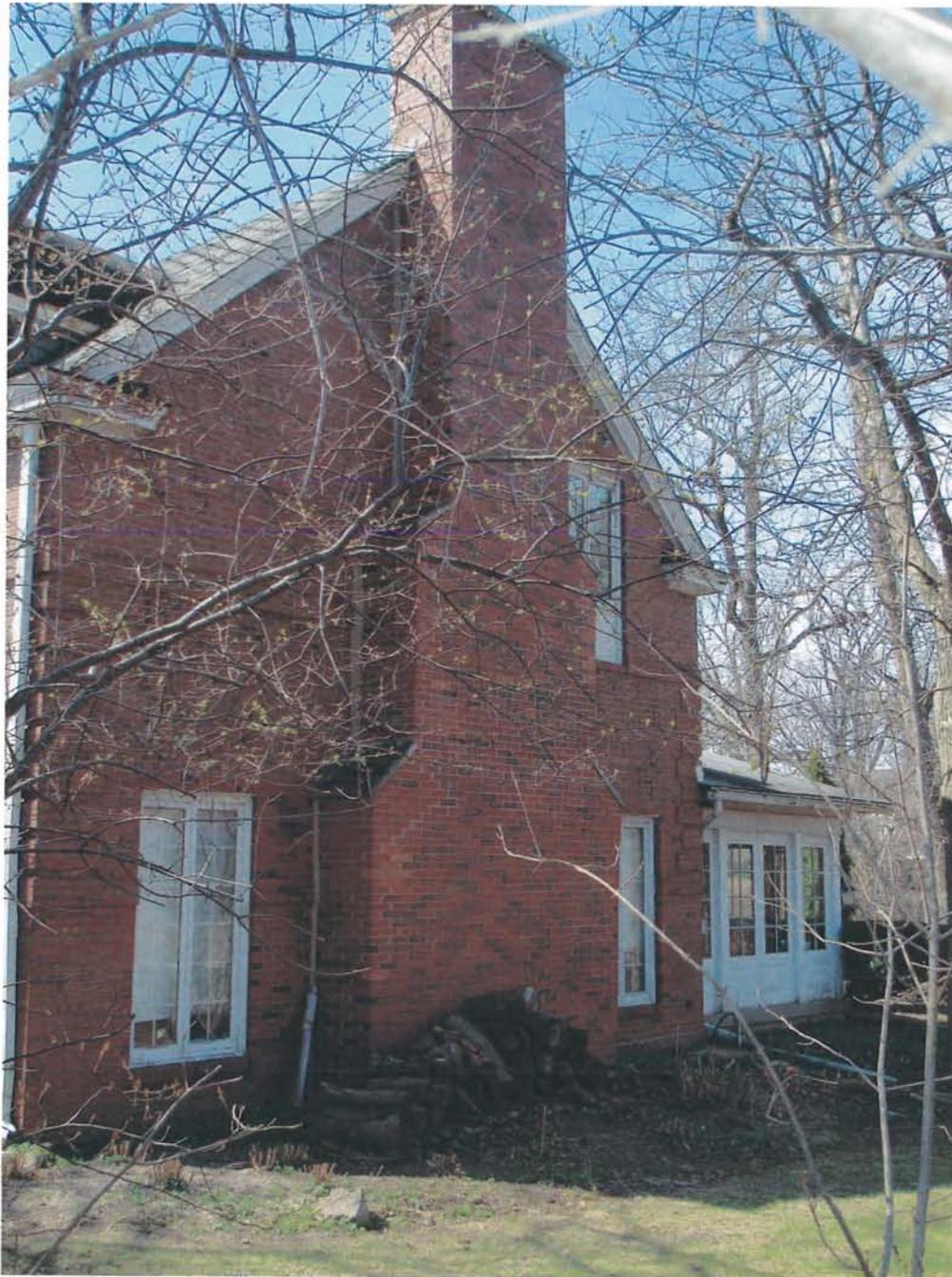


750 Kimball Road – West Side



750 Kimball Road – West Side

APR 23 2014



750 Kimball Road – East Side

750 Kimball Road  
APR 23 2014  
COURTESY OF THE  
MUNICIPALITY OF  
MIDDLEBURY



750 Kimball Road - Rear



750 Kimball Road - Rear

APR 23 2011



# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

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  PLAN

DETAILS  NO OF STORIES

DATE of construction  ROOF TYPE

OTHER YEAR  ROOF MATERIAL

DATESOURCE  FOUNDATION

WALL MATERIAL (current)  PORCH

WALL MATERIAL 2 (current)  WINDOW MATERIAL

WALL MATERIAL (original)  WINDOW MATERIAL

WALL MATERIAL 2 (original)  WINDOW TYPE

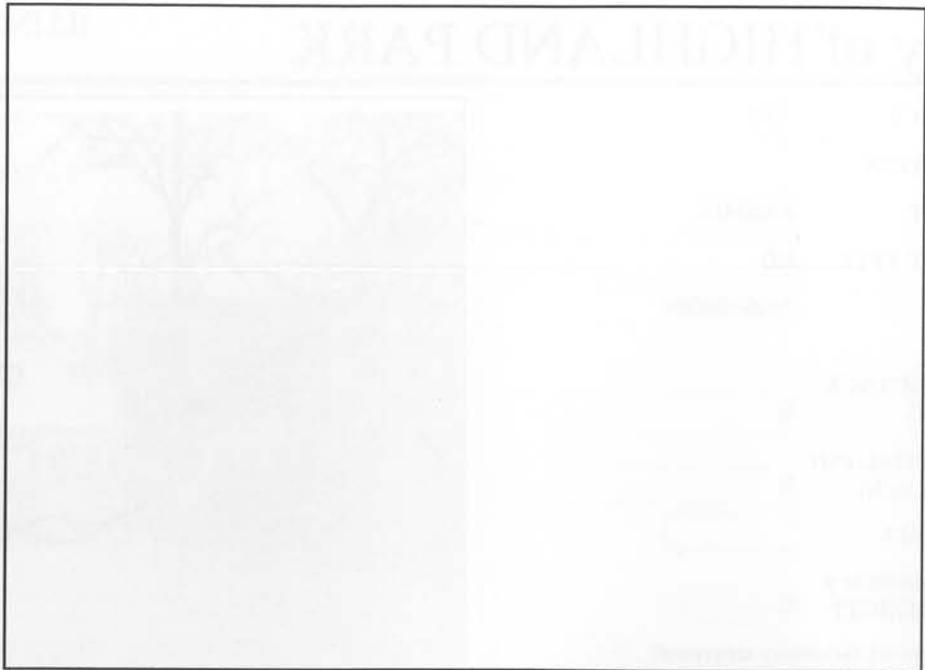
WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

**HISTORIC INFORMATION**

|                  |  |
|------------------|--|
| HISTORIC NAME    |  |
| COMMON NAME      |  |
| PERMIT NO        |  |
| COST             |  |
| ARCHITECT        |  |
| ARCHITECT2       |  |
| BUILDER          |  |
| ARCHITECT SOURCE |  |



|                      |   |
|----------------------|---|
| <b>HISTORIC INFO</b> | Former coach house from Kimball estate. |
|----------------------|---|

|                  |  |
|------------------|--|
| <b>LANDSCAPE</b> | Southeast corner of Kimball and Kimballwood; front driveway; deep setback on Kimball; mature trees |
|------------------|--|

**PHOTO INFORMATION**

|                  |                             |
|------------------|-----------------------------|
| ROLL1            | 17                          |
| FRAMES1          | 31                          |
| ROLL2            |                             |
| FRAMES2          |                             |
| ROLL3            |                             |
| FRAMES3          |                             |
| DIGITAL PHOTO ID | K:\Historic Preservation\SU |

**SURVEY INFORMATION**

|                       |                               |
|-----------------------|-------------------------------|
| PREPARER              | Lara Ramsey                   |
| PREPARER ORGANIZATION | Granacki Historic Consultants |
| SURVEYDATE            | 5/6/2005                      |
| SURVEYAREA            | Bob-o-link                    |



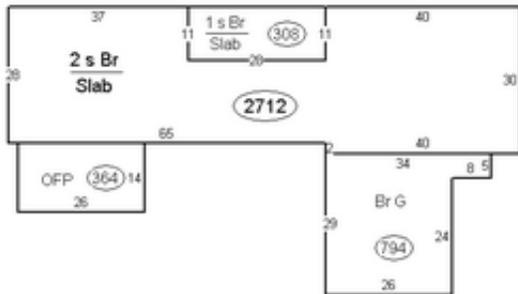
## Property Tax Assessment Information by PIN

| Property Address |                | Property Characteristics                   |                        |
|------------------|----------------|--|------------------------|
| Pin:             | 16-26-104-064  | Neighborhood Number:                       | 1826020                |
| Street Address:  | 750 KIMBALL RD | Neighborhood Name:                         | Bob-O-Link/Kimballwood |
| City:            | HIGHLAND PARK  | Property Class:                            | 104                    |
| Zip Code:        | 60035          | Class Description:                         | Residential Improved   |
| Land Amount:     | \$129,301      | Total Land Square Footage:                 | 36356                  |
| Building Amount: | \$223,419      | House Type Code:                           | 22                     |
| Total Amount:    | \$352,720      | Structure Type / Stories:                  | 2.0                    |
| Township:        | Moraine        | Exterior Cover:                            | Brick                  |
| Assessment Date: | 2013           | Multiple Buildings (Y/N):                  | N                      |
|                  |                | Year Built / Effective Age:                | 1925 / 1945            |
|                  |                | Condition:                                 | Average                |
|                  |                | Quality Grade:                             | Exc                    |
|                  |                | Above Ground Living Area (Square Feet):    | 5732                   |
|                  |                | 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:                  | 5                      |
|                  |                | Number of Half Bathrooms:                  | 0                      |
|                  |                | Fireplaces:                                | 0                      |
|                  |                | Garage Attached / Detached / Carport:      | 1 / 0 / 0              |
|                  |                | Garage Attached / Detached / Carport Area: | 794 / 0 / 0            |
|                  |                | Deck / Patios:                             | 0 / 0                  |
|                  |                | Deck / Patios Area:                        | 0 / 0                  |
|                  |                | Porches Open / Enclosed:                   | 1 / 0                  |
|                  |                | Porches Open / Enclosed Area:              | 364 / 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.



|  |   |
|--|---|
| <p>1590 GREEN BAY RD<br/>Italian Renaissance<br/>1916</p>  |    |
| <p>750 KIMBALL RD<br/>Coach House<br/>c. 1920</p>  |    |
| <p>765 KIMBALL RD<br/>French Eclectic<br/>1927<br/>Keck, George Fred</p>                         |    |
| <p>787 KIMBALL RD<br/>French Eclectic<br/>1927</p>   |   |
| <p>799 KIMBALL RD<br/>French Eclectic<br/>1929<br/>Keck, George Fred</p>                         |  |
| <p>833 KIMBALL RD<br/>French Eclectic<br/>1928<br/>Keck, George Fred</p>                         |  |
| <p>843 KIMBALL RD<br/>Colonial Revival<br/>1938<br/>Goudie, L. G. House<br/>Mann, William D.</p> |  |

|   |   |
|---|---|
| <p>851 KIMBALL RD<br/>French Eclectic<br/>1929<br/>Keck, George Fred</p>  |    |
| <p>852 KIMBALL RD<br/>Colonial Revival<br/>1939<br/>Kimball, W. W. &amp; D.<br/>W. House<br/>Hodgdon, Frederick</p> |    |
| <p>865 KIMBALL RD<br/>French Eclectic<br/>1929<br/>Keck, George F.</p>  |    |
| <p>775<br/>KIMBALLWOOD<br/>LN<br/>Ranch/Colonial<br/>1952<br/>Vinyard, E. L. House<br/>Jones &amp; Duncan</p>       |   |
| <p>828<br/>KIMBALLWOOD<br/>LN<br/>Ranch/Colonial<br/>1951<br/>Corwith, Nathan<br/>House<br/>Jones &amp; Duncan</p>  |  |
| <p>1471 OAKWOOD<br/>AVE<br/>Craftsman Bungalow<br/>c. 1920</p>  |  |
| <p>1486 OAKWOOD<br/>AVE<br/>Craftsman<br/>c. 1920</p>   |  |



1900 and 1910 in the survey area and are predominantly located in Wrenn's Addition and along McDaniels Avenue.

The Kimball estate was the largest single parcel developed in the survey area during the first decade of the 20<sup>th</sup>-century. A large 45-acre tract, it was located south of present day Kimball Road along Green Bay Road. The land was purchased in 1910 by Curtis N. Kimball, president of the piano manufacturing company W. W. Kimball. A large house designed by architect W. A. Otis was constructed on the lot around 1908. The house was described by a contemporary writer as an "English Country Home," constructed of red brick with stone accents, a slate roof, and copper cornices [*The Real Estate and Building Journal*, January 2, 1909].

After the death of Curtis Kimball in 1936, the large manor home was demolished. In 1939, a Colonial Revival house was constructed on the property along Kimball Road for Curtis Kimball's sons and the remainder of the property was subdivided. Both this home at 852 Kimball Road and the coach house constructed for the estate at 750 Kimball Road survive today. The Kimballwood subdivision was platted in 1947 from the remaining property of the Kimball estate. The Kimballwood development was built up quickly, largely during the 1950s.

A number of public works projects were undertaken in the early years of the 20<sup>th</sup> century in Highland Park. In 1909, a contemporary publication reported the construction of a new water works, which had the capacity to pump three million gallons of water daily from Lake Michigan. The city had also recently improved sewer service at a cost of \$90,000. An electric plant was located in the city, and the majority of homes were reported to use electricity. Equally beneficial, the city was well connected by rail service, having tracks for an electric railroad as well as the Chicago and Northwestern [*The Real Estate and Building Journal*, January 2, 1909].

Between 1910 and 1919 most of the remaining area between the Chicago and Northwestern tracks and Green Bay Road south of Gray Avenue was developed. Three subdivisions were platted there during the era: the Ridgewood Park Subdivision, recorded in 1910, a parcel between Ravinia Road and Beech Street in 1912, and a plat for the northeast side of Ridgewood Avenue filed by John H. Sasser in 1917. Also filed in 1910 was Curtis Kimball's resubdivision of lands south of his estate. Nearly all this land had been first subdivided in 1895 as Hitch's Fairview Subdivision but remained undeveloped. Even after Kimball's resubdivision, much of it still remained undeveloped and would be resubdivided once again in bits and pieces from the 1920s forward.

The Bob-O-Link Golf Club, at the south end of the survey area, was created in 1917. The club was formed when a group of golfers from the Exmoor Club purchased the Bob-O-Link Farm in 1916. The clubhouse was built in 1917 and the club opened officially that same year. Despite the media attention that the club garnered, it did not immediately serve as an engine for development of the area. The course was enlarged in 1923 with the purchase of an additional 36 acres of land.

As construction activity boomed all across the country in the 1920s, it was also a period of more active growth for the survey area. Twelve subdivisions were recorded during the decade, several

## INTRODUCTION

The community of Highland Park, located on Chicago's North Shore, is notable for the character of its residential architecture, ranging from late-19<sup>th</sup>-century cottages and high-style homes to the minimalist designs of 20<sup>th</sup>-century architects. Although containing at least a sampling of most styles and types, the Bob-O-Link area was generally developed later than areas of Highland Park east of the railroad tracks. Very few homes (just 5%) date from the 19<sup>th</sup>-century, while the overwhelming majority were built from the 1920s through the 1950s. This accounts for the rich collection of historic revival styles that dominated 1920s construction, and modernist examples of high styles and ranch types from the late 1940s and early 1950s. Development occurred in a scattered fashion, with larger subdivisions being resubdivided at later dates, and homes from different time periods being built next to one another.

Granacki Historic Consultants was retained in 2005 to conduct an intensive field survey of the Bob-O-Link survey area. The purpose of the study has been to document and evaluate every structure in this section of the city to identify those that may be eligible for landmark designation. The survey is part of an ongoing effort by the City of Highland Park to identify architecturally and historically significant structures throughout the various neighborhoods of the city. This report summarizes the findings of that survey.

The Bob-O-Link survey area is bounded on the north by Deerfield Road and on the east by the Chicago and Northwestern Railroad tracks. The western boundary runs along Sunset Drive and the western edge of the Bob-O-Link Golf Club. The southern boundary runs along the perimeter of the Bob-O-Link Golf Club, extends north to include the lots along the eastern side of Crofton Avenue, and continues southeast along Green Bay Road and northeast along Ridgewood Road and Ravinia Drive. These boundaries describe a large survey area of approximately 435 acres. The area contains 700 parcels with 698 primary structures, one park, and one golf course. There are 264 secondary structures.

## HISTORIC PRESERVATION IN HIGHLAND PARK

Highland Park has had a longstanding commitment to historic preservation. The Highland Park Historic Preservation Commission has been in operation for 20 years. In that time it has operated a local landmark program that to date has designated 57 individual landmarks and three historic districts. Of these, the following individual local landmark is within the survey area:

- 860 Bob-O-Link Road

Many of the city's structures are listed on the National Register of Historic Places, some individually, while others are part of the Highland Park Multiple Resource Area, listed in 1982-1983 as one of the first multiple resource submissions in an Illinois community. There are no properties individually listed on the National Register located within the survey area. However, one property within the survey area was included in the Highland Park Multiple Resource Nomination. It is the following:



- 750 Kimball Road, Kimball Estate Coach House

Over concern in recent years that the number of local designations has diminished, the Commission began a comprehensive survey program in 1999 to identify potential landmark structures throughout the community. Four intensive surveys have been completed to date. *Architectural Resources in Highland Park, Illinois: A Summary and Inventory for the Central East Area and Central Avenue/Deerfield Road Area* was completed in 1999; *South Central Survey Area: A Summary and Inventory* in 2001; *Northeast Survey Area: A Summary and Inventory* in 2002; and *Braeside Survey Area: A Summary and Inventory* in 2004. This survey covers an inland area located to the west of the South Central survey area. With its completion, the area of the city that has been intensively surveyed will have expanded inland from the entire lakefront section of the city east of St. Johns Avenue to include two areas west of the Chicago and Northwestern Railroad tracks. In addition, the entire area west of I-90 was surveyed as part of the *West Highland Park Reconnaissance Survey: A Summary and Inventory* in 2000.

## OBJECTIVES OF THE SURVEY

Historic preservation benefits the community as a whole, as well as the individuals who own and use historic properties. The following are the principal objectives of this survey:

*To heighten public awareness of the richness of the historic architectural resources in Highland Park*

Residents can appreciate how their community has contributed to the overall development of the North Shore and the Chicago metropolitan area when they are aware of local architecture and history. This can include knowledge of the architecturally and historically significant homes around them—the architectural styles, prominent architects’ work, dates of construction, known local historical figures residing in the area, and the general patterns of community growth. Documentation of the community’s architectural and historic heritage can be, and already has been, used in a variety of ways. The material gathered in this survey can be a valuable addition in creating educational programming; books; articles; walking, bus, and bike tours; and exhibitions.

*To identify architecturally and historically significant structures and neighborhoods as landmarks and districts to encourage their preservation*

Many owners may not realize the exceptional architectural and/or historical value of their homes. Development pressures in many areas of the region, particularly the North Shore, make some properties seem attractive for demolition and redevelopment. Recognition of what is special about the city’s building stock through the designation of buildings as landmarks can increase the value of historic properties and may make it easier to sell preservation. When necessary, designation can also provide the city with tools to prevent demolition or inappropriate alterations through the building permit review process imposed by the preservation ordinance. This will ensure that future generations of Highland Park citizens can enjoy the enduring aesthetic and cultural values of structures with significant architecture and history.

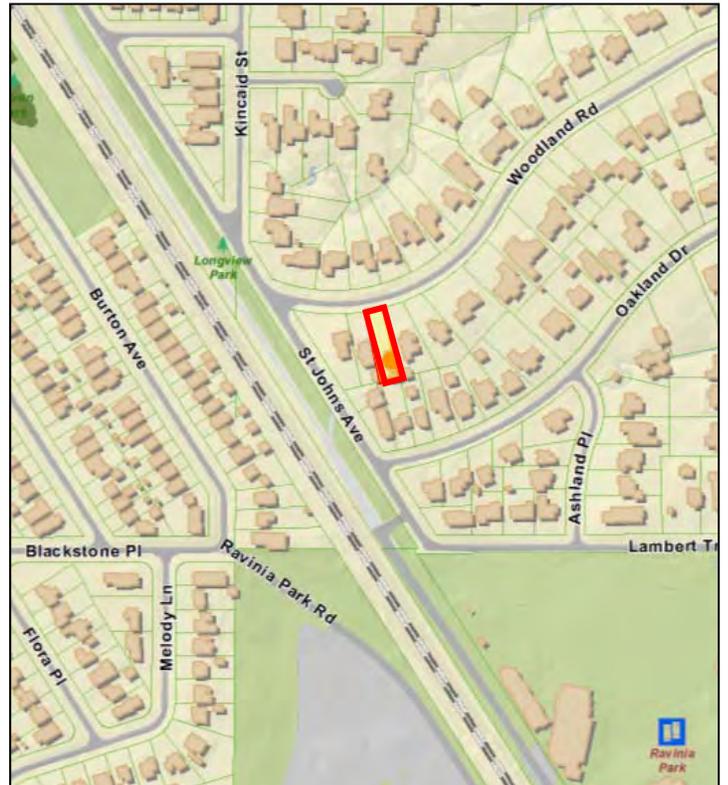


# Historic Preservation Commission

## 450 Woodland Road Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 6/12/2014

|                              |  |
|------------------------------|--|
| <i>Year Built:</i>           | 1924   |
| <i>Style:</i>                | Bungalow   |
| <i>Petitioner:</i>           | Barbara Winkelman, Owner   |
| <i>Size:</i>                 | 1,282 square feet  |
| <i>Original Owner:</i>       | Mr. Frank Von Geyso  |
| <i>Architect:</i>            | John S. Van Bergen   |
| <i>Historic Status:</i>      | S - Significant  |
| <i>Significant Features:</i> | This is a classic one story "prairie" bungalow type structure with cypress trim and a low gabled roof.   |
| <i>Alterations:</i>          | <ul style="list-style-type: none"><li>Alteration in 1987</li></ul>   |
| <i>Staff Opinion:</i>        | Staff recommends that the Commission discuss the structure at 450 Woodland Road and how it may satisfy any of the landmark criteria in Chapter 24. |



The owner of 450 Woodland Road has submitted an application to demolish the house. The house was designed by John Van Bergen and built in 1924 as a summer cottage for Frank Van Geyso. The neighboring house at 456 Woodland is also a Van Bergen and was built in 1918 as the primary residence for the same family. It is designed in the Prairie Style. The smaller cottage at 450 Woodland Road is a bungalow, but has many Prairie Style design characteristics that reflect the larger house. 450 Woodland is on the National Register of Historic Places, but is not a local landmark. It was included in the 2012 Van Bergen appreciation project and is part of the walking tour. The brochure, included in the attachments, includes a photograph and brief description of the house.

