

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, October 9, 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, October 9, 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. August 14, 2014
- B. September 11, 2014

IV. Scheduled Business

- A. Determination of Significance
 - 2100 St. Johns ~ *Continued* ~
 - 969 Wade Street
 - 999 Wade Street
 - 327 Marshman
 - 1350 Arbor Avenue
 - 1540 Hawthorne Avenue

V. Discussion Items

- A. Seyfarth Recognition Project

VI. Business From the Public

VII. Other Business

- A. Next meeting scheduled for November 13, 2014

VIII. Adjournment

Historic Preservation Commission

2100 St. Johns Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 10/6/2014

<i>Year Built:</i>	c. 1896
<i>Style:</i>	Bungalow
<i>Petitioner:</i>	Manuel Martinez, Owner
<i>Size:</i>	1433 Square Feet
<i>Original Owner:</i>	Unknown
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Front-facing gable with rounded window
<i>Alterations:</i>	<ul style="list-style-type: none">Multiple Additions (1943)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 2100 St. Johns Avenue and how it may satisfy any of the landmark criteria listed below.



NOTE: This application appeared on last month's agenda for the HPC, but no applicant representatives attended the meeting. As a result, this petition was continued to the present meeting.

The building at 2100 St. Johns is an old Italianate house built before the turn of the 20th century. There are no records of its original construction and the house has been heavily modified over the years. It presently serves as a multi-family building; there are three rental units within the building. Site photographs show where the house has been expanded off the rear.

Trees currently block the view of the front, but the black and white snapshots in the architectural survey show a front porch that was enclosed at some point in the past.

Historic Preservation Commission

The residential rental units inside the building have required periodic inspections and intervention by City code enforcement staff over the years. Disrepair caused rainwater runoff issues in 2000, then complaints resulted in a detailed inspection in 2006. Remedial actions included pest control and essential interior repairs. Exterior photographs from that inspection are included with the attachments to this memo. No exterior improvements have changed the house since these photos were taken.

Architectural Analysis

At one time this house may have exhibited Italianate characteristics. Some of these are summarized in the 1999 Central East architectural survey:

Italianate houses are generally a full two stories topped by low pitched roofs. They have deep overhanging eaves supported by ornamental brackets frequently found in pairs. Tall narrow windows topped by decorative lintels are common. Most Italianate homes have broad front porches that sometimes wrap around the corner. One principal urban sub-type found in large cities is a frame or brick style with a gable roof and Italianate details.

As it appears now, distinctive features are difficult to identify. The architectural survey gave this house a C – Contributing historical status, likely because of its age and some identifiable traits of a high style of architecture.

Original Owner

Ex-Officio member Julia Johnas has been consulted for historical information about the historical owners of the property. Information will be available at the 9/11/14 meeting of the HPC.

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.