# Historic Preservation Commission

## Architectural Analysis

The 2003 Braeside Architectural Survey provides a good description of the Bungalow style and includes comments about 450 Woodland. The portion of the survey is included in the attachments to this memo.

## John S. Van Bergen

The 2003 Braeside Survey has a helpful biographical summary of Van Bergen:

**John S. Van Bergen** (1885-1969), whose practice was generally limited to small-scale residential work, practiced his Prairie School style architecture much longer than any of his fellow architects. With no architectural training, he began work in the office of Walter Burley Griffin, and was the last employee to be hired by Frank Lloyd Wright before Wright closed his studio in 1909 and left for Europe. After returning from World War I in 1919, Van Bergen practiced alone in the Ravinia section of Highland Park. In 1927, he built his home at 324 Cedar, across a deep ravine from Jens Jensen's studio. Occasionally, Van Bergen and Jensen collaborated. Between 1920 and 1947, when he and his family left the area, Van Bergen designed over 40 projects in Highland Park.

Although Van Bergen is usually considered a Prairie School architect, his body of work within the survey area spans historic revival styles, Prairie School, and the International Style. The houses at 487 Groveland Avenue (built in 1928) and 266 Delta Road (built in 1941) were designed in the popular Tudor Revival style. The house at 456 Woodland Road (built in 1930) is among the architect's many Prairie School residences, and the bungalow at 450 Woodland Road (built in 1924) also features Prairie School detailing. The house at 326 Delta Road (built in 1935) is one of Van Bergen's few International Style houses, and represents a marked departure from his other designs. In addition to these residential projects, Van Bergen also designed the Braeside School, one of his best-known designs--a Late Prairie style building located at 142 Pierce Road and constructed in 1928.

## Biographical Information – F.R. Van Geysso

Ex-Officio member Julia Johnas was helpful in locating an obituary for F.R. Van Geysso, the original owner of the houses at 450 & 456 Woodland Road. Note the obit references 378 Woodlawn, which was the house number prior to the switch to the current system.

“Frank R. VanGeysso, 58, of 378 Woodlawn road, was stricken with a heart attack last Friday while attending a boxing match at the Medinah Athletic club. He died Saturday at the Presbyterian hospital in Chicago.

Mr. VanGeysso was a salesman for the United States Rubber Co., and is survived by his wife Hazel, a son Frank R. Jr., and a sister, Mary, all of this city.

Funeral services were held Tuesday afternoon at Graceland cemetery chapel.”

### **F. R. Van Geysso Dies Of Heart Attack**

Frank R. VanGeysso, 58, of 378 Woodlawn road, was stricken with a heart attack last Friday while attending a boxing match at the Medinah Athletic club. He died Saturday at the Presbyterian hospital in Chicago.

Mr. VanGeysso was a salesman for the United States Rubber Co., and is survived by his wife Hazel, a son Frank R. Jr., and a sister, Mary, all of this city.

Funeral services were held Tuesday afternoon at Graceland cemetery chapel.

# Historic Preservation Commission

## **Maintenance Concerns**

The owner of 450 Woodland Road, Barbara Winkelman, has indicated that her house has ongoing issues related to maintenance and deterioration. The repair and upkeep of the house are cost prohibitive and she is interested in securing permission to demolish the house and allow new construction on the property.

Four documents have been submitted providing evidence of the maintenance issues in the house and costs related to their repair or remediation.

- 1) A quote from *U.S. Waterproofing* to seal the basement and prevent water leakage. The quote is for **\$7,860**
- 2) A quote from *B. Electric, Inc.* for electrical upgrades in the house. The quote is **\$1,920**
- 3) A quote from *Bay Remediation, LLC* for the removal of fiberglass and vermiculite (asbestos) insulation in the attic. The quote is for **\$14,800**
- 4) A home inspection performed by HomeGauge inspection service. The 46-page report documents the current condition of the house.

## **Policy**

Since the house was designed by Van Bergen and exhibits significant architectural design characteristics, it is likely that the Historic Preservation Commission will find that it satisfies one or more landmark standards and enact a demolition delay. The Commission has the authority, however, to terminate the delay as described in Chapter 170.040(E)(6):

(6) Notwithstanding Paragraphs 2 and 3 of this Subsection, the Commission may terminate its review period at any time in the event that it determines, based upon a showing by the Applicant, that a bona fide, reasonable, and unsuccessful effort has been made to sell the Structure for which a Demolition permit has been sought, and/or that further time will not reasonably be expected to result in a sale or otherwise to result in the avoidance of the necessity to demolish the Structure.

Should the Commission find that the documentation submitted by the property owner establishes that further time will not reasonably be expected to result in a sale or in the avoidance of the need to demolish the house, then terminating the demolition delay would be appropriate.

## **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.

# Historic Preservation Commission

- 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 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 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, then a mandatory 365-day Review Period commencing on the Application Completion date will be in effect.
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

Should the HPC enact a demolition delay, the Commission is further asked to discuss whether a termination of the delay is appropriate based on the condition of the house and the costs related to its repair and remediation.

# Historic Preservation Commission

## **Attachments**

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

Write Up from Marty Hackl Collection

Original Building Permits

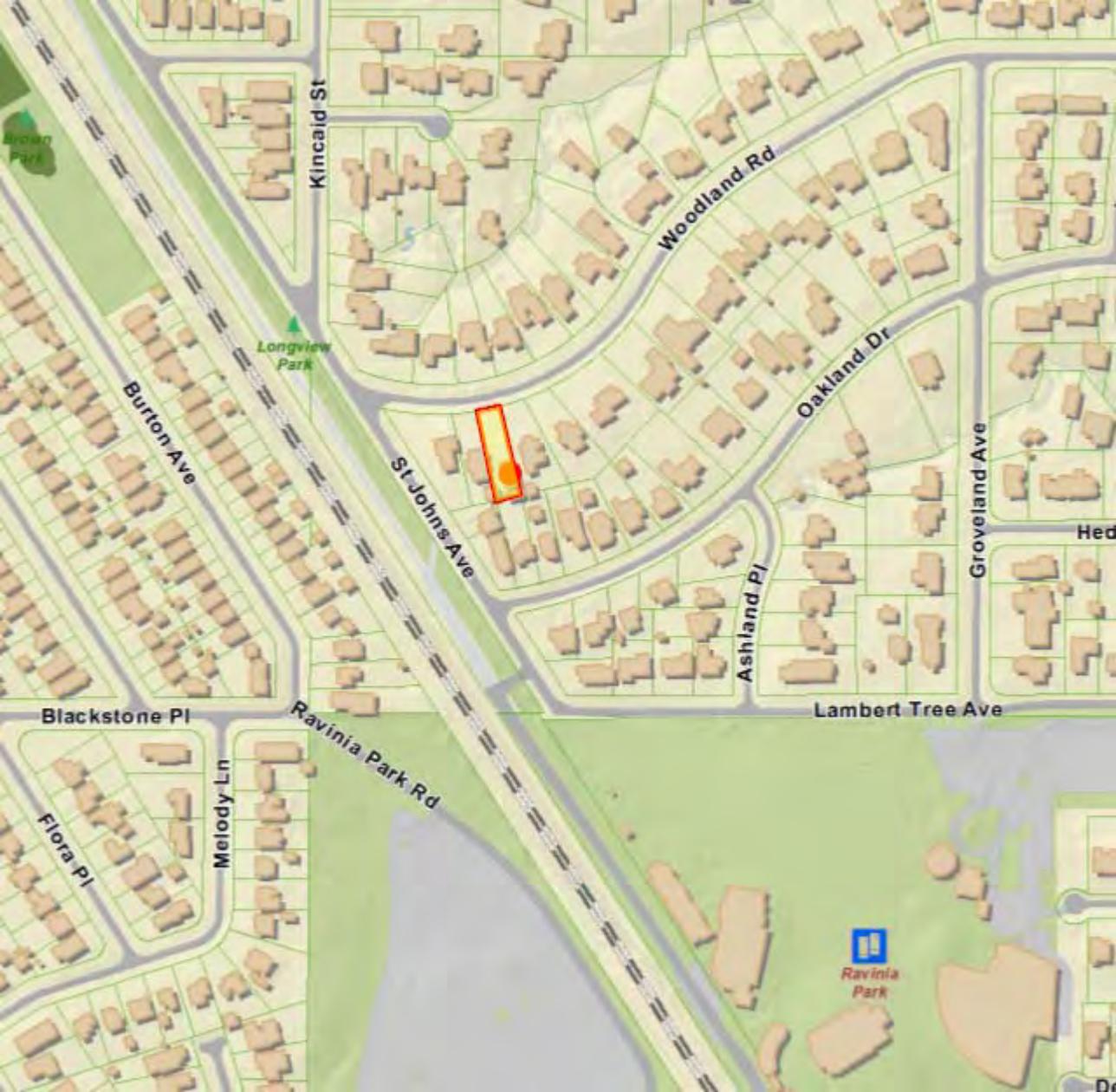
Van Bergen Biographical Info from the 2003 Braeside Area Architectural Survey

Write Up on the Bungalow Style from the 2003 Braeside Area Architectural Survey

Home Inspection Report

Bids for Home Improvements and Remediation

Brochure from the 2012 Van Bergen Architectural Tour



Kincaid St

Woodland Rd

Oakland Dr

Groveland Ave

St. Johns Ave

Ashland Pl

Lambert Tree Ave

Blackstone Pl

Ravinia Park Rd

Melody Ln

Burton Ave

Flora Pl

Longview Park

Ravinia Park

450 WOODLAND











# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

|                                   |            |
|-----------------------------------|------------|
| STREET #                          | 450        |
| DIRECTION                         |            |
| STREET                            | WOODLAND   |
| ABB                               | RD         |
| PIN                               | 1636207014 |
| LOCAL SIGNIFICANCE RATING         | S          |
| POTENTIAL IND NR? (Y or N)        | Y          |
| CRITERIA                          | -          |
| Contributing to a NR DISTRICT?    | C          |
| Contributing secondary structure? | C          |
| Listed on existing SURVEY?        | Berger, NR |



### GENERAL INFORMATION

|                     |                 |                         |   |
|---------------------|-----------------|-------------------------|---|
| CATEGORY            | building        | CURRENT FUNCTION        | Domestic - single dwelling  |
| CONDITION           | good            | HISTORIC FUNCTION       | Domestic - single dwelling  |
| INTEGRITY           | not altered     | REASON for SIGNIFICANCE | Notable small-scale Prairie School design by local architect John Van Bergen. |
| SECONDARY STRUCTURE | detached garage |                         |   |
| SECONDARY STRUCTURE | -               |                         |   |

### ARCHITECTURAL DESCRIPTION

|                              |                 |                 |                     |
|------------------------------|-----------------|-----------------|---------------------|
| ARCHITECTURAL CLASSIFICATION | Bungalow        | PLAN            | rectangular         |
| DETAILS                      | Prairie School  | NO OF STORIES   | 1                   |
| DATE of construction         | 1924            | ROOF TYPE       | Front gable         |
| OTHER YEAR                   |                 | ROOF MATERIAL   | Asphalt - shingle   |
| DATESOURCE                   | building permit | FOUNDATION      | Concrete - poured   |
| WALL MATERIAL (current)      | Stucco          | PORCH           | Side                |
| WALL MATERIAL 2 (current)    |                 | WINDOW MATERIAL | Wood                |
| WALL MATERIAL (original)     | Stucco          | WINDOW MATERIAL |                     |
| WALL MATERIAL 2 (original)   |                 | WINDOW TYPE     | casement; fixed     |
|                              |                 | WINDOW CONFIG   | stacked multi-light |

SIGNIFICANT FEATURES: Half-timbering; swept-back gables; deep eaves; decorative, angled fixed windows in peak of gable; wood casement windows w/stacked multiple lights; flower boxes under front window

ALTERATIONS -

**HISTORIC INFORMATION**

HISTORIC NAME Geysso, F. F. House  
COMMON NAME  
PERMIT NO 125; 14; 1109  
COST  
ARCHITECT Van Bergen, John S.  
ARCHITECT2 Van Bergen, John S. (1926)  
BUILDER  
ARCHITECT SOURCE building permit



HISTORIC INFO

LANDSCAPE Midblock of curvilinear residential street; uniform setback; slightly raised lot; side driveway to rear garage; mature trees

**PHOTO INFORMATION**

ROLL1 7  
FRAMES1 11-12  
ROLL2  
FRAMES2  
ROLL3  
FRAMES3  
DIGITAL PHOTO ID e:\woodland0450.jpg

**SURVEY INFORMATION**

PREPARER Kristin Martin  
PREPARER ORGANIZATION Granacki Historic Consultants  
SURVEYDATE 4/9/03  
SURVEYAREA Braeside Survey Area



## Lake County, Illinois

### Property Tax Assessment Information by PIN

| Property Address |                 | Property Characteristics                   |                      |
|------------------|-----------------|--|----------------------|
| Pin:             | 16-36-207-014   | Neighborhood Number:                       | 1825414              |
| Street Address:  | 450 WOODLAND RD | Neighborhood Name:                         | EAST Ravinia         |
| City:            | HIGHLAND PARK   | Property Class:                            | 104                  |
| Zip Code:        | 60035           | Class Description:                         | Residential Improved |
| Land Amount:     | \$64,446        | Total Land Square Footage:                 | 9103                 |
| Building Amount: | \$34,070        | House Type Code:                           | 13                   |
| Total Amount:    | \$98,516        | Structure Type / Stories:                  | 1.0                  |
| Township:        | Moraine         | Exterior Cover:                            | Wood siding          |
| Assessment Date: | 2013            | Multiple Buildings (Y/N):                  | N                    |
|                  |                 | Year Built / Effective Age:                | 1917 / 1931          |
|                  |                 | Condition:                                 | Average              |
|                  |                 | Quality Grade:                             | Good                 |
|                  |                 | Above Ground Living Area (Square Feet):    | 1282                 |
|                  |                 | Lower Level Area (Square Feet):            |                      |
|                  |                 | Finished Lower Level (Square Feet):        |                      |
|                  |                 | Basement Area (Square Feet):               | 375                  |
|                  |                 | Finished Basement Area (Square Feet):      | 0                    |
|                  |                 | Number of Full Bathrooms:                  | 1                    |
|                  |                 | Number of Half Bathrooms:                  | 0                    |
|                  |                 | Fireplaces:                                | 1                    |
|                  |                 | Garage Attached / Detached / Carport:      | 0 / 1 / 0            |
|                  |                 | Garage Attached / Detached / Carport Area: | 0 / 299 / 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.**

# Mr. Frank Von Geyso House #1 - 1924

456 Woodland Ave. - Highland Park, Illinois

[\*\*Back\*\*](#) [\*\*Next\*\*](#)



This is a classic one story "prairie" bungalow type structure with cypress trim and a low gabled roof. Sited on a curved street and next door to the second house commissioned by [Mr. Von Geyso at 450 Woodland](#) (to the right - as seen from the street) the houses are very different. This house at 450 represents Van Bergen's progressive and sophisticated designs of the 1930's, while this house at 456 is of an earlier, more basic and more natural style.

[\*\*Back\*\*](#) [\*\*Next\*\*](#)  
[\*\*To Beginning\*\*](#)  
[\*\*To Biography\*\*](#)  
[\*\*To Index\*\*](#)

Old or New Building New Building Permit No. 125  
 Name of Owner F.R. Van Geyco. Date June 1 1924  
 Present Address 440 Washington St. Chi.  
 General Contractor Owner Address above  
 Permit issued to owner to construct a Fd - Building of  
E $\frac{1}{2}$  Lot 11 Blk.      Subdivision Forest Woods  
 No. 397 450 Street Woodland Av. Work to start once 19      
 Location on lot verified      19     by       
 Other Inspections       
 Remarks:     

\*\*\*\*\*

Electrical Contractor      Address       
 License No.      Elect. Permit No.      Date      19      
 Date of Inspection application      19     Ready for inspec-  
 tion on      19    . Inspected      19     by       
 Size main wire      size branch wire      System used       
 No. openings      No. sockets      No. circuits      No. Arc  
 lamps      No. Generators      of      k.W. capacity.       
 No meters      of      Total H.P. Certificate of Inspection  
 issued      19     Number     . Public Service notified       
     19    .

Remarks:

Plumbing Contractor Moran Brothers Address City License  
No. \_\_\_\_\_ Plumbing Permit No. \_\_\_\_\_ date 19 .Date of In-  
spection application 19 .Ready for sewer connection  
inspection on 19 .inspected by \_\_\_\_\_ on 19  
Ready for plumbing inspection on 19 .inspected by \_\_\_\_\_  
on 19 No. catch basins \_\_\_\_\_ No. lavatories \_\_\_\_\_  
No. toilets \_\_\_\_\_ No. baths \_\_\_\_\_ No. sinks \_\_\_\_\_ No. laundry tubs \_\_\_\_\_  
No. shower baths \_\_\_\_\_ .No. of stacks \_\_\_\_\_ other items \_\_\_\_\_

Certificate of inspection issued \_\_\_\_\_ 19 \_\_\_\_\_ Number of Certificate  
City Water Department notified \_\_\_\_\_ 19 \_\_\_\_\_

Remarks: \_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

General Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Oct 26 1925

Building Permit No. 714

Location of Building—No. <sup>450</sup>~~374~~ Street Woodland Avenue

Name of Owner F.R. Von Geyso

Present Address Same

Old or New Building New frame 12x30x10

General Contractor Krean & Oato Address Chi.

Permit issued to Owner to construct a garage

building on Lot 11 Blk. Sub'n. Ravinia Woods

Builder's estimate \$300<sup>00</sup> Permit fee 2<sup>00</sup>

Location on Lot verified 192 by

Other inspections

Remarks

Job completed Receipt for returned plans Owner

**PAID**

Electrical Contractor ..... Address .....

Wiring Permit No. .... Issued ..... Fixture Permit No. .... Issued.....

1st Inspection ..... 192..... by .....

2nd Inspection ..... 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 ..... Address .....

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

Inspected ..... 192..... by .....

Inspected ..... 192..... by .....

No. Catch Basins ..... No. Lavatories..... No. Toilets .....

No. Baths..... No. Sinks..... No. Laundry Tubs.....

No. Shower Baths..... No. Stacks..... Other Items.....

Certificate of Inspection Issued ..... 192..... No.....

Downspouts connected to .....

Remarks .....

.....

Date Oct. 4, 1926 450

Building Permit No. 1109

Location of Building—No. 374 Street Woodland Rd.  
Ave.

Name of Owner F. R. Von Geyso

Present Address Ravinia

Old or New Building alterations

General Contractor not given as yet Address \_\_\_\_\_

Permit issued to F. R. Von Geyso to construct a alter.

building on E 1/2 Lot 11 Blk. \_\_\_\_\_ Sub'n. Ravinia Woods

Builder's estimate \$3,500.00 Permit fee \$12.67

Location on Lot verified Oct 5 1926 by S. J. M.

Other inspections \_\_\_\_\_

Remarks \_\_\_\_\_

Job completed \_\_\_\_\_ Receipt for returned plans \_\_\_\_\_ Owner

Electrical Contractor ..... Address .....

Wiring Permit No. .... Issued ..... Fixture Permit No. .... Issued .....

1st Inspection ..... 192 by .....

2nd Inspection ..... 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 ..... Address .....

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

Inspected ..... 192 by .....

Inspected ..... 192 by .....

No. Catch Basins ..... No. Lavatories..... No. Toilets .....

No. Baths..... No. Sinks..... No. Laundry Tubs .....

No. Shower Baths..... No. Stacks..... Other Items .....

Certificate of Inspection Issued ..... 192 No.....

Downspouts connected to .....

.....  
Remarks .....

.....

Date 9-19-30 19230 Building Permit No. 2495

Location of Building—No. 450 378 Street Woodland Ave

Name of Owner Mrs. Frank R. Von Geyso John E. Dahl

Present Address 6756 Sheridan Rd, Chicago Phone Hollu Court 0034

Type of Construction Br. Ven. Remodeling

General Contractor W.J. Brown Address 1325 1st St. Phone 184

Permit issued to Owner to construct a Single family dwellg'

building on Lot 11 Blk. Sub'n. Ravinia Woods

Builder's estimate 12000 Permit fee 41.00

Location on Lot verified 192 by

Other inspections

Deposits Sidewalks planked

Remarks

Job completed Receipt for returned plans Owner

Electrical Contractor Vetter Elec Co Address H.P. Vetter Elec  
 Wiring Permit No. 1770 Issued 1-4-30 Fixture Permit No. 1803 Issued 1-19-31  
 1st Inspection ..... 192 by .....  
 2nd Inspection ..... 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 Hucke Address 574 21 Park Road 2022  
 2420 Water Tap No. 1670 Sewer Tap No. 2875 Job Order No. 1610 Issued 9-22-30 Paid   
 Inspected ..... 192 by .....  
 Inspected ..... 192 by .....  
 No. Catch Basins ..... No. Lavatories 2 No. Toilets 3  
 No. Baths ..... No. Sinks ..... No. Laundry Tubs 1  
 No. Shower Baths ..... No. Stacks 2 Other Items 2  
 Certificate of Inspection Issued ..... 192 No. ....  
 Downspouts connected to ..... ?  
 Kind of Heat ..... Name of Burner .....  
 Tank Inspection .....  
R.B. Walker

McDonald Plumbing Insured 6-7-57  
 Stam. Sum #8553  
 Deposit #1858

## PRAIRIE SCHOOL ARCHITECTS

**John S. Van Bergen** (1885-1969), whose practice was generally limited to small-scale residential work, practiced his Prairie School style architecture much longer than any of his fellow architects. With no architectural training, he began work in the office of Walter Burley Griffin, and was the last employee to be hired by Frank Lloyd Wright before Wright closed his studio in 1909 and left for Europe. After returning from World War I in 1919, Van Bergen practiced alone in the Ravinia section of Highland Park. In 1927, he built his home at 324 Cedar, across a deep ravine from Jens Jensen's studio. Occasionally, Van Bergen and Jensen collaborated. Between 1920 and 1947, when he and his family left the area, Van Bergen designed over 40 projects in Highland Park.

Although Van Bergen is usually considered a Prairie School architect, his body of work within the survey area spans historic revival styles, Prairie School, and the International Style. The houses at 487 Groveland Avenue (built in 1928) and 266 Delta Road (built in 1941) were designed in the popular Tudor Revival style. The house at 456 Woodland Road (built in 1930) is among the architect's many Prairie School residences, and the bungalow at 450 Woodland Road (built in 1924) also features Prairie School detailing. The house at 326 Delta Road (built in 1935) is one of Van Bergen's few International Style houses, and represents a marked departure from his other designs. In addition to these residential projects, Van Bergen also designed the Braeside School, one of his best-known designs--a Late Prairie style building located at 142 Pierce Road and constructed in 1928.

## INTERNATIONAL STYLE ARCHITECTS

The architectural firm of **Keck & Keck** has received worldwide acclaim for its avant-garde International Style residences as well as credit with being the first American firm to consistently apply solar principles to residential architecture. The brothers were born in Watertown, Wisconsin, and educated at the University of Illinois. During the peak of the careers of George Fred and William Keck in the 1930s through 1950s, the firm designed several homes with innovative energy-efficient principles. These included vast expanses of glass facing south, flat roofs to retain a sheet of water that would evaporate and cool the interior, and radiant floor heating. Keck & Keck was selected to design the House of Tomorrow for the 1933-34 Chicago Century of Progress Exposition. The firm received numerous awards for their work. There are two residences designed by Keck & Keck within the survey area: 23 Lakeview Terrace (built in 1946) and 460 Lakeside Place (built in 1954). George Fred Keck also designed the houses at 415 Dell (built in 1947) and 294 North Deere Park Drive West (built in 1928).

The architectural firm of **Dubin & Dubin** began in 1932 with a partnership between **Henry Dubin** (1892-1963) and his brother George Dubin (1890-1958). Henry, who received his degree in architecture from the University of Illinois in 1915, lived in Highland Park, first at 441 Cedar Avenue and later at 2350 Maple Lane. Henry designed both houses, and his International Style residence at 441 Cedar is considered one of Highland Park's most forward-looking and technically innovative examples of this style. Henry Dubin's sons later joined the firm—in 1950,



major alterations—including several large additions that double the size of the original house—it is rated as non-contributing.

## POPULAR 20TH CENTURY HOUSE TYPES

Popular 20th century house types are also represented in the survey area, with the most common being from the mid-century. The earliest types are the American Foursquare and Bungalow. With the arrival of the 1940s, the Minimal Traditional and especially the Ranch became popular. The late 1950s saw the development of the Split Level and the Monterey. Of the 127 examples of popular 20th century types, the Ranch is the most numerous in the survey area, with 85 examples. Split Level is also well represented, with 30 examples in the survey area.

### BUNGALOW

The Bungalow is an informal house type that began in California and quickly spread to other parts of the country. Although it evolved from the Craftsman heritage, Bungalows may incorporate various other stylistic features. They became so popular after 1905 that they were often built in quantity by contractor/builders. Plan books and architectural journals published plans that helped popularize the type for homeowners and builders. Bungalows are one- or 1½-story houses that emphasize horizontality. Basic characteristics usually include broad and deep front porches and low-pitched roofs, often with dormers. Exterior materials can be brick with cut stone trim, or frame. There are typically built-in Arts and Crafts features on the interior.



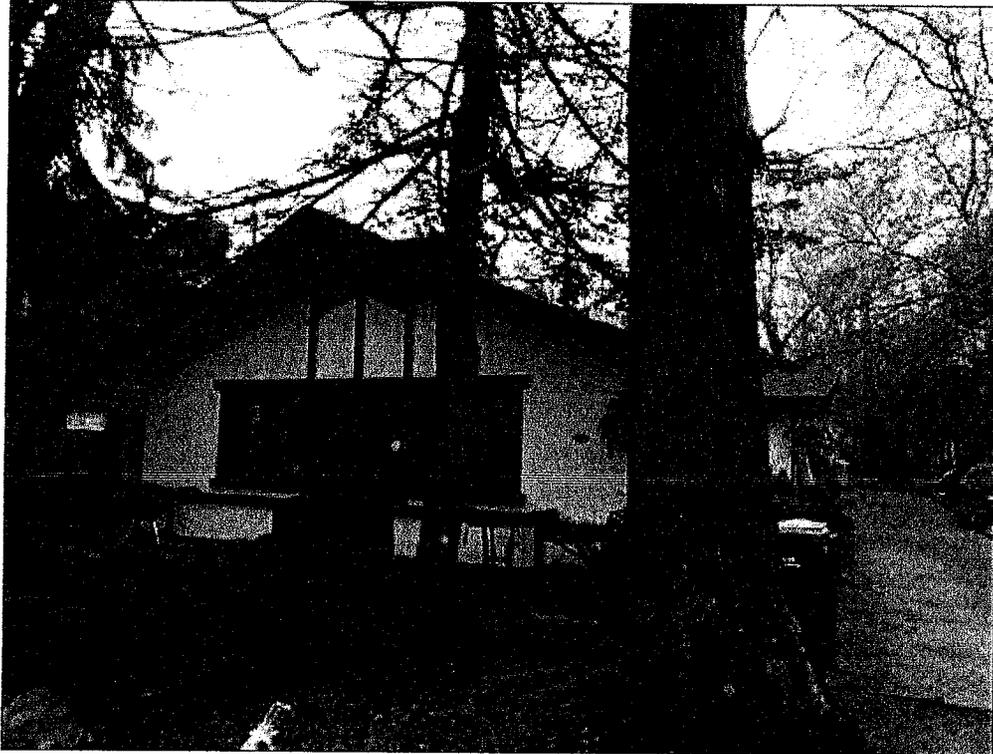
450 Woodland Road

Of the four Bungalows in the survey area, one—the F. F. Geysso House at 450 Woodland Road—is rated locally significant. The house, designed by John S. Van Bergen and built in 1924, exhibits several Prairie School features, including flattened roof edges on the main front-facing gable and the side entrance gable, a front entrance incorporated into a horizontal band of windows, and stucco exterior walls with dark wood trim. The one-car detached garage at the rear of the house is done in the same style as the house, with a low-pitched gable roof extending out over the garage door. The house is listed as part of the Mrs. Frank Geysso Houses on the National Register of Historic Places.

# Inspection Report

**Mrs. Barbara Winkelman**

**Property Address:**  
450 Woodland ave  
Highland Park IL 60035



**Carroll Inspections Inc**

**Thomas Carroll 450-000409**

**Daniel Carroll 450-0002648**  
247 Latrobe ave  
Northfield IL 60093  
(847) 446-6300



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|  |  |   |
|--|--|---|
| <b>Date:</b> 5/13/2014   | <b>Time:</b> 09:00 AM                      | <b>Report ID:</b> 2014-5-13-1                                     |
| <b>Property:</b><br>450 Woodland ave<br>Highland Park IL 60035 | <b>Customer:</b><br>Mrs. Barbara Winkelman | <b>Real Estate Professional:</b><br>Jan Cooper<br>Coldwell Banker |

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

Illinois

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

OVER 100 years

**Home Faces:**

North

**Temperature:**

Over 60

**Weather:**

Light Rain

**Ground/Soil surface condition:**

Saturated

**Rain in last 3 days:**

Yes

**1. Roofing**

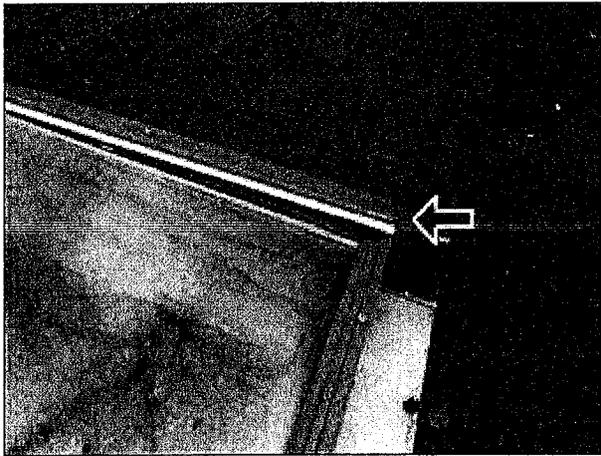
The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

|     |   | IN | NI | NP | RR | Styles & Materials                        |
|-----|---|----|----|----|----|---|
| 1.0 | ROOF COVERINGS                            | X  |    |    |    | Roof Covering:<br>3-Tab fiberglass        |
| 1.1 | FLASHINGS                                 | X  |    |    |    | Viewed roof covering from:<br>Walked roof |
| 1.2 | SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS | X  |    |    |    | Sky Light(s):<br>Three                    |
| 1.3 | ROOF DRAINAGE SYSTEMS                     | X  |    |    | X  | Chimney (exterior):<br>Brick              |

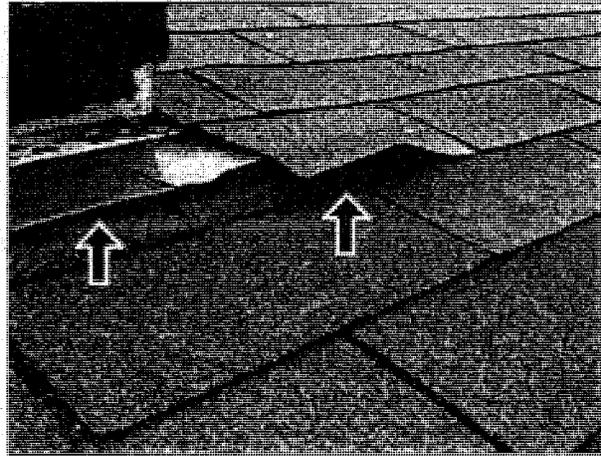
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

**1.2** Two Skylights have flashing that is loose and pulling away from the roof at the Kitchen and Hall Bath. Repairs are needed. A qualified contractor should repair or replace as needed.

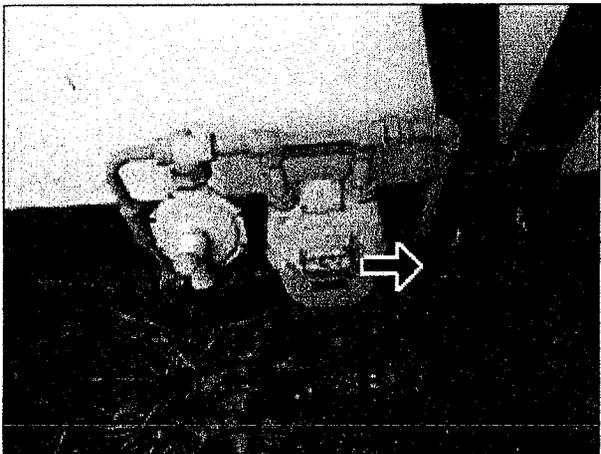


1.2 Picture 1



1.2 Picture 2

**1.3 (1)** The downspouts at the front, rear and sides of the home need to be extended further away from the home. This is allowing water to enter the basement and crawlspaces and is causing damage. We recommend that a qualified contractor review and repair as needed.

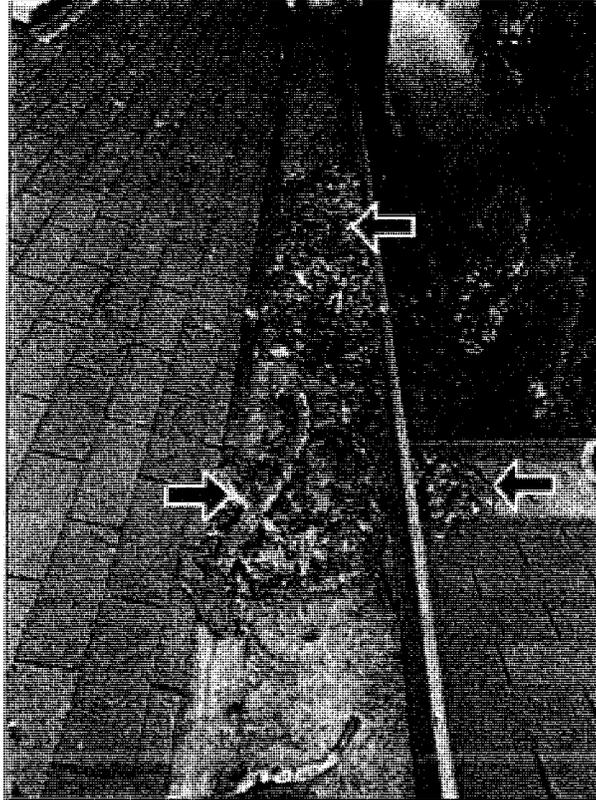


1.3 Picture 1



1.3 Picture 2

(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. We recommend that a qualified contractor review and repair as needed.



1.3 Picture 3

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

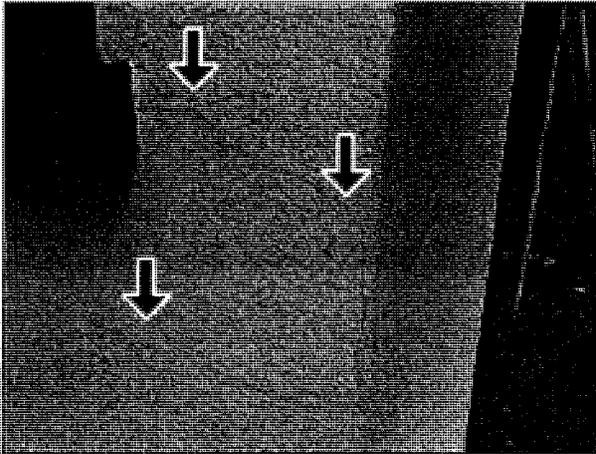
The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

|     |   | IN | NI | NP | RR | Styles & Materials             |
|-----|---|----|----|----|----|--------------------------------|
| 2.0 | WALL CLADDING FLASHING AND TRIM   | X  |    |    | X  | Siding Style:<br>Cement stucco |
| 2.1 | DOORS (Exterior)  | X  |    |    | X  | Siding Material:<br>Masonry    |
| 2.2 | WINDOWS   | X  |    |    |    | Exterior Entry Doors:<br>Wood  |
| 2.3 | DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/<br>COVER AND APPLICABLE RAILINGS   | X  |    |    |    | Appurtenance:<br>Patio         |
| 2.4 | VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR,<br>WALKWAYS AND RETAINING WALLS (With respect to their effect on the<br>condition of the building) | X  |    |    | X  | Driveway:<br>Concrete          |
| 2.5 | EAVES, SOFFITS AND FASCIAS  | X  |    |    | X  | Asphalt<br>Gravel              |

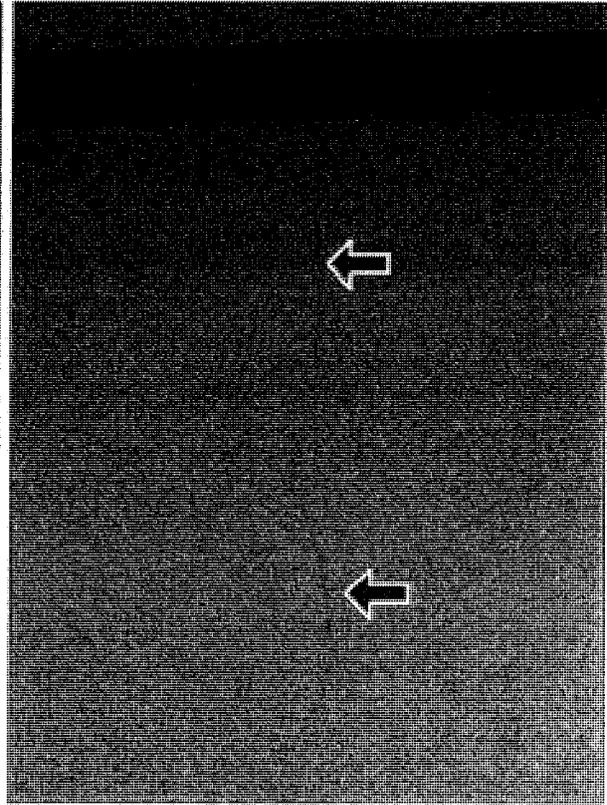
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

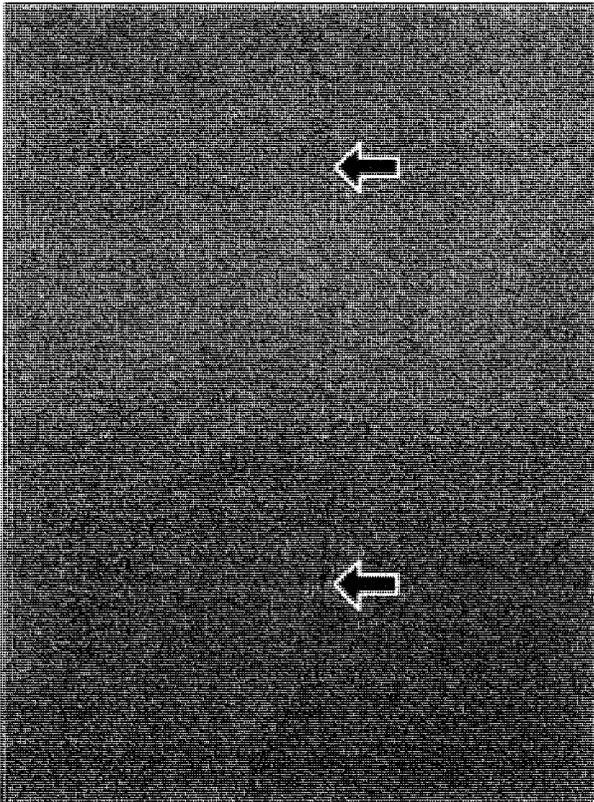
2.0 The cement stucco at the front, rear and sides of the home have cracks. These cracks should be sealed to stop water from entering and causing damage. We recommend that a qualified contractor review and repair as needed.



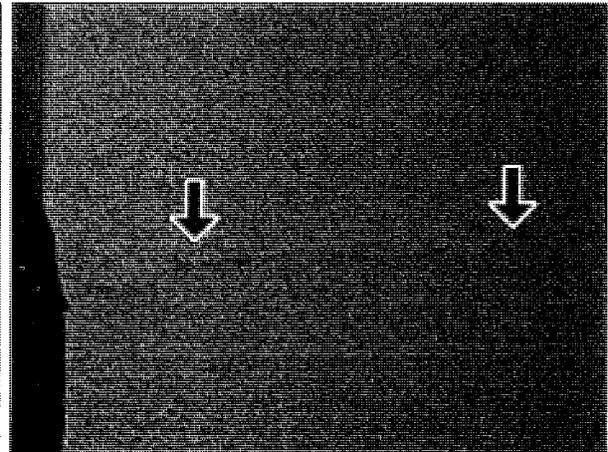
2.0 Picture 1



2.0 Picture 2

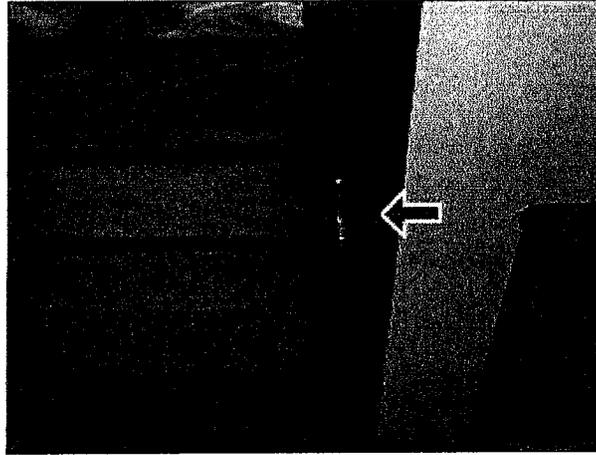


2.0 Picture 3



2.0 Picture 4

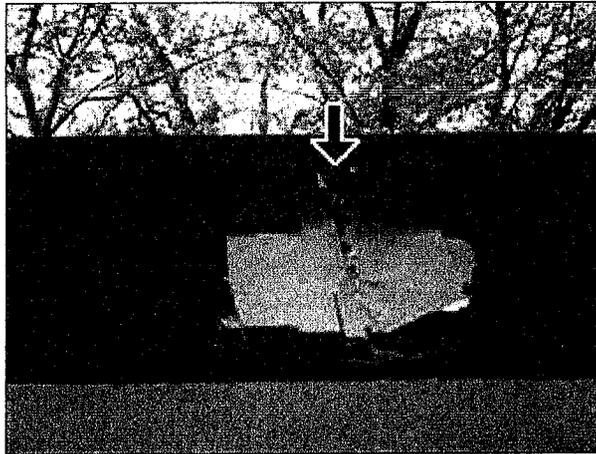
**2.1** The main entry door needs adjustment does not latch. Repairs are needed. A qualified contractor should inspect and repair as needed.