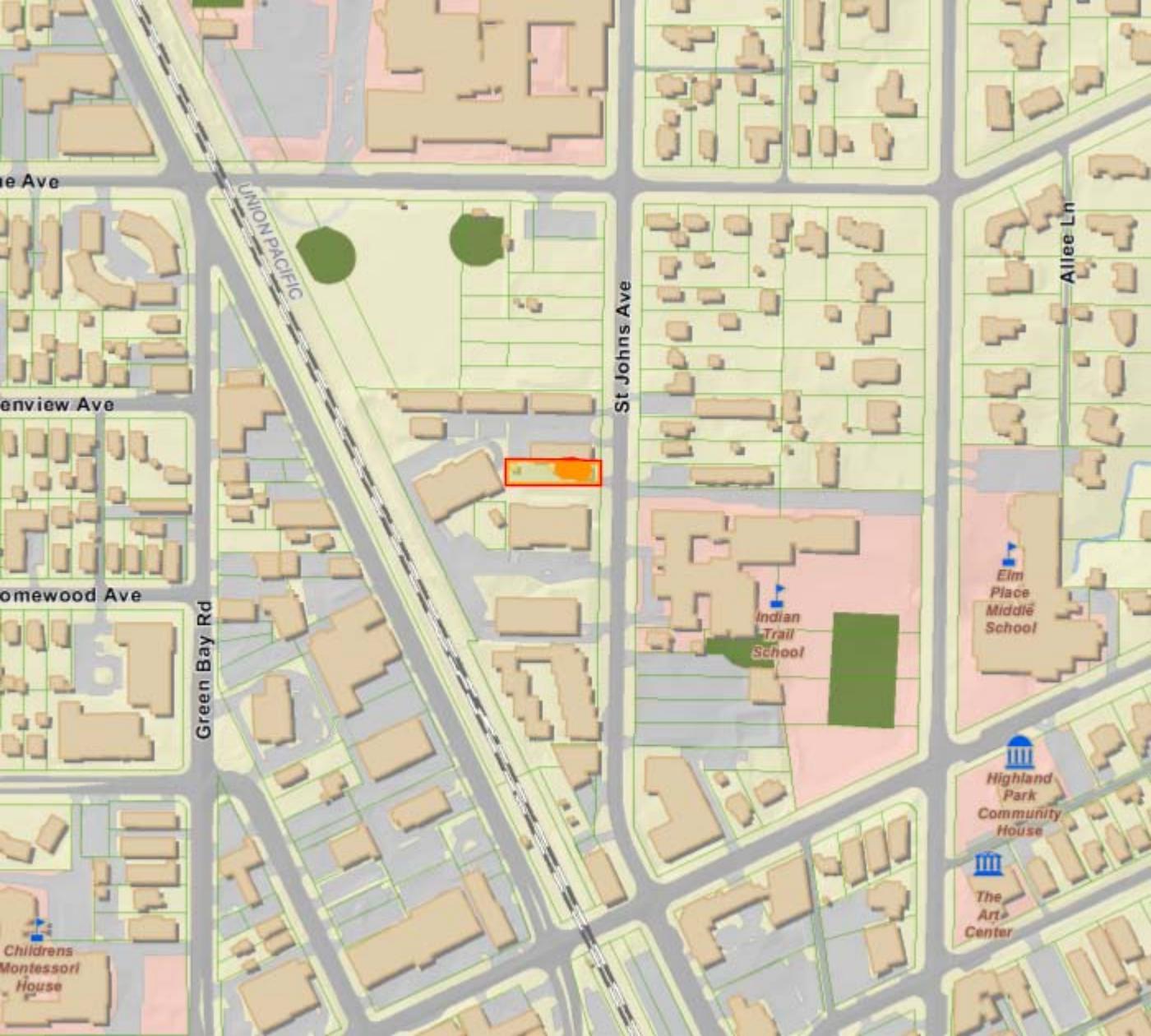
Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data



le Ave

enview Ave

omewood Ave

Childrens
Montessori
House

Green Bay Rd

UNION PACIFIC

St Johns Ave

Allee Ln



Indian
Trail
School

Elm
Place
Middle
School

Highland
Park
Community
House

The
Art
Center













City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current)

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original)

WINDOW MATERIAL

WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	4055; 5457; 6182
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO	
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LANDSCAPE	Mid-block on a busy residential and commercial thoroughfare; side driveway; front sidewalk and parkway; front walkway; foundation bushes; rear parking
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PHOTO INFORMATION

ROLL1	9
FRAMES1	34-35
ROLL2	24
FRAMES2	12
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	3/29/02
SURVEYAREA	Northeast Survey Area

Date Feb. 20 1934 Building Permit No. 4055

Location of Building—No. 302 Street N. St. Johns Avenue.

Name of Owner Angelo Alviani.

Present Address 302 N. St. Johns Avenue. Phone 3786

Type of Construction Fin Remodeling Interior Addn room raising roof, etc

General Contractor Owner Address above Phone "

Permit issued to Owner. to construct a remodel an existing 2 family Dwelling

building on E 700 - 5 1/2 Lot 4 Blk. 14 Sub'n. H.P.

Builder's estimate \$ 300.00 Permit fee \$ 2.00

Location on Lot verified Feb 22 1934 by not started Posted card

Other inspections

Deposits N.D. Sidewalks planked

Remarks

Job completed..... Receipt for returned plans Owner

Electrical Contractor Address.....
Wiring Permit No..... Issued..... Fixture Permit No..... Issued.....
1st Inspection 193. by.....
2nd Inspection 193. 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..... 193. No.....
Date of Public Service Tap..... Remarks.....

Plumbing Contractor Address.....
Water Tap No..... Sewer Tap No..... Job Order No..... Issued..... Paid.....
Inspected 193. by.....
Inspected 193. 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..... 193. No.....
Downspouts connected to.....
Kind of Heat..... Name of Burner.....

Tank Inspection

Date 7-21- 19 50 Building Permit No. 6182

Location of Building—No. 302 2100 Street N. St. Johns Ave

Name of Owner ANGELO ALVIANI

Present Owner SAME Phone _____

Type of Construction CONCRETE BLOCK Remodeling _____

Architect N.S.W.E. Address _____ Phone _____

General Contractor OWNER Address _____ Phone _____

Permit issued to OWNER to construct a CLASS I GARAGE

building on SE 7 Lot 4 Blk. 14 Sub'n H.P.