2.1 Picture 1

**2.4** The grading around the home is low.this is allowing water to enter the crawlspaces and basement and is causing damage.Drain tile should be installed around the outside of the home to help direct water away from the home.We recommend that a qualified landscaper review and repair as needed.

**2.5** The fascia on the east side of the home is deteriorated.Further deterioration can occur if not repaired.We recommend that a qualified contractor review and repair as needed.



2.5 Picture 1

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**3. Garage**

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 3.0 | GARAGE SIDING AND TRIM  | X  |    |    | X  |
| 3.1 | GARAGE CEILINGS   | X  |    |    | X  |
| 3.2 | GARAGE WALLS (INCLUDING FIREWALL SEPARATION)  | X  |    |    |    |
| 3.3 | GARAGE FLOOR  | X  |    |    |    |
| 3.4 | GARAGE DOOR (S)   | X  |    |    | X  |
| 3.5 | GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) | X  |    |    | X  |
| 3.6 | GARAGE ROOF   | X  |    |    |    |
| 3.7 | GARAGE ELECTRIC   | X  |    |    |    |

**Styles & Materials**

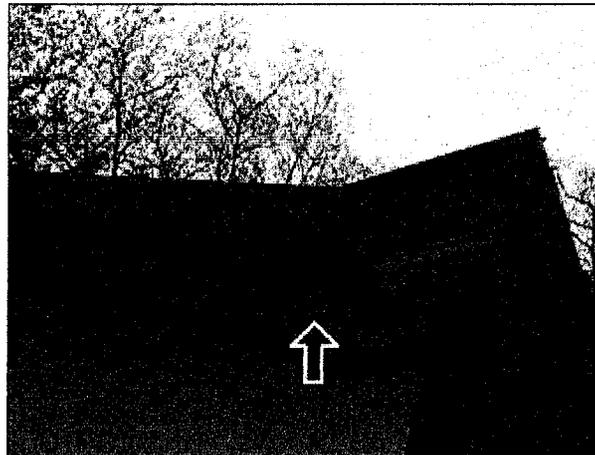
Garage Door Type:  
One automatic  
Garage Door Material:  
Wood

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

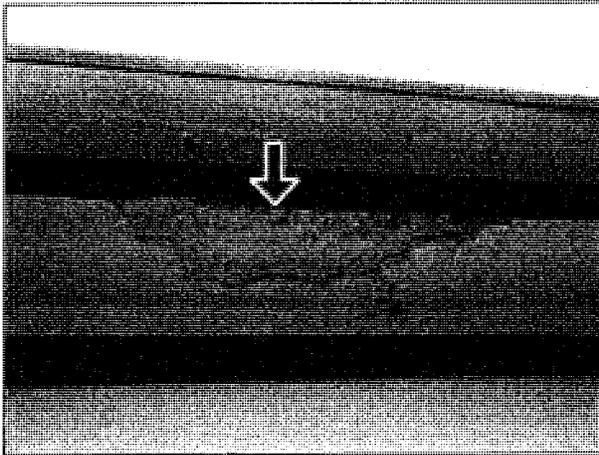
**Comments:**

**3.0** (1) The fascia at the north east corner of the garage is deteriorated. Further deterioration can occur if not repaired. We recommend that a qualified contractor review and repair as needed.

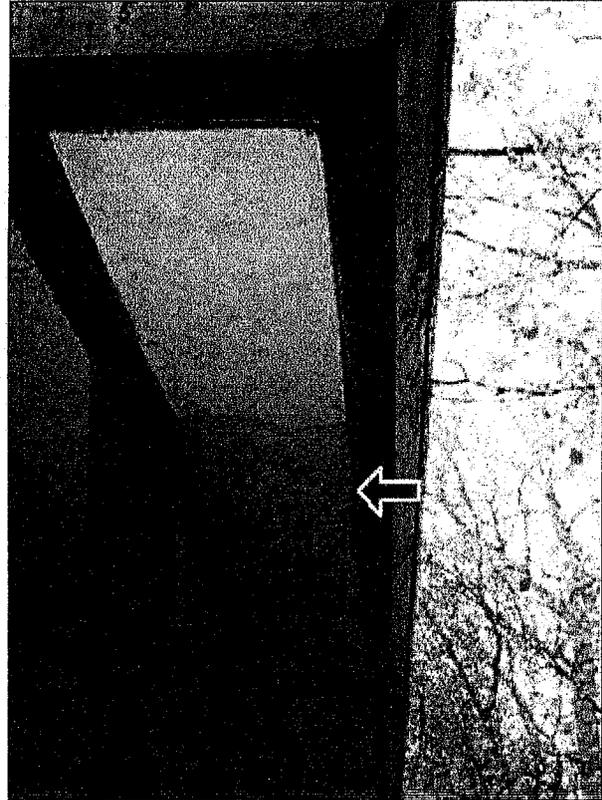


3.0 Picture 1

(2) The stucco soffits on the garage have come loose. Repairs are needed. We recommend that a qualified contractor review and repair as needed.

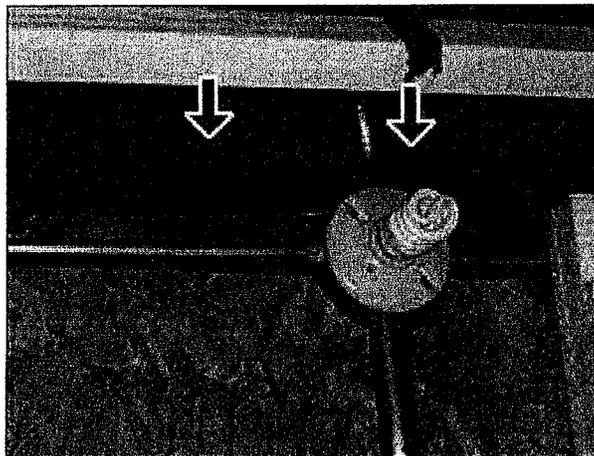


3.0 Picture 2



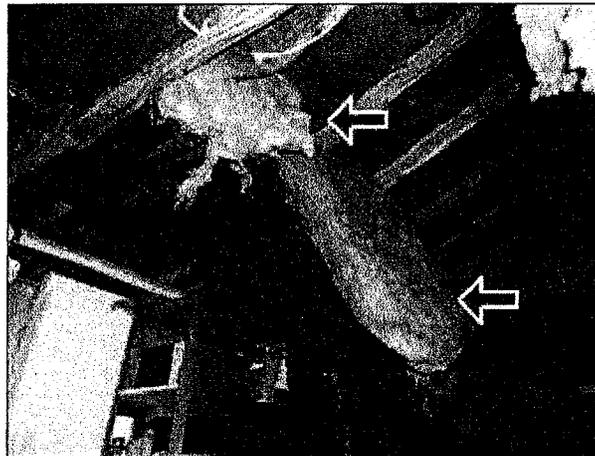
3.0 Picture 3

3.1 (1) Signs of fungi growth are present on the roof plywood in several areas in the garage. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



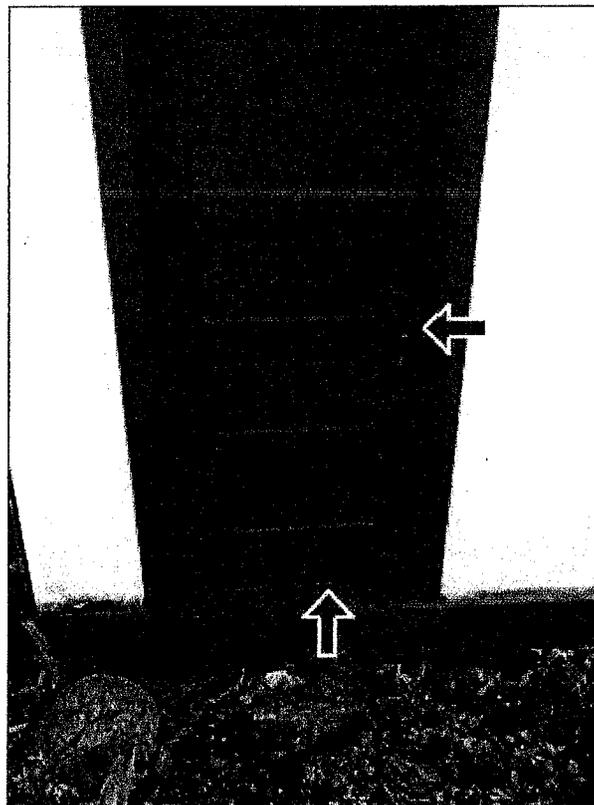
3.1 Picture 1

(2) The insulation on the ceiling in the garage is falling down. Heat lose can occur if repairs are not performed. We recommend that a qualified contractor review and repair as needed.



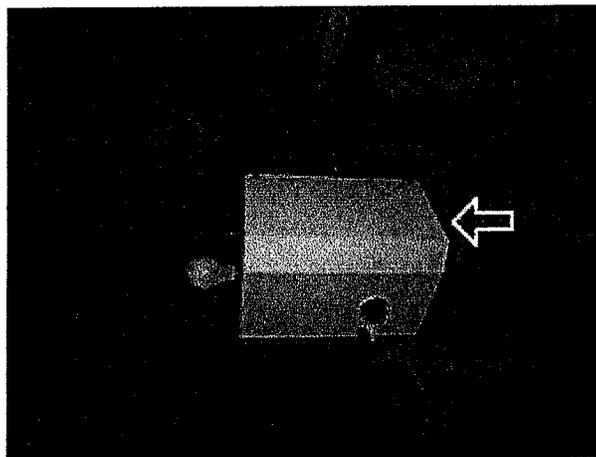
3.1 Picture 2

3.4 The side garage entry door is missing hardware and hit threshold when closed. Repairs are needed. A qualified contractor should inspect and repair as needed.



3.4 Picture 1

3.5 The automatic opener for garage door at the rear of home did not work. Repairs are needed. A qualified contractor should inspect and repair as needed.



3.5 Picture 1

**4. Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

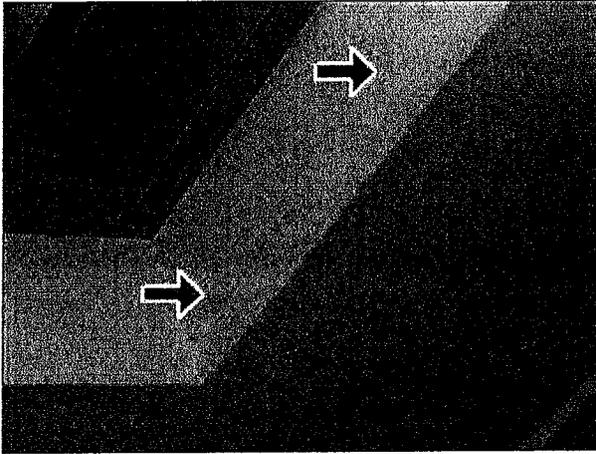
|     |  | IN | NI | NP | RR | Styles & Materials                                   |
|-----|--|----|----|----|----|--|
| 4.0 | CEILINGS   | X  |    |    | X  | Ceiling Materials:<br>Plaster                        |
| 4.1 | WALLS  | X  |    |    | X  | Wall Material:<br>Plaster                            |
| 4.2 | FLOORS   | X  |    |    |    | Floor Covering(s):<br>Hardwood T&G                   |
| 4.3 | STEPS, STAIRWAYS, BALCONIES AND RAILINGS         | X  |    |    |    | Interior Doors:<br>Wood                              |
| 4.4 | COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS | X  |    |    |    | Window Types:<br>Casement<br>Storm windows           |
| 4.5 | DOORS (REPRESENTATIVE NUMBER)                    | X  |    |    |    | Window Manufacturer:<br>ORIGINAL                     |
| 4.6 | WINDOWS (REPRESENTATIVE NUMBER)                  | X  |    |    |    | Cabinetry:<br>Wood<br>Countertop:<br>Cultured marble |

IN NI NP RR

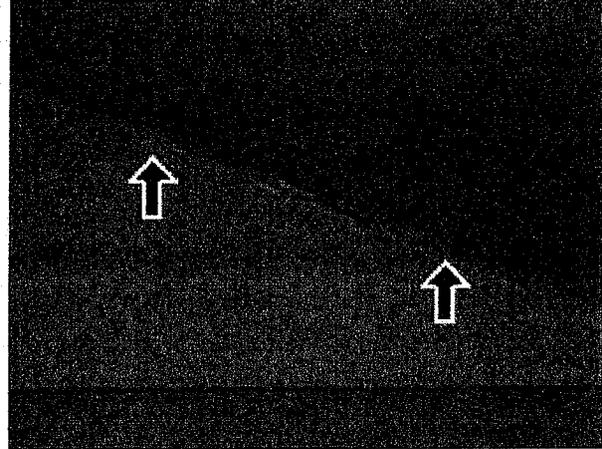
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

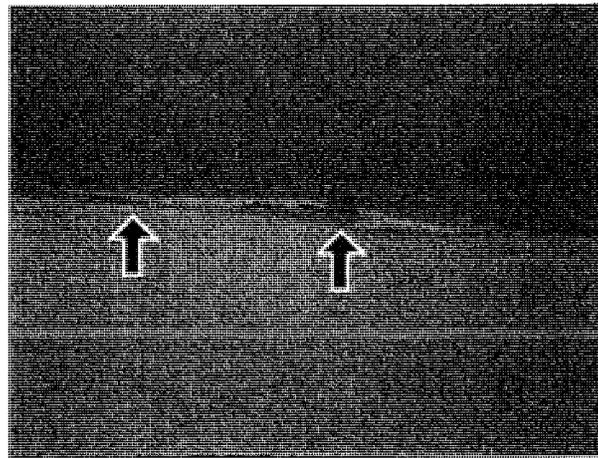
4.0 The Drywall on the ceiling has multiple cracks at the Kitchen skylight, master bathroom and living room. This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.



4.0 Picture 1

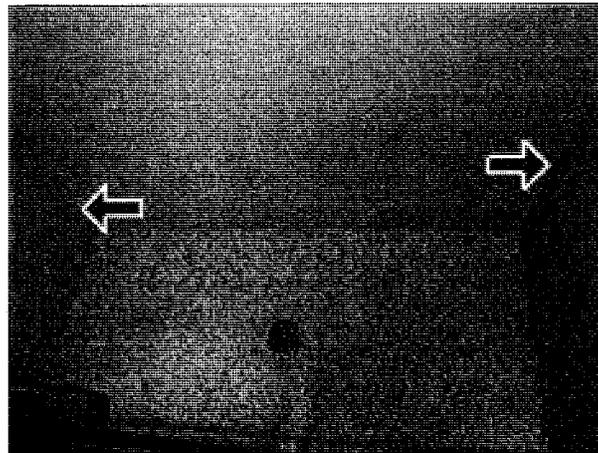


4.0 Picture 2



4.0 Picture 3

4.1 The Tile surround at shower on the wall has several hairline cracks and missing silicone caulk at inside corners and at shower pan (floor) perimeter at the master bath. Repairs are needed to prevent water damage to shower/bath. A qualified contractor should inspect and repair as needed.



4.1 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**5. Structural Components**

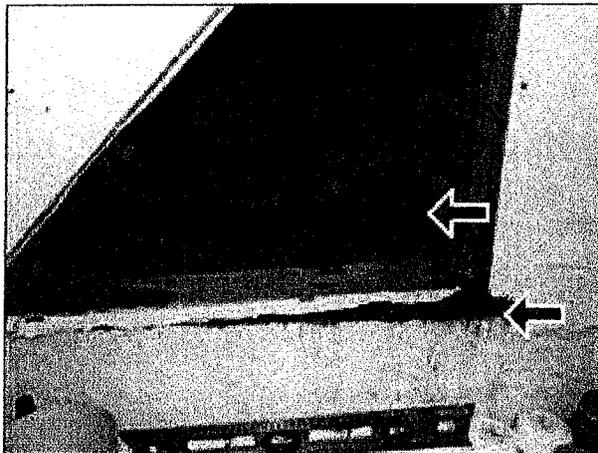
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

|     |   | IN | NI | NP | RR | Styles & Materials   |
|-----|---|----|----|----|----|--|
| 5.0 | FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | X  |    |    | X  | Foundation:<br>Masonry block<br>Post and Beam<br>Poured concrete   |
| 5.1 | WALLS (Structural)  | X  |    |    |    | Method used to observe   |
| 5.2 | COLUMNS OR PIERS  | X  |    |    | X  | Crawlspace:<br>From entry<br>Could not access  |
| 5.3 | FLOORS (Structural)   | X  |    |    | X  | Floor Structure:<br>Wood joists  |
| 5.4 | CEILINGS (structural)   | X  |    |    |    | Wall Structure:<br>2 X 4 Wood  |
| 5.5 | ROOF STRUCTURE AND ATTIC  | X  |    |    | X  | Columns or Piers:<br>Dry stacked rock or stone<br>Ceiling Structure:<br>6" or better<br>Roof Structure:<br>Stick-built<br>Roof-Type:<br>Gable<br>Method used to observe attic:<br>From entry<br>Attic info:<br>Attic hatch<br>No Storage |

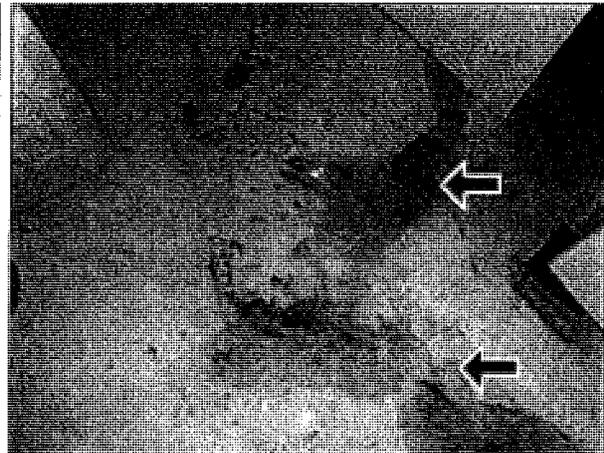
IN=inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

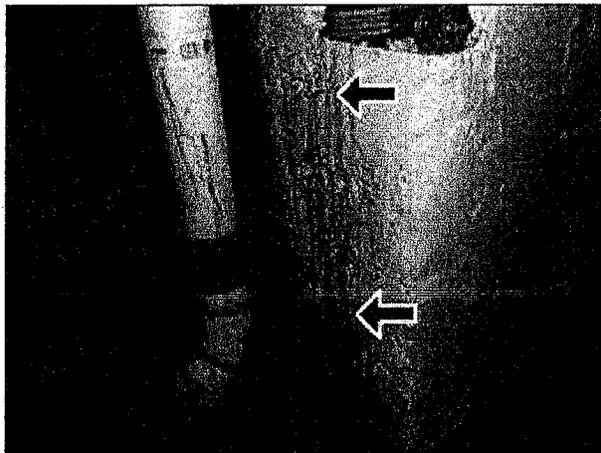
5.0 (1) Visible signs of water intrusion in the crawlspace and basement are present from standing water. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



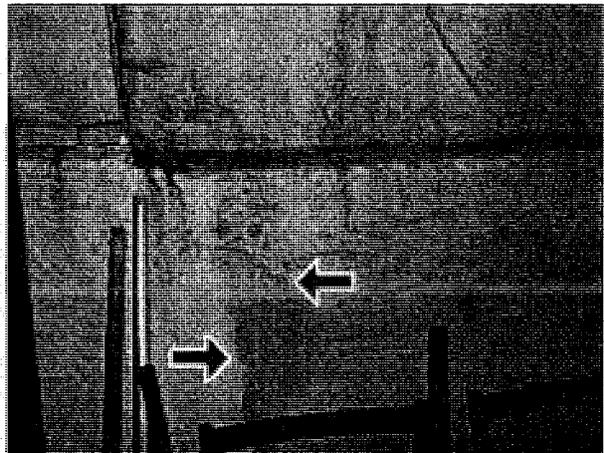
5.0 Picture 1



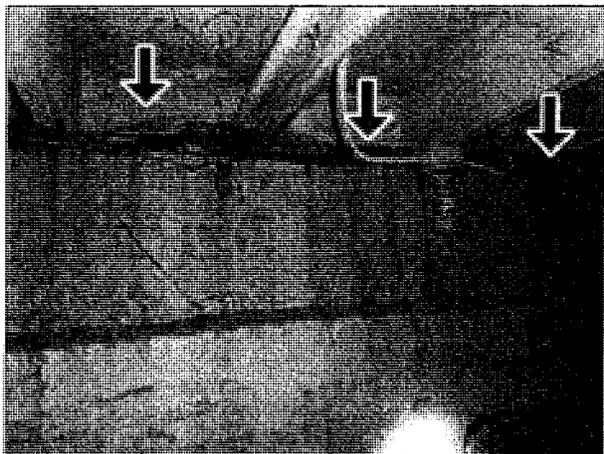
5.0 Picture 2



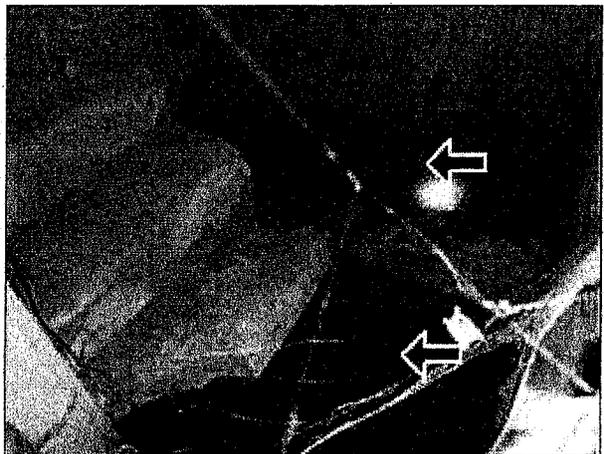
5.0 Picture 3



5.0 Picture 4

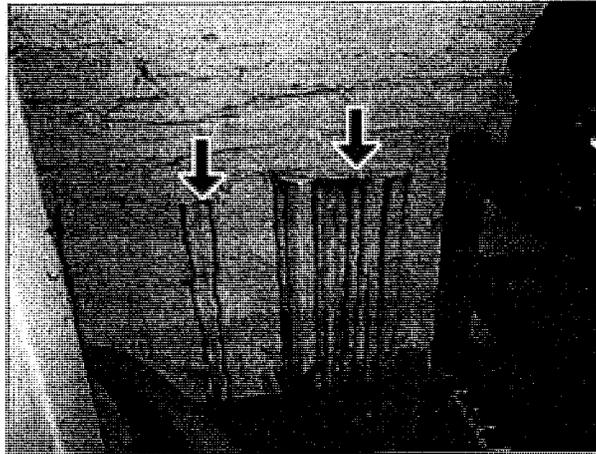


5.0 Picture 5



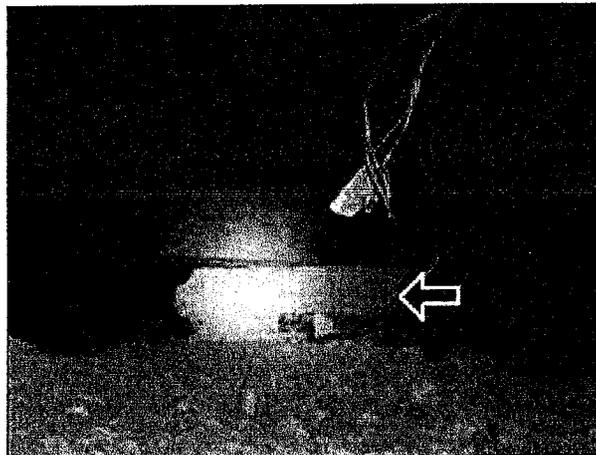
5.0 Picture 6

(2) The horizontal crack(s) in the foundation wall at the (East side of home). Repairs are needed. A qualified water infiltration contractor should inspect further and repair as needed.



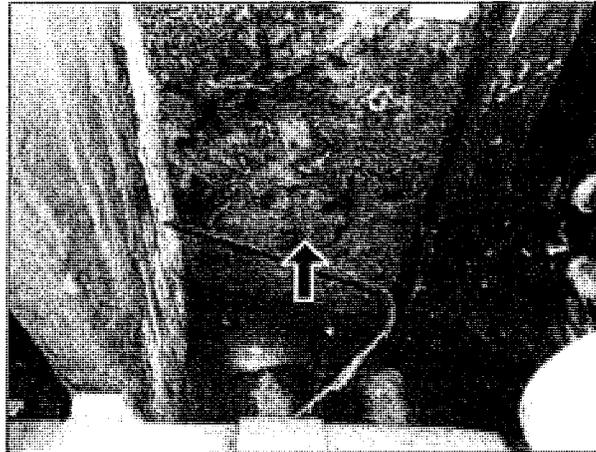
5.0 Picture 7

5.2 The stone pier does not sit on a proper concrete footing in the crawlspace. Repairs are needed. A skilled masonry contractor should perform the repairs.



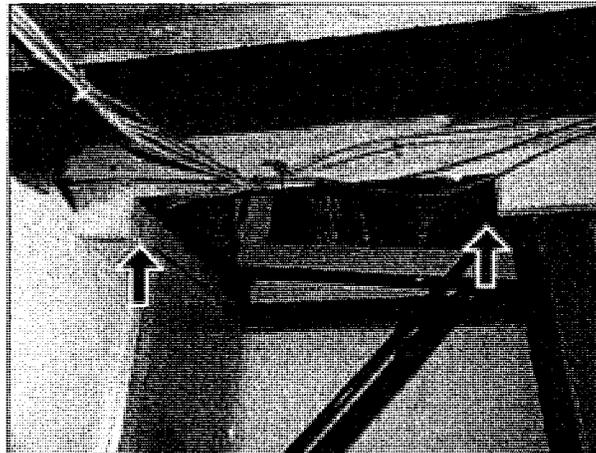
5.2 Picture 1

5.3 (1) Signs of fungi growth is present on the floor system overhead in basement in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



5.3 Picture 1

(2) At least One floor joist is cut or damaged by Tradesman at the opening to the basement stairs . Repairs are needed. I recommend repair or replace as needed.



5.3 Picture 2

5.5 Signs of fungi growth are present on the roof plywood in several areas in the attic. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



5.5 Picture 1

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**6. Plumbing System**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

|     |   | IN | NI | NP | RR | Styles & Materials                                       |
|-----|---|----|----|----|----|--|
| 6.0 | PLUMBING DRAIN, WASTE AND VENT SYSTEMS  | X  |    |    | X  | Water Source:<br>Public                                  |
| 6.1 | PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES                                     | X  |    |    | X  | Water Filters:<br>None                                   |
| 6.2 | HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS  | X  |    |    |    | Plumbing Water Supply (into home):<br>Galvanized (old)   |
| 6.3 | MAIN WATER SHUT-OFF DEVICE (Describe location)  | X  |    |    |    | Plumbing Water Distribution (inside home):<br>Galvanized |
| 6.4 | FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks) | X  |    |    |    | Copper   |
| 6.5 | MAIN FUEL SHUT OFF (Describe Location)  | X  |    |    | X  |  |
| 6.6 | SUMP PUMP   | X  |    |    |    |  |
| 6.7 | EJECTOR PIT   |    |    | X  |    |  |

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR** Washer Drain Size:  
2" Diameter

Plumbing Waste:  
PVC  
Cast iron

Water Heater Power Source:  
Gas (quick recovery)

Water Heater Capacity:  
40 Gallon (1-2 people)

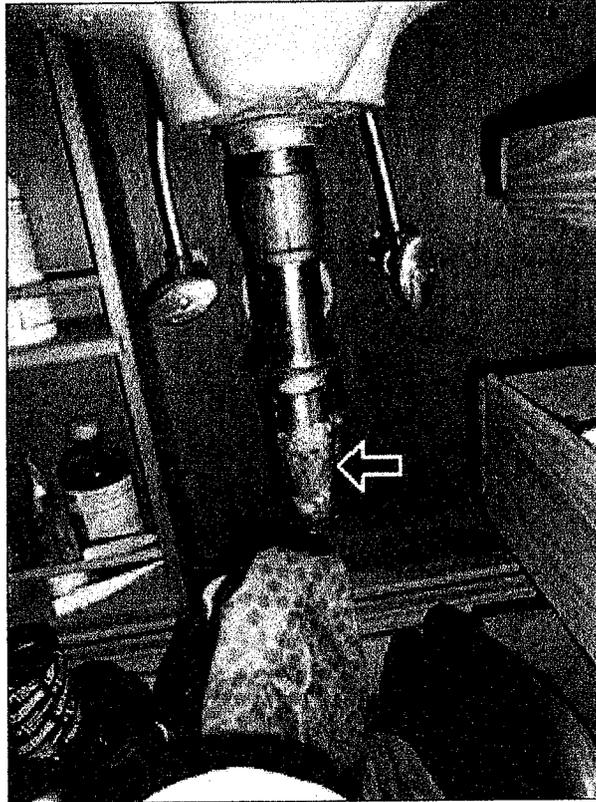
Manufacturer:  
RHEEM

Extra Info : Year 2002

Water Heater Location:  
Basement  
Mechanical room

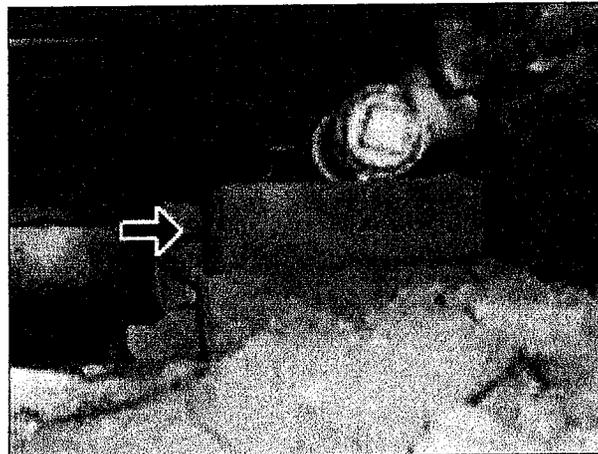
Comments:

6.0 (1) The plumbing waste line rusted and deteriorated at P-trap under the master bath. Repairs are needed. A qualified licensed plumbing contractor should repair or correct as needed.



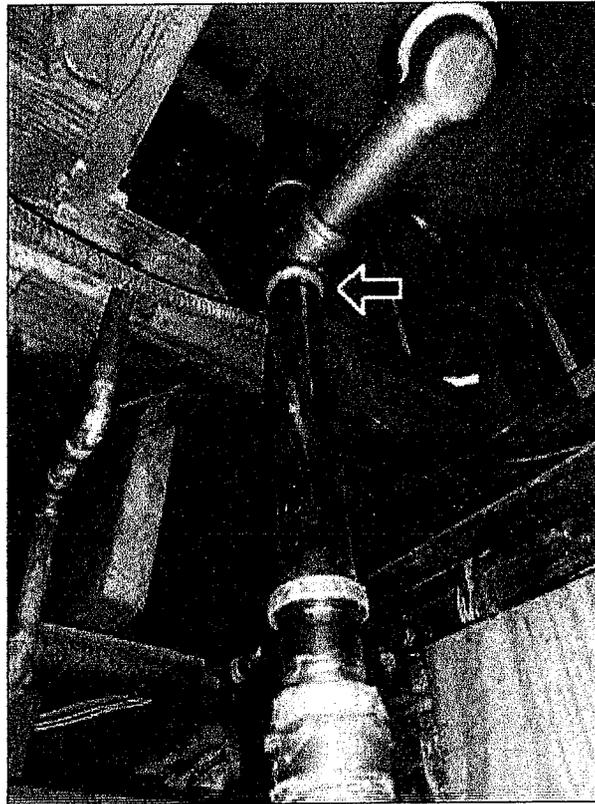
6.0 Picture 1

(2) The kitchen sink waste line is not supported properly in the crawlspace. Repairs are needed. We recommend that a licensed plumber review and repair as needed.



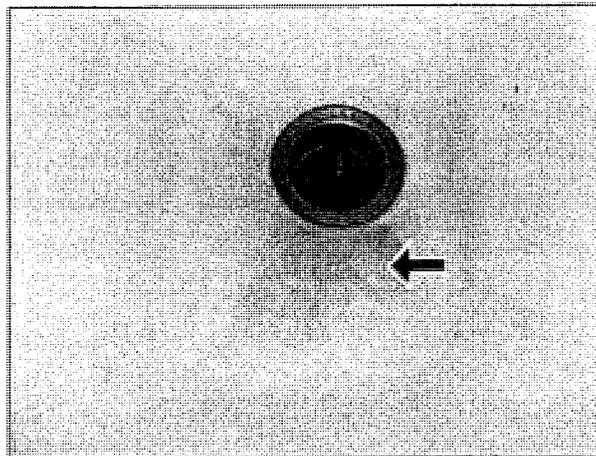
6.0 Picture 2

(3) The plumbing waste line has been repaired improperly under the hall bath tub. Repairs are needed. A qualified licensed plumbing contractor should repair or correct as needed.



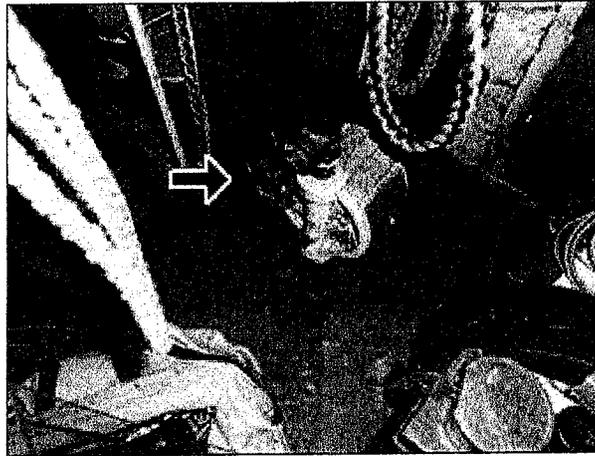
6.0 Picture 3

6.1 The sink is damaged at the kitchen. Repairs are needed A qualified licensed plumbing contractor should repair or correct as needed.



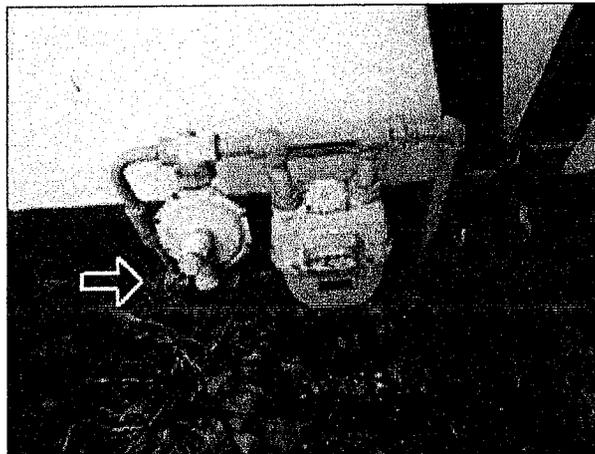
6.1 Picture 1

6.3 The main shut off is the red knob located at the furnace room. This is for your information.



6.3 Picture 1

6.5 The main fuel shut off is at gas meter outside on the east side of the home.



6.5 Picture 1

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**7. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

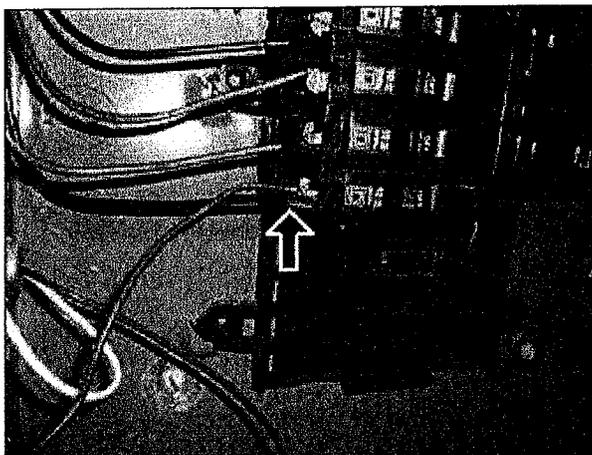
|     |  | IN | NI | NP | RR | Styles & Materials                             |
|-----|--|----|----|----|----|--|
| 7.0 | SERVICE ENTRANCE CONDUCTORS  | X  |    |    |    | Electrical Service Conductors:<br>Below ground |
| 7.1 | SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS   | X  |    |    | X  | Panel capacity:<br>200 AMP                     |
| 7.2 | BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE   | X  |    |    |    | Panel Type:<br>Circuit breakers                |
| 7.3 | CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) | X  |    |    | X  | Electric Panel Manufacturer:<br>SQUARE D       |
| 7.4 | POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE   | X  |    |    | X  | Branch wire 15 and 20 AMP:<br>Copper           |
| 7.5 | OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)  | X  |    |    | X  | Wiring Methods:<br>Conduit                     |
| 7.6 | LOCATION OF MAIN AND DISTRIBUTION PANELS   | X  |    |    |    |  |
| 7.7 | SMOKE DETECTORS  | X  |    |    |    |  |
| 7.8 | CARBON MONOXIDE DETECTORS  | X  |    |    | X  |  |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

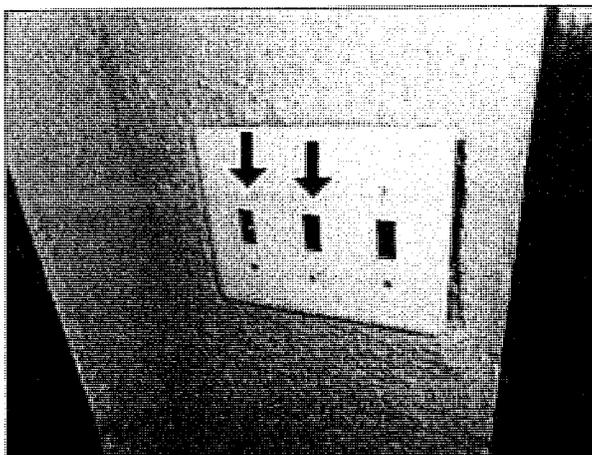
Comments:

7.1 The problem(s) discovered in the panel such as double wiring at breaker(s) (double tap) and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



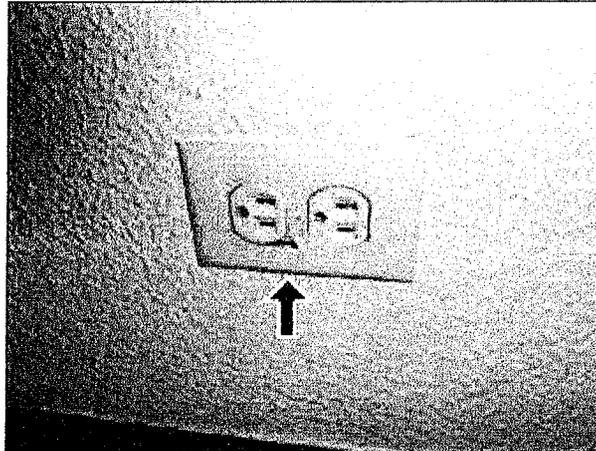
7.1 Picture 1

7.3 (1) The wall switch is loose in the wall at the main entry. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



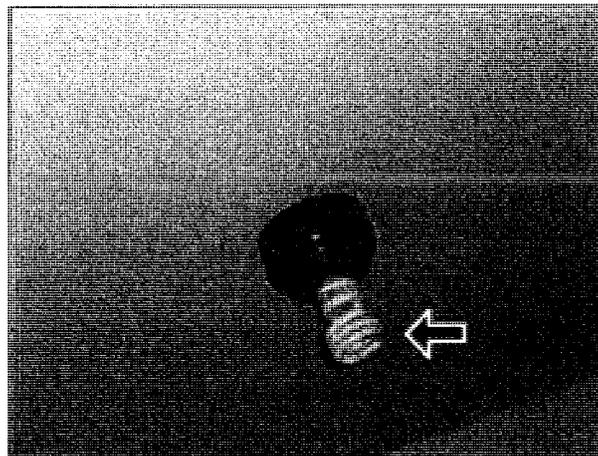
7.3 Picture 1

(2) At least one "three-prong" outlet is broken or damaged cover-plate in the living room south wall. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



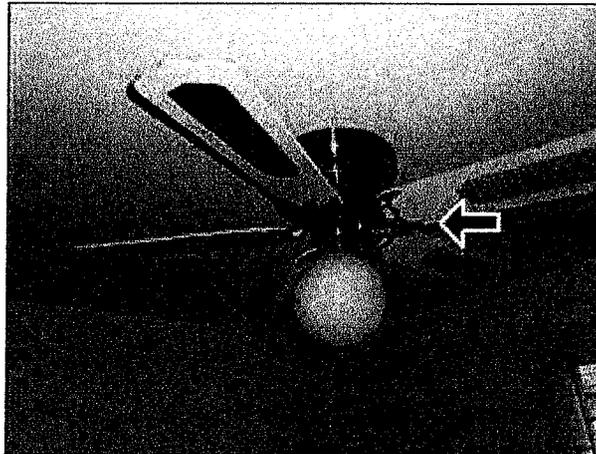
7.3 Picture 2

(3) Bare bulbs found in closets. This is a fire hazard and should be repaired. Have reviewed and repaired by a licensed electrician.



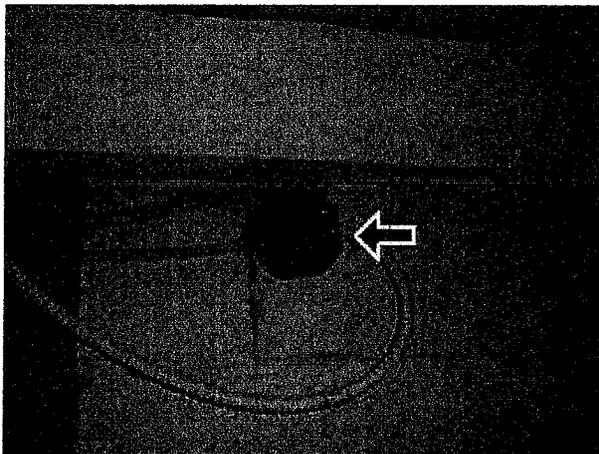
7.3 Picture 3

(4) The ceiling fan does not work properly at the Guest Bedroom. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should correct as needed.

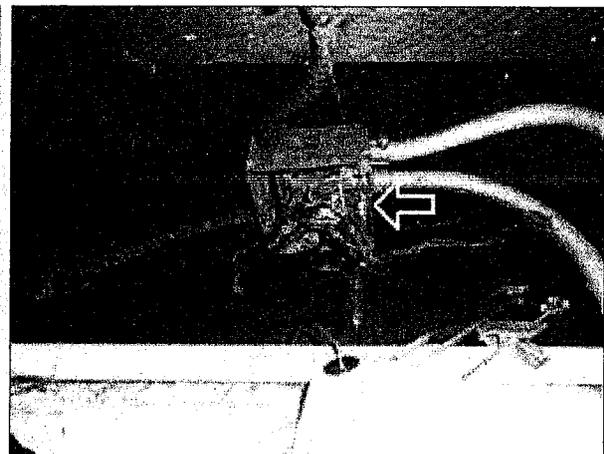


7.3 Picture 4

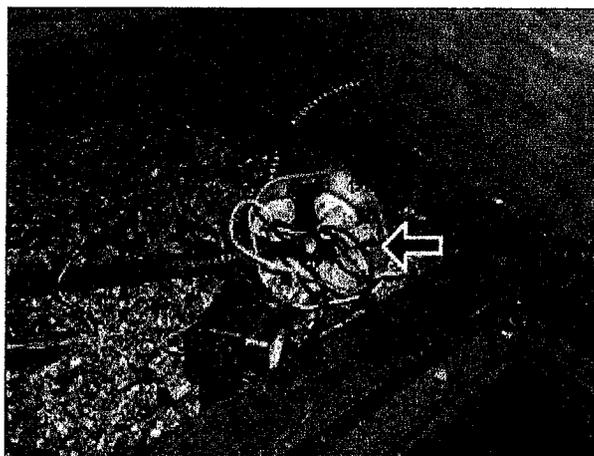
(5) Cover plate missing at the junction box in the attic space and in the crawlspace. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



7.3 Picture 5

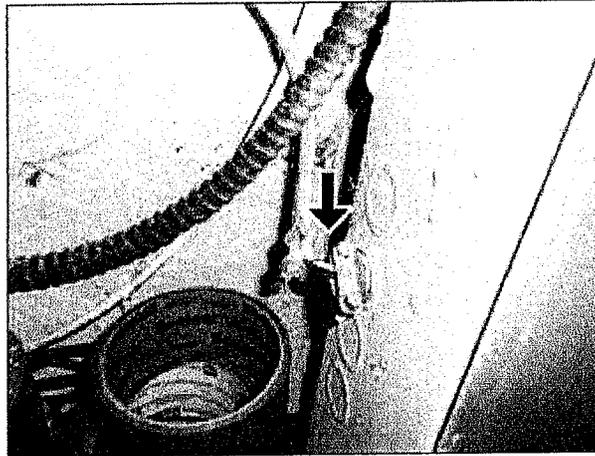


7.3 Picture 6



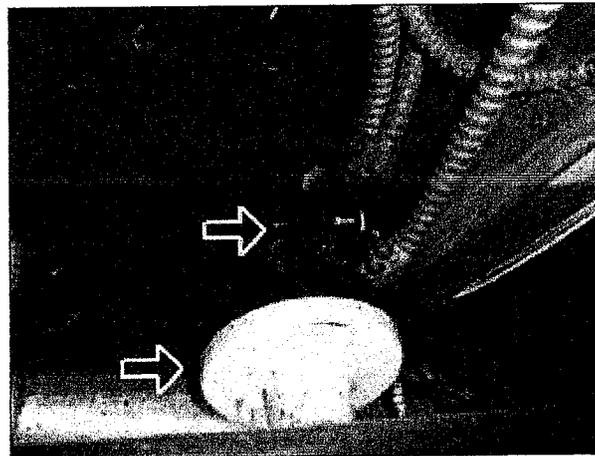
7.3 Picture 7

(6) Romex wiring was found at the electrical panel. Romex wiring is not allowed. We recommend that a licensed electrical review and repair as needed.



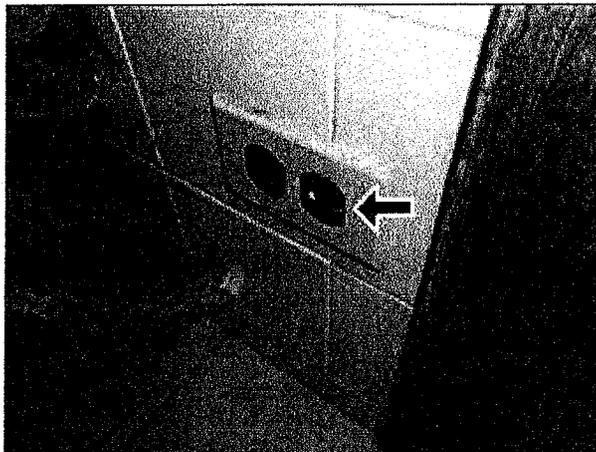
7.3 Picture 8

(7) The light fixture hangs by its own cord and should not at the Washer/Dryer room. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



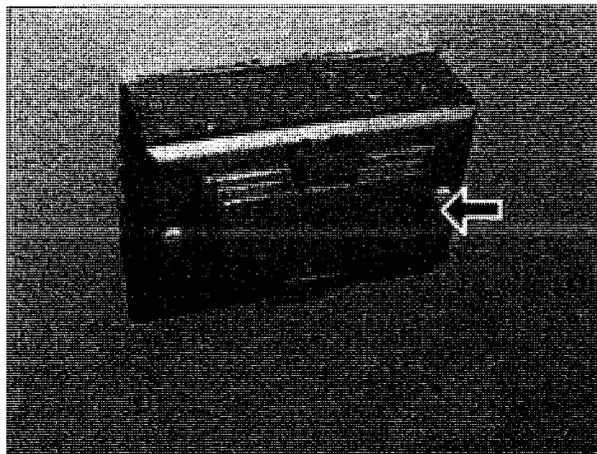
7.3 Picture 9

7.4 At least one "three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the master bath. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



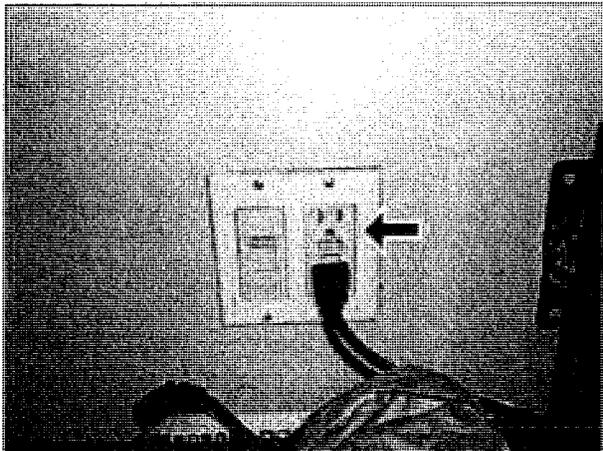
7.4 Picture 1

7.5 (1) At least One GFCI (Ground Fault Circuit Interrupter) outlet at the rear of home did not work or there is no power to outlet. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

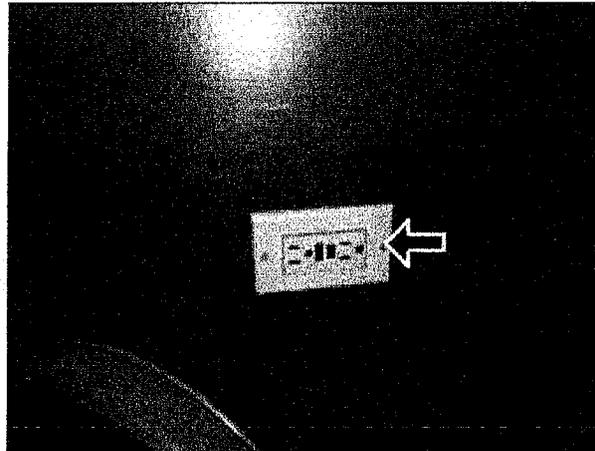


7.5 Picture 1

(2) At least Two GFCI (Ground Fault Circuit Interrupter) outlets at the Kitchen did not trip when tested (defective). This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

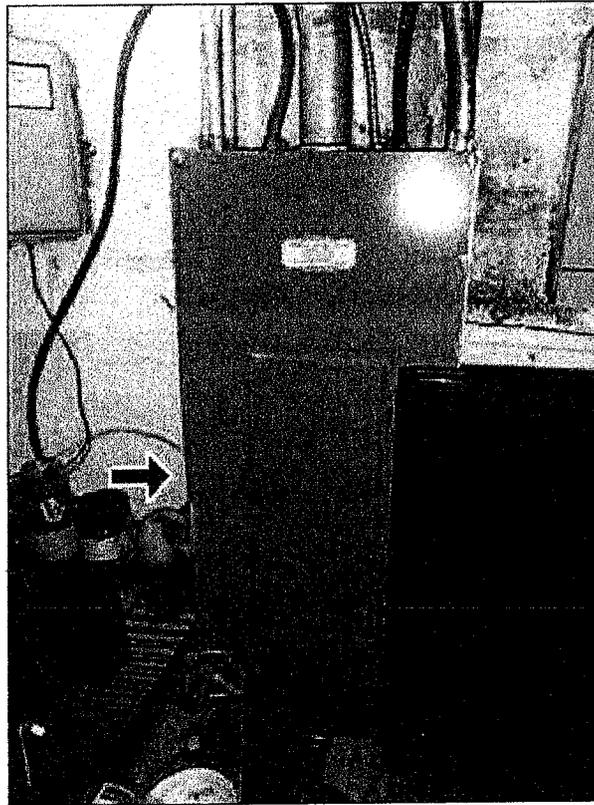


7.5 Picture 2



7.5 Picture 3

7.6 The main panel box is located at the basement.



7.6 Picture 1

7.8 There is no carbon monoxide detector found in home. State law requires a carbon monoxide detector be installed on each floor in the home. This is a safety issue. We recommend that a qualified licensed electrician review and repair as needed.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**8. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

|     |   | IN | NI | NP | RR | Styles & Materials                                 |
|-----|---|----|----|----|----|--|
| 8.0 | HEATING EQUIPMENT   | X  |    |    |    | Heat Type:<br>Circulating boiler                   |
| 8.1 | NORMAL OPERATING CONTROLS   | X  |    |    |    | Energy Source:<br>Gas                              |
| 8.2 | AUTOMATIC SAFETY CONTROLS   | X  |    |    |    | Number of Heat Systems<br>(excluding wood):<br>One |
| 8.3 | DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | X  |    |    |    | Heat System Brand:<br>Utica                        |
| 8.4 | PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM  | X  |    |    |    | Serial # : UEH13640 year 2007                      |
| 8.5 | CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)   | X  |    |    | X  | Ductwork:<br>Non-insulated                         |
| 8.6 | SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)  | X  |    |    | X  | Types of Fireplaces:<br>Conventional               |
| 8.7 | COOLING AND AIR HANDLER EQUIPMENT   |    |    | X  |    | Operable Fireplaces:<br>One                        |
| 8.8 | NORMAL OPERATING CONTROLS   |    |    | X  |    |  |
| 8.9 | PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM   |    |    | X  |    |  |

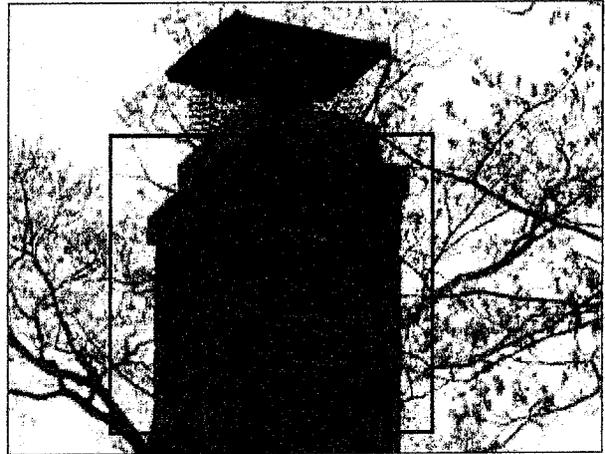
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

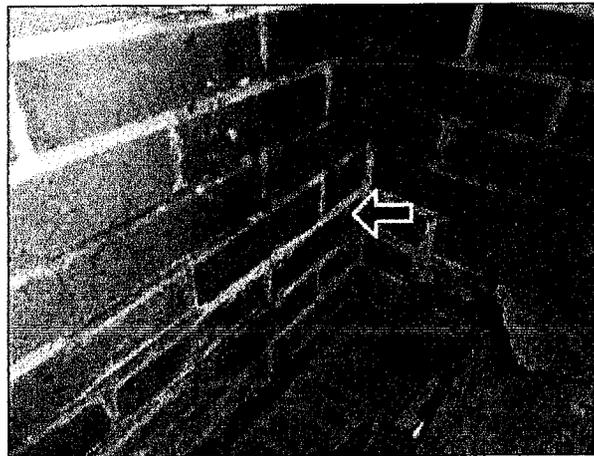
8.5 The chimney is in need of tuck pointing. Tuck pointing will stop water from entering the chimney and causing damage. We recommend that a qualified mason review and repair as needed.



8.5 Picture 1

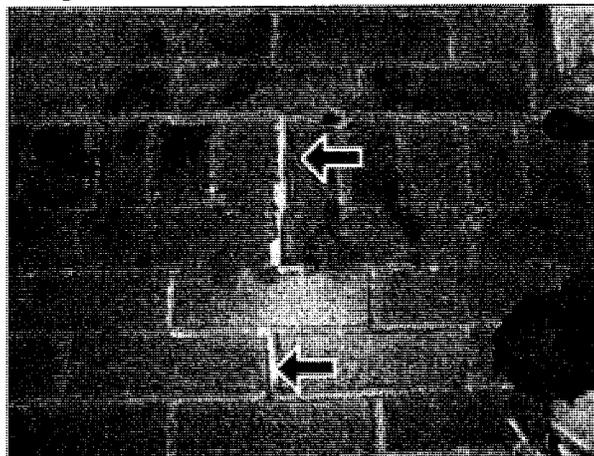


8.5 Picture 2



8.5 Picture 3 Signs of water

8.6 Brick hearth for fireplace at the Living room is missing grout. I recommend repair or replace as needed.



8.6 Picture 1

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Insulation and Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

|     |   | IN | NI | NP | RR | Styles & Materials              |
|-----|---|----|----|----|----|---------------------------------|
| 9.0 | INSULATION IN ATTIC                                   | X  |    |    | X  | Attic Insulation:<br>Batt       |
| 9.1 | INSULATION UNDER FLOOR SYSTEM                         | X  |    |    | X  | Fiberglass                      |
| 9.2 | VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT) | X  |    |    | X  | Vermiculite                     |
| 9.3 | VENTILATION OF ATTIC AND FOUNDATION AREAS             | X  |    |    | X  | R-19 or better                  |
| 9.4 | VENTING SYSTEMS (Kitchens, baths and laundry)         | X  |    |    |    | Ventilation:<br>Pan vents       |
| 9.5 | VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)    | X  |    |    | X  | Thermostatically controlled fan |

IN NI NP RR

Exhaust Fans:

Fan only

Dryer Power Source:

Gas Connection

Dryer Vent:

Flexible Metal

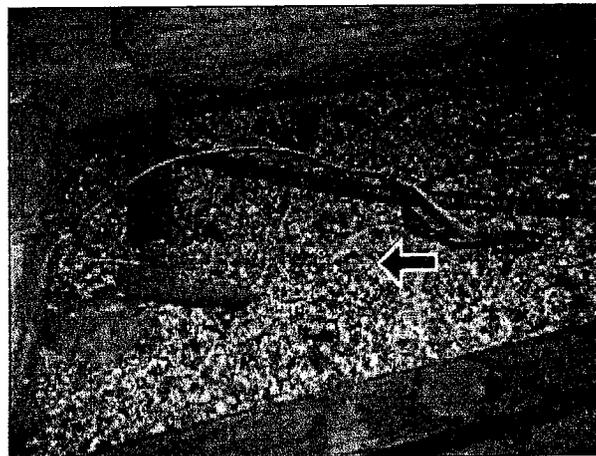
Floor System Insulation:

Batts

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

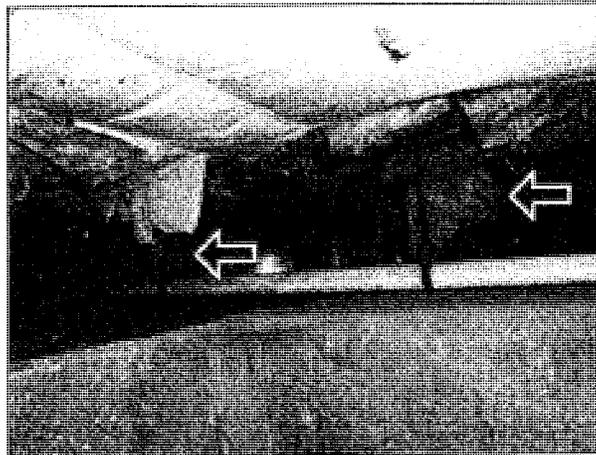
**Comments:**

9.0 Vermiculite insulation was found in the attic. Vermiculite is known to have asbestos like material in the insulation. We did not test for asbestos. We recommend that a licensed asbestos inspector review and test as needed.



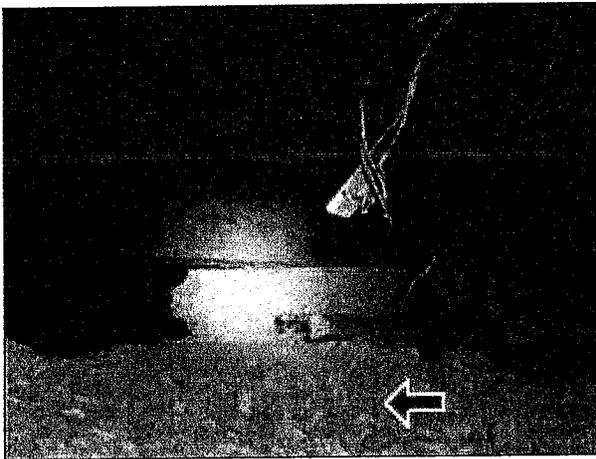
9.0 Picture 1

9.1 The insulation is loose/fallen in the crawlspace. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation. A qualified contractor should inspect and repair as needed.

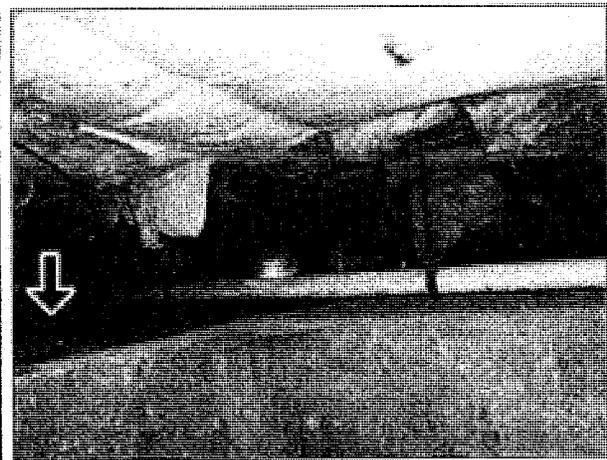


9.1 Picture 1

9.2 The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified contractor should inspect and repair as needed.



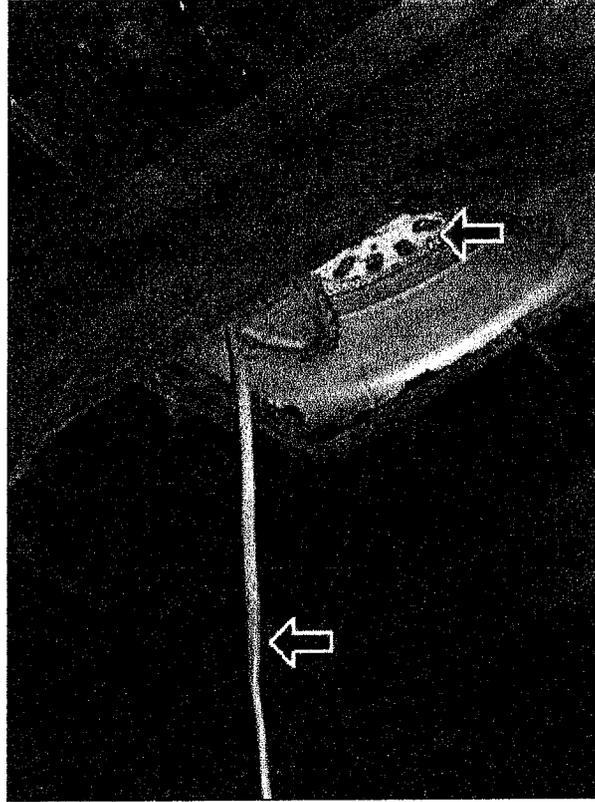
9.2 Picture 1



9.2 Picture 2

9.3 There are indicators in the attic that suggest inadequate ventilation. Inadequate ventilation can result in a variety of problems including energy efficiency, indoor air quality, mold / mildew, damaged building materials. Correction of the ventilation is recommended by a qualified contractor

9.5 Thermostatically controlled vent fan in the attic is non operational and has romex wiring. Further inspection is needed by a qualified licensed electrical contractor. A qualified contractor should inspect and repair as needed.



9.5 Picture 1

---

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Built-In Kitchen Appliances**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

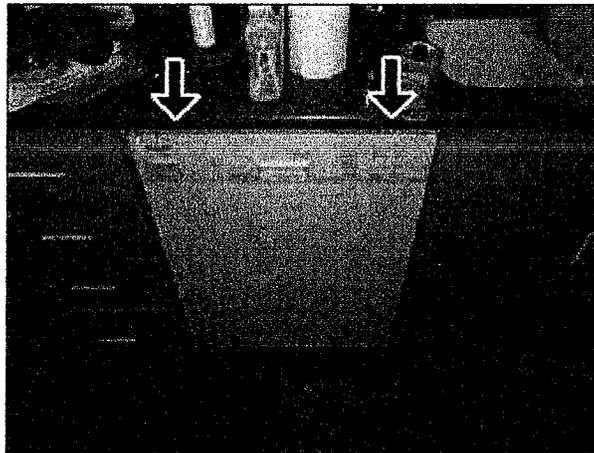
|      |                             | IN | NI | NP | RR |
|------|-----------------------------|----|----|----|----|
| 10.0 | DISHWASHER                  | X  |    |    | X  |
| 10.1 | RANGES/OVENS/COOKTOPS       | X  |    |    | X  |
| 10.2 | RANGE HOOD                  | X  |    |    |    |
| 10.3 | FOOD WASTE DISPOSER         | X  |    |    |    |
| 10.4 | MICROWAVE COOKING EQUIPMENT | X  |    |    | X  |
| 10.5 | Refrigerator.               | X  |    |    |    |

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

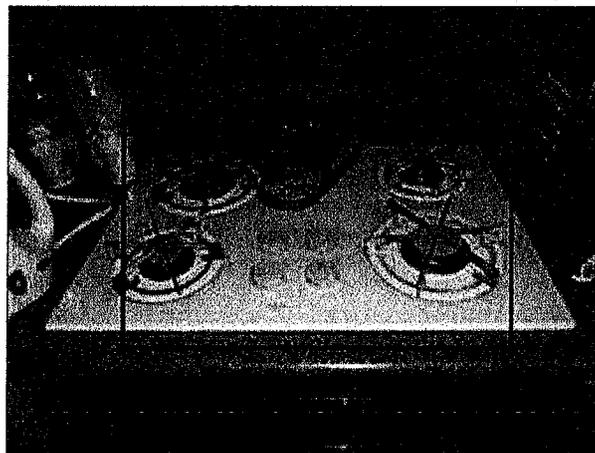
**Comments:**

**10.0** The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.



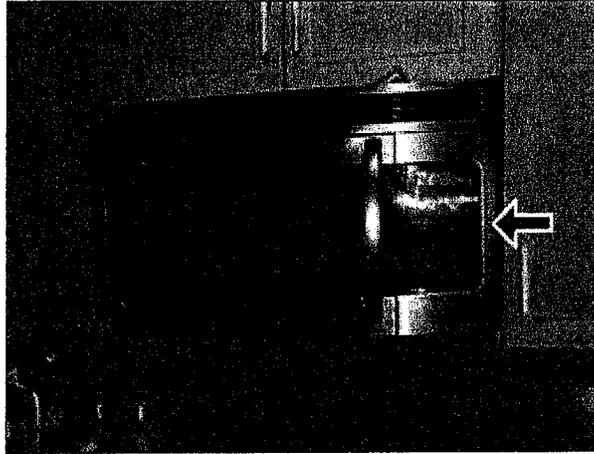
10.0 Picture 1

**10.1** The cooktop ignitors (on cook top) did not work when tested. I recommend repair as needed.



10.1 Picture 1

10.4 The microwave did not work. I recommend repair as needed.



10.4 Picture 1

---

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## General Summary

### Carroll Inspections Inc

247 Latrobe ave  
Northfield IL 60093  
(847) 446-6300

**Customer**  
Mrs. Barbara Winkelman

**Address**  
450 Woodland ave  
Highland Park IL 60035

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Roofing

#### 1.3 ROOF DRAINAGE SYSTEMS

##### Inspected, Repair or Replace

(1) The downspouts at the front, rear and sides of the home need to be extended further away from the home. This is allowing water to enter the basement and crawlspaces and is causing damage. We recommend that a qualified contractor review and repair as needed.

(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. We recommend that a qualified contractor review and repair as needed.

### 2. Exterior

#### 2.0 WALL CLADDING FLASHING AND TRIM

##### Inspected, Repair or Replace

The cement stucco at the front, rear and sides of the home have cracks. These cracks should be sealed to stop water from entering and causing damage. We recommend that a qualified contractor review and repair as needed.

#### 2.1 DOORS (Exterior)

##### Inspected, Repair or Replace

The main entry door needs adjustment does not latch. Repairs are needed. A qualified contractor should inspect and repair as needed.

#### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

##### Inspected, Repair or Replace

## 2. Exterior

The grading around the home is low.this is allowing water to enter the crawlspaces and basement and is causing damage.Drain tile should be installed around the outside of the home to help direct water away from the home.We recommend that a qualified landscaper review and repair as needed.

### 2.5 EAVES, SOFFITS AND FASCIAS

#### Inspected, Repair or Replace

The fascia on the east side of the home is deteriorated.Further deterioration can occur if not repaired.We recommend that a qualified contractor review and repair as needed.

## 3. Garage

### 3.0 GARAGE SIDING AND TRIM

#### Inspected, Repair or Replace

(1) The fascia at the north east corner of the garage is deteriorated.Further deterioration can occur if not repaired.We recommend that a qualified contractor review and repair as needed.

(2) The stucco soffits on the garage have come loose.Repairs are needed.We recommend that a qualified contractor review and repair as needed.

### 3.1 GARAGE CEILINGS

#### Inspected, Repair or Replace

(1) Signs of fungi growth are present on the roof plywood in several areas in the garage. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.

(2) The insulation on the ceiling in the garage is falling down.Heat lose can occur if repairs are not performed.We recommend that a qualified contractor review and repair as needed.

### 3.4 GARAGE DOOR (S)

#### Inspected, Repair or Replace

The side garage entry door is missing hardware and hit threshold when closed. Repairs are needed. A qualified contractor should inspect and repair as needed.

### 3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

#### Inspected, Repair or Replace

The automatic opener for garage door at the rear of home did not work. Repairs are needed. A qualified contractor should inspect and repair as needed.

## 4. Interiors

### 4.0 CEILINGS

#### Inspected, Repair or Replace

The Drywall on the ceiling has multiple cracks at the Kitchen skylight, master bathroom and living room. This damage is considered cosmetic. A qualified contractor should inspect and repair as needed.

### 4.1 WALLS

#### Inspected, Repair or Replace

The Tile surround at shower on the wall has several hairline cracks and missing silicone caulk at inside corners and at shower pan (floor) perimeter at the master bath. Repairs are needed to prevent water damage to shower/bath. A qualified contractor should inspect and repair as needed.

## 5. Structural Components

### 5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

## 5. Structural Components

### Inspected, Repair or Replace

(1) Visible signs of water intrusion in the crawlspace and basement are present from standing water. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

(2) The horizontal crack(s) in the foundation wall at the (East side of home). Repairs are needed. A qualified water infiltration contractor should inspect further and repair as needed.

### 5.2 COLUMNS OR PIERS

#### Inspected, Repair or Replace

The stone pier does not sit on a proper concrete footing in the crawlspace. Repairs are needed. A skilled masonry contractor should perform the repairs.

### 5.3 FLOORS (Structural)

#### Inspected, Repair or Replace

(1) Signs of fungi growth is present on the floor system overhead in basement in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

(2) At least One floor joist is cut or damaged by Tradesman at the opening to the basement stairs . Repairs are needed. I recommend repair or replace as needed.

### 5.5 ROOF STRUCTURE AND ATTIC

#### Inspected, Repair or Replace

Signs of fungi growth are present on the roof plywood in several areas in the attic. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.

## 6. Plumbing System

### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected, Repair or Replace

(1) The plumbing waste line rusted and deteriorated at P-trap under the master bath. Repairs are needed. A qualified licensed plumbing contractor should repair or correct as needed.

(2) The kitchen sink waste line is not supported properly in the crawlspace.repairs are needed.We recommend that a licensed plumber review and repair as needed.

(3) The plumbing waste line has been repaired improperly under the hall bath tub. Repairs are needed. A qualified licensed plumbing contractor should repair or correct as needed.

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Inspected, Repair or Replace

The sink is damaged at the kitchen. Repairs are needed A qualified licensed plumbing contractor should repair or correct as needed.

### 6.5 MAIN FUEL SHUT OFF (Describe Location)

#### Inspected, Repair or Replace

The main fuel shut off is at gas meter outside on the east side of the home.

## 7. Electrical System

### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Inspected, Repair or Replace

## 7. Electrical System

The problem(s) discovered in the panel such as double wiring at breaker(s) (double tap) and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

### 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Inspected, Repair or Replace

- (1) The wall switch is loose in the wall at the main entry. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.
- (2) At least one "three-prong" outlet is broken or damaged cover-plate in the living room south wall. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.
- (3) Bare bulbs found in closets. This is a fire hazard and should be repaired. Have reviewed and repaired by a licensed electrician.
- (4) The ceiling fan does not work properly at the Guest Bedroom. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should correct as needed.
- (5) Cover plate missing at the junction box in the attic space and in the crawlspace. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.
- (6) Romex wiring was found at the electrical panel. Romex wiring is not allowed. We recommend that a licensed electrical review and repair as needed.
- (7) The light fixture hangs by its own cord and should not at the Washer/Dryer room. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

### 7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

#### Inspected, Repair or Replace

At least one "three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the master bath. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

### 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

#### Inspected, Repair or Replace

- (1) At least One GFCI (Ground Fault Circuit Interrupter) outlet at the rear of home did not work or there is no power to outlet. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.
- (2) At least Two GFCI (Ground Fault Circuit Interrupter) outlets at the Kitchen did not trip when tested (defective). This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

### 7.8 CARBON MONOXIDE DETECTORS

#### Inspected, Repair or Replace

There is no carbon monoxide detector found in home. State law requires a carbon monoxide detector be installed on each floor in the home. This is a safety issue. We recommend that a qualified licensed electrician review and repair as needed.

## 8. Heating / Central Air Conditioning

### 8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

#### Inspected, Repair or Replace

The chimney is in need of tuck pointing. Tuck pointing will stop water from entering the chimney and causing damage. We recommend that a qualified mason review and repair as needed.

### 8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

#### Inspected, Repair or Replace

Brick hearth for fireplace at the Living room is missing grout. I recommend repair or replace as needed.

## 9. Insulation and Ventilation

### 9.0 INSULATION IN ATTIC

#### Inspected, Repair or Replace

Vermiculite insulation was found in the attic. Vermiculite is known to have asbestos like material in the insulation. We did not test for asbestos. We recommend that a licensed asbestos inspector review and test as needed.

### 9.1 INSULATION UNDER FLOOR SYSTEM

#### Inspected, Repair or Replace

The insulation is loose/fallen in the crawlspace. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation. A qualified contractor should inspect and repair as needed.

### 9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

#### Inspected, Repair or Replace

The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified contractor should inspect and repair as needed.

### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

#### Inspected, Repair or Replace

There are indicators in the attic that suggest inadequate ventilation. Inadequate ventilation can result in a variety of problems including energy efficiency, indoor air quality, mold / mildew, damaged building materials. Correction of the ventilation is recommended by a qualified contractor

### 9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

#### Inspected, Repair or Replace

Thermostatically controlled vent fan in the attic is non operational and has romex wiring. Further inspection is needed by a qualified licensed electrical contractor. A qualified contractor should inspect and repair as needed.

## 10. Built-In Kitchen Appliances

### 10.0 DISHWASHER

#### Inspected, Repair or Replace

The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.

### 10.1 RANGES/OVENS/COOKTOPS

#### Inspected, Repair or Replace

The cooktop ignitors (on cook top) did not work when tested. I recommend repair as needed.

### 10.4 MICROWAVE COOKING EQUIPMENT

#### Inspected, Repair or Replace

The microwave did not work. I recommend repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment,

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plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# INVOICE

Carroll Inspections Inc  
 247 Latrobe ave  
 Northfield IL 60093  
 (847) 446-6300  
 Inspected By: Daniel Carroll

Inspection Date: 5/13/2014  
 Report ID: 2014-5-13-1

| Customer Info:  | Inspection Property:                       |
|---|--|
| Mrs. Barbara Winkelman<br>450 Woodland rd<br>Highland Park IL 60035<br><br><b>Customer's Real Estate Professional:</b><br>Jan Cooper<br>Coldwell Banker | 450 Woodland ave<br>Highland Park IL 60035 |

**Inspection Fee:**

| Service    | Price  | Amount | Sub-Total                   |
|------------|--------|--------|-----------------------------|
| Inspection | 350.00 | 1      | 350.00                      |
|            |        |        | <b>Tax \$0.00</b>           |
|            |        |        | <b>Total Price \$350.00</b> |

**Payment Method:** Check  
**Payment Status:** Paid At Time Of Inspection  
**Note:** Thank you for your prompt payment

## Carroll Inspections Inc

Daniel Carroll

247 Latrobe ave  
Northfield IL 60093  
(847) 446-6300



Lori + Jan,

Here is the US Waterproofing quote. It is only for the central basement - drain tile all around + a membrane on the walls.

He said there is no remediation for the back crawl space. When ~~the~~ this house was built, the expectation was that there would be water in the basement + that is why there are drains. He can guarantee that the central basement will stay dry but the back crawl space will continue to get wet.

I asked Alan Adams to get me a quote Monday morning + he said he would try.



# RESIDENTIAL ESTIMATE

Chicago Home Repair License No. 2069001  
5650 Meadowbrook, Rolling Meadows, IL 60008  
Chicago, Lansing, Oak Lawn, Des Plaines, Hinsdale, Libertyville,  
Rockford, Joliet, McHenry, Aurora, Highland IN, Milwaukee WI

(800) 323-3628 Warranty Dept. (847) 303-6688 Fax (847) 303-5811



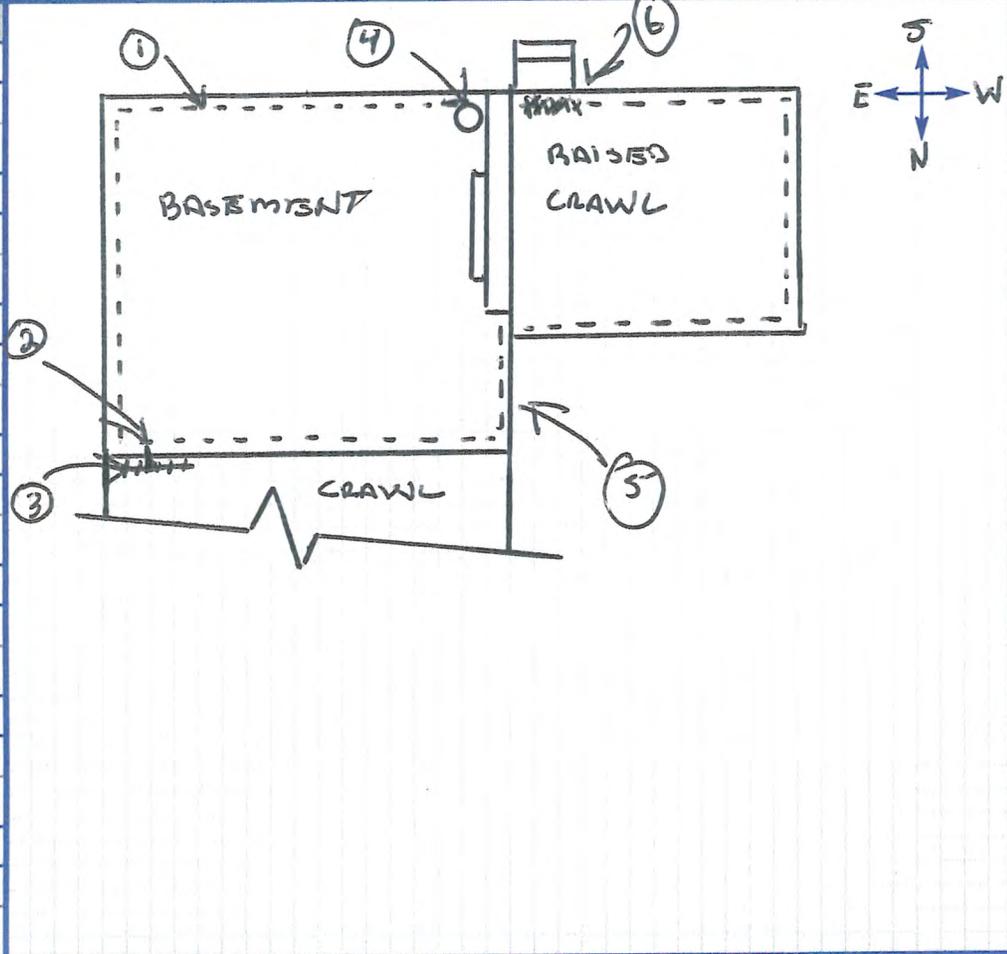
Date 5/10/14

|    |    |        |        |   |            |                  |
|----|----|--------|--------|---|------------|------------------|
| CN | SO | ID / / | WD / / | # | FM/SC: / / | AN <u>521691</u> |
|----|----|--------|--------|---|------------|------------------|

|   |                               |   |                         |
|---|-------------------------------|---|-------------------------|
| <b>Customer Information</b>                             |                               | <b>Site Address</b> (if different than Cust. Info.) |                         |
| Name <u>BARBARA WINKELMAN</u>                           | Name _____                    | Street <u>450 WOODLAND ROAD</u>                     | Street _____            |
| City <u>HIGHLAND PARK</u> St <u>IL</u> Zip <u>60035</u> | City _____ St _____ Zip _____ | Contact _____ H O C ( )                             | Contact _____ H O C ( ) |
| H O C <u>(847) 778-2499</u> ( )                         | H O C ( )                     | H O C ( )   | H O C ( )               |

|  |   |   |                              |
|--|---|---|------------------------------|
| <b>Foundation Type</b>   | <b>Depths</b>                                     | <b>Interior</b>   | <b>Exterior</b>              |
| <input checked="" type="checkbox"/> poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> _____ | Foundation <u>6</u> ft. Problem (XS) <u>4</u> ft. | Finished _____ Unfinished <input checked="" type="checkbox"/> Partial _____ | Concrete _____ Asphalt _____ |

| Items Included                  |                    |               |
|---------------------------------|--------------------|---------------|
| Qty: <u>63</u>                  | Code: <u>10150</u> | Ref: <u>1</u> |
| <u>FOREVER FLOW DRAIN</u>       |                    |               |
| <u>TILE BASEMENT</u>            |                    |               |
| Qty: <u>1</u>                   | Code: <u>10325</u> | Ref: <u>2</u> |
| <u>INTERIOR WINDOW</u>          |                    |               |
| <u>WELL DRAIN w/ TILE</u>       |                    |               |
| Qty: <u>4</u>                   | Code: <u>51800</u> | Ref: <u>3</u> |
| <u>PERFORATED PVC PIPE (4")</u> |                    |               |
| <u>SURROUNDED w/ #6 STOPS</u>   |                    |               |
| Qty: <u>1</u>                   | Code: <u>40625</u> | Ref: <u>4</u> |
| <u>REPLACEMENT SUMP PUMP</u>    |                    |               |
| <u>(1/2 HP ZOBLEB)</u>          |                    |               |
| Qty: <u>63</u>                  | Code: <u>10550</u> | Ref: <u>5</u> |
| <u>DAYLIDEN WALL</u>            |                    |               |
| <u>INSULATION UP TO 8 FT.</u>   |                    |               |
| Qty: <u>1</u>                   | Code: <u>10600</u> | Ref: <u>6</u> |
| <u>TILEM DRAIN</u>              |                    |               |
| Qty: _____                      | Code: _____        | Ref: _____    |



## U.S. WATERPROOFING (USW) WARRANTIES ALL AREAS SUBJECT TO GENERAL CONDITIONS (ON REVERSE SIDE) AS FOLLOWS:

- Wall-Clay & Epoxy/Urethane:** Lifetime Warranty against seepage through treated area(s), for as long as the current property owner owns the building. Warranty is transferable to the first new property owner. In the event seepage persists customer must expose the inside foundation wall(s). Refer to #1, #18, #21 & #25 on the reverse side of this Contract \_\_\_\_\_.
- Forever Flow Drain Tile System:** Lifetime Warranty against seepage through the cove joint (where the floor and wall meet), from the immediate floor area (within three feet of the wall) and onto the floor from the foundation wall(s) for as long as the current property owner owns the building. In the event a full perimeter system is installed, the entire floor is covered under the warranty. Warranty is transferable to first new property owner. Refer to #10 & #22 on the reverse side of this Contract \_\_\_\_\_.
- Window Well Drain Systems:** Ten Year Warranty covers proper functioning of the drain(s), regardless of ownership.
- Exterior Systems:** Ten Year Warranty against water penetration through waterproofed area(s), regardless of ownership. Hose test was conducted to identify a specific problem. Customer understands other problems may exist below or outside our membrane. In the event seepage persists customer must expose the inside foundation wall(s). Refer to #1, #6, #18, #22 & #23 on the reverse side of this Contract \_\_\_\_\_.
- Sump Pumps & Accessories:** All sump pumps and accessories installed by USW are covered by the manufacturer's warranty. Our system is dependent upon the operation of your existing sump pump(s). Refer to #22 on the reverse side of this Contract \_\_\_\_\_.
- Underground Extensions:** One Year Warranty covers materials & workmanship. Refer to #1 & #6 on the reverse side of this Contract \_\_\_\_\_.
- Window Well Covers:** Lifetime Warranty against breakage to the original property owner.
- Foundation Underpinning:** Thirty Year Warranty against settlement of foundation within piling system regardless of ownership. Refer to #3, #6, #26 & #28 on the reverse side of this Contract \_\_\_\_\_.
- Carbon Fiber / Wall Bracing:** Thirty Year Warranty against significant inward movement (rotation) of foundation wall regardless of ownership. Refer to #3, #6, #27 & #28 on the reverse side of this Contract \_\_\_\_\_.
- Concrete Work:** One Year Warranty against abnormal defects. Due to the inherent nature of concrete, cracking, chipping and spalling may occur, not because of faulty workmanship, but because of normal shrinkage or expansion of materials, settling or weather conditions.

THIS IS A MUTUALLY AGREED UPON CONTRACT. OUR ESTIMATE IS FREE AND IS BASED IN PART ON THE CUSTOMER'S INPUT. IT IS POSSIBLE THERE MAY BE ADDITIONAL PROBLEMS THAT ARE NOT INCLUDED IN THIS CONTRACT. FOR THE TERM OF THE WARRANTY, U.S. WATERPROOFING WILL PROVIDE SERVICE ON WARRANTIED AREAS AT NO CHARGE. CUSTOMER ACKNOWLEDGES RECEIPT OF AND ACCEPTS GENERAL CONDITIONS. CURRENT COPY CAN BE FOUND @ WWW.SEEPAGE.COM/GENERALCONDITIONS/RCON-109-0214  HTC

This document and any attachments shall become a binding contract upon written acceptance of U.S. Waterproofing & Construction Co., and is not subject to cancellation after the rescision period by either party except with the express consent of the other party. This contract contains the full agreement between the parties and no representations made by any agent shall be binding unless specifically incorporated herein. No action may be maintained against USW for an amount greater than the amount paid to USW under this agreement. If this contract is referred to an attorney for collection, the customer shall pay, in addition to the balance due on this Contract, reasonable attorney's fees and costs incurred by USW in collecting on your account. All warranties are invalid until such time as the contract amount is paid in full.

|  |                           |
|--|---------------------------|
| TOTAL AMOUNT OF ORDER .....  | \$ <u>7,860</u>           |
| LESS DEPOSIT <input type="checkbox"/> Cash <input type="checkbox"/> Check # _____ <input type="checkbox"/> Credit Card: VISA M/C DISC <input type="checkbox"/> Customer to mail-in | \$ <u>1,800</u> (DEPOSIT) |
| Card # _____ Exp. ____/____/____ CID # _____ (3-Digits)  |                           |
| Customer authorizes balance to be applied to above credit card upon completion _____   |                           |
| BALANCE DUE TO INSTALLERS UPON COMPLETION (F.A. # _____) .....   | \$ <u>6,060</u>           |

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT.

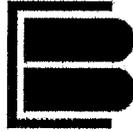
Customer \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Advisor MICHAEL OWEN

**B Electric, Inc.**

8125 N. Skokie Blvd.  
Skokie, IL 60077  
847-674-9200

847-674-9204 FAX

E-MAIL BELECTRIC8125@AOL.COM



**Proposal**

Date | Estimate #  
6/3/2014 | 10056

**CUSTOMER NAME/ADDRESS**

Mrs Winkelman  
450 Woodland Ave  
Highland Park Il 60035

**JOB ADDRESS**

Mrs Winkelman  
450 Woodland Ave  
Highland Park, IL 60035

**Description**

WORK ACCORDING TO HOME INSPECTION SERVICES ON ELECTRICAL REPAIRS OR REPLACEMENT

**FRONT FOYER:**

1. TO REWORK EXISTING SWITCHES IN 3 GANG SWITCH BOX AND REPLACE 3 SWITCHES

**LIVING ROOM:**

2. TO REPLACE EXISTING OUTLET AND COVER PLATE. NOTE\* IVORY COLOR

**KITCHEN:**

3. TO REPLACE 2 COUNTER TOP GFCI OUTLETS

**GUEST BEDROOM:**

4. TO REPLACE CUSTOMER SUPPLIED CEILING FAN/LIGHT COMBINATION IN EXISTING LOCATION

**MASTER BEDROOM CLOSET:**

5. TO SUPPLY AND INSTALL NEW CLOSET FLORESCENT FIXTURE IN EXISTING LOCATION

**MASTER BATHROOM:**

6. TO REPLACE EXISTING OUTLET WITH GFCI OUTLET

**OUTSIDE BACK OF HOUSE:**

7. TO TROUBLE SHOOT EXISTING OUTLET AND RESTORE POWER TO OUTLET AND REPLACE OUTLET WITH NEW GFCI OUTLET

**BASEMENT:**

8. TO SPLIT DOUBLE HOOKED BREAKERS IN EXISTING CIRCUIT BREAKER PANEL

9. TO REMOVE ROMAX CABLE FROM CIRCUIT BREAKER PANEL - REWORK AND INSTALL CONDUIT TO REPLACE

10. TO REWORK JUNCTION BOX ABOVE CIRCUIT BREAKER PANEL AND REINSTALL PULL CHAIN FIXTURE

METHOD OF PAYMENT: Balance due upon completion. Invoices over 30 days past due are subject to a one and a half percent (1.50%) per month interest charge.

AUTHORIZED SIGNATURE: \_\_\_\_\_

PROPOSAL VALID FOR 30 DAYS FROM DATE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

|                  |          |
|------------------|----------|
| DEPOSIT REQUIRED | \$900.00 |
|------------------|----------|

|                        |
|------------------------|
| <b>PROPOSAL TOTAL:</b> |
|------------------------|

DATE OF ACCEPTANCE: \_\_\_\_\_

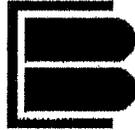
SIGNATURE: \_\_\_\_\_

**B Electric, Inc.**

8125 N. Skokie Blvd.  
Skokie, IL 60077  
847-674-9200

847-674-9204 FAX

E-MAIL BELECTRIC8125@AOL.COM



**Proposal**

|          |            |
|----------|------------|
| Date     | Estimate # |
| 6/3/2014 | 10056      |

**CUSTOMER NAME/ADDRESS**

Mrs Winkelman  
450 Woodland Ave  
Highland Park Il 60035

**JOB ADDRESS**

Mrs Winkelman  
450 Woodland Ave  
Highland Park, IL 60035

**Description**

- 
- 11. TO INSTALL HARD WIRE CARBON MONOXIDE DETECTOR AT THE BOTTOM OF BASEMENT STAIRS
  - 12. TO REWORK 2 OPEN JUNCTION BOXES IN BASEMENT AND INSTALL COVER PLATES

**GENERAL:**

- 13. TO INSTALL CARBON MONOXIDE DETECTOR ON 1ST FLOOR NEAR BEDROOMS
- 14. TO REWORK JUNCTION BOX IN ATTIC AND INSTALL COVER PLATE
- 15. TO REPLACE OUTLET ABOVE WASHER AND DRYER IN BASEMENT WITH GFCI OUTLET
- 16. NO WORK IN EXISTING GARAGE (NOT ON INSPECTION REPORT)
- 17. TO STRAP UP LOOSE ELECTRICAL CABLES ALONG CEILING AND WALL IN BASEMENT

PROPOSAL TOTAL \$1,920.00

METHOD OF PAYMENT: Balance due upon completion. Invoices over 30 days past due are subject to a one and a half percent (1.50%) per month interest charge.

AUTHORIZED SIGNATURE: \_\_\_\_\_

PROPOSAL VALID FOR 30 DAYS FROM DATE OF PROPOSAL

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|                  |          |
|------------------|----------|
| DEPOSIT REQUIRED | \$900.00 |
|------------------|----------|

|                        |
|------------------------|
| <b>PROPOSAL TOTAL:</b> |
|------------------------|

DATE OF ACCEPTANCE: \_\_\_\_\_

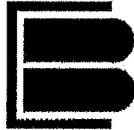
SIGNATURE: \_\_\_\_\_

**B Electric, Inc.**

8125 N. Skokie Blvd.  
Skokie, IL 60077  
847-674-9200

847-674-9204 FAX

E-MAIL BELECTRIC8125@AOL.COM



**Proposal**

|          |            |
|----------|------------|
| Date     | Estimate # |
| 6/3/2014 | 10056      |

**CUSTOMER NAME/ADDRESS**

Mrs Winkelman  
450 Woodland Ave  
Highland Park Il 60035

**JOB ADDRESS**

Mrs Winkelman  
450 Woodland Ave  
Highland Park, IL 60035

**Description**

PERMIT WILL BE PULLED IF NECESSARY BY B-ELECTRIC, INC. AND TO BE PAID BY OWNER OR GENERAL CONTRACTOR. ANY ADDITIONAL WORK OR CHANGES IN THE ABOVE PROPOSED WORK WILL INVOLVE ADDITIONAL COSTS. ADDITIONAL WORK ORDER WILL BE SUBMITTED AND MUST BE APPROVED AND SIGNED BEFORE ANY ADDITIONAL WORK WILL BE PERFORMED.

OPTIONS ARE NOT INCLUDED IN TOTAL PRICE. IF ACCEPTED, ADD TO TOTAL. PATCHING AND PAINTING BY OTHERS. ALL SURFACE MOUNTED FIXTURES BY OTHERS UNLESS NOTED.

FINAL REPAIR OF LANDSCAPING BY OTHERS.

ADDITIONAL WORK WILL BE BILLED ON NORMAL OPENING AND/OR HOURLY CHARGES.

90 DAY WARRANTY ON REPAIRS, 1 YEAR WARRANTY ON NEW INSTALLATION.

ALL PHONE/CABLE/DATA LINES TO HOOK UP TO EXISTING (UNLESS SPECIFIED)

TRENCHING BY OTHERS UNLESS NOTED

DOOR JAMB SWITCHES TO BE CUT IN BY CARPENTER.

PRICE BASED ON COMPLETION OF FULL PROPOSAL.

ANY DELETIONS OR CHANGES VOID PROPOSAL AND WORK WILL BE PERFORMED ON A TIME AND MATERIAL BASIS OR SUBJECT TO A SERVICE CALL CHARGE.

ALL CODE VIOLATION REPAIR NOT INCLUDED IN TOTAL AND WORK TO BE PERFORMED ON TIME AND MATERIAL

METHOD OF PAYMENT: Balance due upon completion. Invoices over 30 days past due are subject to a one and a half percent (1.50%) per month interest charge.

AUTHORIZED SIGNATURE: \_\_\_\_\_

PROPOSAL VALID FOR 30 DAYS FROM DATE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

|                  |          |
|------------------|----------|
| DEPOSIT REQUIRED | \$900.00 |
|------------------|----------|

|                        |                   |
|------------------------|-------------------|
| <b>PROPOSAL TOTAL:</b> | <b>\$1,920.00</b> |
|------------------------|-------------------|

DATE OF ACCEPTANCE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

BAY REMEDIATION, LLC  
P.O. BOX 46036  
CHICAGO, IL 60646

May 20, 2014

Barbara Winkelman  
450 Woodland  
Highland Park, IL

WinkelmB@metrofamily.org

Re: Asbestos Abatement  
Attic-Vermiculite

INTRODUCTION:

Bay Remediation, LLC, ("BAY") respectfully submit this proposal / contract at to you for the removal of the asbestos containing materials ("ACM") located in the ATTIC AREAS as described on Saturday, May 17, 2014.

SCOPE OF WORK:

To properly remove and dispose of:

- 1) Fiberglass Attic Insulation.
- 2) Vermiculite Attic Insulation.

GENERAL PROCEDURE AND SPECIFICATIONS:

Building owner shall provide water and electricity and washroom.

Our initial site preparation would to restrict entry into the work areas by physically isolation the areas. Bay Remediation, LLC shall post "Danger Asbestos" signs outside of our airlock chamber.

All power used in the work containment area(s) from outside shall be brought in through ground-fault circuit interrupter equipped sources. We will construct our three chamber(s) worker decontamination chambers just adjacent to the attic hatch which is located in the hallway.

Using plastic sheeting we shall place critical (primary seals) over windows, doors vents and any other penetrations or openings inside our work containment area(s). Barriers constructed to enclose an asbestos abatement gross removal method project will be separated from any other portion of the single family residence may consist of plastic sheeting.

B. Winkelman  
450 Woodland  
May 20, 2014  
Page Two

Use of a local exhaust ventilation and collection system, negative air machine(s) with HEPA filters is designed and operated to capture particulate material, will be operating during the project.

Once the chambers are in place, areas will be checked for any breaching. All asbestos containing material ("vermiculite") including the fiberglass insulation shall be wetted prior, during and after abatement activities to reduce any fiber release. Surrounding areas shall be periodically sprayed and maintained in a wet condition until all visible asbestos material is cleaned up, removed and properly contained in leak proof containers for proper disposal. The areas shall be thoroughly vacuumed and free of visible debris located on the attic flooring. Final cleaning shall include encapsulation of the attic work areas.

Bay Remediation, LLC is a licensed and certified Illinois Department of Public Health, Asbestos and Lead Abatement Contractor. We are also a licensed Environmental Protection Agency, Special Waste Hauler and a Lead-Safe EPA Certified Firm. We have a licensed electrician to assist us with any electrical needs. Bay Remediation, LLC is in "Good Standing" with the State of Illinois.

Any alterations or unforeseen conditions or deviation from the specified work, including change order(s) shall become an extra charge over and above the sum stated in this proposal. All other terms and conditions of this contract shall remain in full unless another written agreement is executed by each of the parties hereto.

The Owner, Client and Agent and assignees associated with the single family residence at 450 Woodland, Highland Park, Illinois agrees to forever release, hold harmless, defend and indemnify "BAY" and its assignees against any and all claims, actions, demands or losses of every kind and nature arising out of or resulting from the performance of the specified work.

Bay Remediation, LLC shall not be responsible and will not be held responsible for any contamination of the working area(s) and any non working area(s) caused by others and by the attic insulation. Bay Remediation, LLC shall not be held for any damages what's so ever due to laborers working in the attic. "Bay" was not responsible for the construction of the attic and shall not be held for any damages prior, during and or after our asbestos abatement work.

B. Winkelman  
450 Woodland  
May 20, 2014  
Page Three

PRICING:

Bay Remediation, LLC shall provide labor, supervision, materials, insurance, and disposal, in a workmanship manner in the sum of:

Exactly Fourteen Thousand Eight Hundred Dollars .....\$ 14, 800.00

Terms: 25% down deposit /n / upon completion.

ACCEPTED AND AGREED

Barbara Winkelman,  
Owner, Client & Agent

\_\_\_\_\_  
  
\_\_\_\_\_

Date: \_\_\_\_\_

ACCEPTED AND AGREED

Bay Remediation, LLC

\_\_\_\_\_

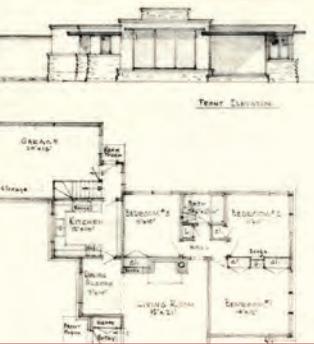
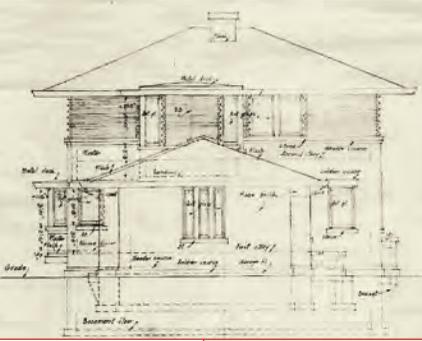
Date: May 20, 2014

Telephone: 773-774-0051

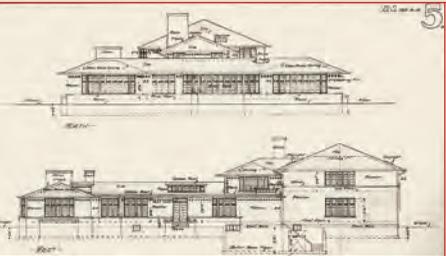
Email: bayenvironmental@sbcglobal.net



Highland Park Historic Preservation Commission



# JOHN VAN BERGEN ARCHITECTURAL TOUR



CITY OF HIGHLAND PARK, ILLINOIS



Learn more about these homes by calling 847-266-2394. Podcast also available.

| NO. | ADDRESS                 | YEAR BUILT |
|-----|-------------------------|------------|
| 15  | 1184 Wade Street        | 1927       |
| 16  | 1251 St. Johns Avenue   | 1928       |
| 17  | 511 Ravine Drive        | 1946       |
| 18  | 1635 Linden Avenue      | 1925       |
| 19  | 1570 Hawthorne Lane     | 1922       |
| 20  | 132 Belle Avenue*       | 1926       |
| 21  | 344 Elm Place           | 1929       |
| 22  | 1894 - 1898 Sheridan Rd | 1926       |
| 23  | 318 Maple Avenue        | 1924       |
| 24  | 344 Bloom Street        | 1936       |
| 25  | 711 Lincoln Avenue West | 1929       |
| 26  | 660 De Tamble Avenue    | 1937       |

\*Van Bergen Addition or Renovation



| NO.   | ADDRESS                        | YEAR BUILT |
|-------|--------------------------------|------------|
| 1     | 150 Pierce Rd, Braeside School | 1927       |
| 2     | 73 South Deere Park Drive*     | 1945       |
| 3     | 297 North Deere Park Drive E*  | 1950       |
| 4     | 266 Delta Road                 | 1941       |
| 5     | 326 Delta Road                 | 1935       |
| 6     | 487 Groveland Avenue           | 1928       |
| 7 & 8 | 450 & 456 Woodland Road        | 1924       |
| 9     | 763 Dean Avenue*               | 1927       |
| 10    | 291 Marshman Street            | 1926       |
| 11    | 319 Cedar Avenue*              | 1936       |
| 12    | 290 Cedar Avenue               | 1930       |
| 13    | 234 Cedar Avenue               | 1920       |
| 14    | 1141 Linden Avenue*            | 1928       |

## JOHN VAN BERGEN & THE PRAIRIE STYLE

The Prairie style of architecture is regarded as the first truly American architectural style. The style originated in Chicago with Frank Lloyd Wright and his associates. They sought to create an architecture that functioned in concert with the landscape. The dominant characteristics of the Prairie Style are its weighty horizontality and simplified ornamentation. Identifying features include low pitched roofs with wide overhangs, flat stucco or brick wall treatment, casement windows (frequently leaded) clustered in horizontal bands, and brick detailing in geometric patterns. Prairie Style buildings generally have a massive quality, as if rooted to the earth.

John Van Bergen (1885-1969) was a Prairie Style architect who lived and worked in Highland Park. He grew up in Oak Park, Illinois and worked as a draftsman under Walter Burley Griffin. He joined Frank Lloyd Wright's Oak Park studio in 1909 where he learned the tenets of the Prairie Style that would shape his career.

What makes Van Bergen especially noteworthy is that he designed within the Prairie Style longer than anyone else. In his Oak Park years (1911 - 1918), Van Bergen's designs look very much like Frank Lloyd Wright's. By 1920, when he moved to Highland Park, he had found his own personal style. His house and studio, located at 234 Cedar Street, are fine examples.

Van Bergen is not known for designing mansions or tall, imposing structures. Instead, his best works are schools and a series of modestly-sized single family homes. They show that a brilliant, innovative design can accompany affordability and livability. His excellent sense of proportion and use of stratified stonework is striking. The importance of John Van Bergen's work is just beginning to be appreciated and Highland Park is fortunate to have so many good examples of his mature style. Historian and author Marty Hackl deserves credit for his groundbreaking research on Van Bergen's career.

For more information on the activities of the Historic Preservation Commission, including other architectural tours of Highland Park, please visit the Commission's website at [www.cityhpiil.com/HPC](http://www.cityhpiil.com/HPC). The Commission holds monthly meetings and the public is encouraged to attend and get involved.

City of Highland Park  
Historic Preservation Commission  
1150 Half Day Road  
Highland Park, IL 60035  
Phone: 847-432-0867  
Fax: 847-432-0954



Department of Community Development October, 2012  
design by jengordondesign.com



**1. Braeside School & Additions**  
150 Pierce Road • 1927



**3. Harold White Residence #2**  
297 North Deere Park Drive East • 1950

This is the second house that Van Bergen worked on for Harold White. The first, also overlooking Lake Michigan, was in 1914 in Evanston. This remodel was Van Bergen's last commission in Highland Park.



**4. Albert Kurtzon Residence**  
266 Delta Road • 1941

A later work with a dramatic ravine setting, the stonework is typical of Van Bergen. The overall shape of the house, however, is a move away from the Prairie style.



**5. John Shaver Residence**  
326 Delta Road • 1935

Van Bergen's first flat roofed house. Strong International Style influence.



**6. Raymond & May Watts Residence**  
487 Groveland Avenue • 1928  
While the garage blocks view from the street, the house was built at the edge of a ravine for naturalist May T Watts.



**7 & 8. Frank Von Geyso Residence**

450 & 456 Woodland Road • 1924  
These houses were built 6 years apart for the same client. The first, 450, was a summer cottage on a large lot. The second, 456, was a year round home.



**9. Ravinia School & Additions**  
763 Dean Avenue • 1927



**10. Harry S. Moses / Dudley Crafts Watson Residence**  
291 Marshman Street • 1926

Landscaping by Jens Jensen. 1940 garage/living room addition by Van Bergen. Original house (1926) designed either by Van Bergen or Lawrence Buck.



**12. Albert & Laura Stoddard Residence**  
290 Cedar Avenue • 1930  
Designed with an artist studio above the garage. Also note the striking garage doors.



**13. John & Ruth Van Bergen Residence**  
234 Cedar Avenue • 1920



**15. Ella Van Bergen / Frank Van Bergen Residence**  
1184 Wade Street • 1927



**18. Hans Lanzl Residence**  
1635 Linden Avenue • 1925



**25. Lincoln School**  
711 Lincoln Avenue West  
In 1929, Van Bergen designed the clock (pictured on cover of this brochure) at the southeast corner of the school in honor of Nell Seyfarth. The clock is called "The Flight of Time."

**19. Wilson Kline Residence**  
1570 Hawthorne Lane • 1922



**21. Harry B. Roberts Residence**  
344 Elm Place • 1929  
Note the detail of the windows that appear to wrap around the corner. Wright also used this detail in his designs of the time.



**22. Moldaner & Humer Furriers**  
1894 - 1898 Sheridan Road • 1926

The only surviving example of Van Bergen's commercial design. Note the brickwork, the recessed entrance and the window design.



**23. Herman Pomper Residence**  
318 Maple Avenue • 1924

There are several other Prairie Style homes on this street, Maple Lane, and around the corner on Sheridan Road.



**24. George B. Lake Residence**  
344 Bloom Street • 1936

Sadly the International style house is not visible from the street because it is set at the end of a long driveway on a ravine.



**26. James L. Whitehouse Residence**  
660 De Tamble Avenue • 1937  
The arched entryway with the inset door is the focal point of the façade.