Builder's estimate 600- Permit fee 300- Job Order No. ND Amt. \$ _____

Location of Lot verified 7-21-1950 by R.K.

Other inspections Costed Card

Deposits _____ Sidewalks Planked _____

Remarks Garage in rear O.K.

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

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

Size of main wire.....Size of branch wire.....System.....

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

Certificate of Inspection issued.....19.....No.....

Inspector.....

Plumbing Contractor.....Address.....

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

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.....

Downspouts connected to.....19.....No.....

Kind of heat.....Name of Burner.....

Tank and Burner Inspection.....

Driveway Permit No.....Date.....19.....Contractor.....

Type.....

Historic Preservation Commission

969 Wade Street Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 10/9/2014

<i>Year Built:</i>	1923 (Lake County Assessor Data)
<i>Style:</i>	Gable Front Cottage
<i>Petitioner:</i>	Brian Taylor, Purchaser
<i>Size:</i>	1136 s.f.
<i>Original Owner:</i>	Unknown
<i>Assessed Value (2013):</i>	House: \$17,425 Total: \$151,764
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Wood shingles
<i>Alterations:</i>	<ul style="list-style-type: none">• Additions on either side
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 969 Wade Street and how it may satisfy any of the landmark criteria listed below.



The small cottage at 969 Wade Street is one of three adjacent properties for which demolition permits have been submitted. The other two are 999 Wade (adjacent to the north) and 327 Marshman, which is the irregular property adjoining to the south.

The exact date of construction for this house is unknown and, as the architectural survey notes, the house has been modified and added onto over the years. It has an NC – Non-Contributing status, but is presented to the HPC for review because it's part of a larger development with two other demolitions.

There are no original records of construction, which is unsurprising given the house's age. The only records of permits are related to utilities and essential upkeep over the decades.

Historic Preservation Commission

The center portion of the structure is most likely original and the wings were additions at some point. Color photos submitted by the applicant give a better idea of the scale and condition of the house.

The only building permit for this property is from 1936. It permits the construction of a \$24 tool shed.

Biographical Information

Ex-Officio member Julia Johnas is researching old residents who are associated with the property. Her findings will be presented at the meeting.



Landmark Criteria

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- 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.
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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.
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Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data



Cedar

Wade St

Baldwin Rd

330 326 320 310 300 290 280 273 267 257 250 250 2010 1005 1001 988 985 982 981 231 230 967 964 966 968 966 968 967 963 962 961 960 959 958 957 956 955 954 953 952 951 950 949 948 947 946 945 944 943 942 941 940 939 938 937 936 935 934 933 932 931 930 929 928 927 926 925 924 923 922 921 920 919 918 917 916 915 914 913 912 911 910 909 908 907 906 905 904 903 902 901 900 899 898 897 896 895 894 893 892 891 890 889 888 887 886 885 884 883 882 881 880 879 878 877 876 875 874 873 872 871 870 869 868 867 866 865 864 863 862 861 860 859 858 857 856 855 854 853 852 851 850 849 848 847 846 845 844 843 842 841 840 839 838 837 836 835 834 833 832 831 830 829 828 827 826 825 824 823 822 821 820 819 818 817 816 815 814 813 812 811 810 809 808 807 806 805 804 803 802 801 800 799 798 797 796 795 794 793 792 791 790 789 788 787 786 785 784 783 782 781 780 779 778 777 776 775 774 773 772 771 770 769 768 767 766 765 764 763 762 761 760 759 758 757 756 755 754 753 752 751 750 749 748 747 746 745 744 743 742 741 740 739 738 737 736 735 734 733 732 731 730 729 728 727 726 725 724 723 722 721 720 719 718 717 716 715 714 713 712 711 710 709 708 707 706 705 704 703 702 701 700 699 698 697 696 695 694 693 692 691 690 689 688 687 686 685 684 683 682 681 680 679 678 677 676 675 674 673 672 671 670 669 668 667 666 665 664 663 662 661 660 659 658 657 656 655 654 653 652 651 650 649 648 647 646 645 644 643 642 641 640 639 638 637 636 635 634 633 632 631 630 629 628 627 626 625 624 623 622 621 620 619 618 617 616 615 614 613 612 611 610 609 608 607 606 605 604 603 602 601 600 599 598 597 596 595 594 593 592 591 590 589 588 587 586 585 584 583 582 581 580 579 578 577 576 575 574 573 572 571 570 569 568 567 566 565 564 563 562 561 560 559 558 557 556 555 554 553 552 551 550 549 548 547 546 545 544 543 542 541 540 539 538 537 536 535 534 533 532 531 530 529 528 527 526 525 524 523 522 521 520 519 518 517 516 515 514 513 512 511 510 509 508 507 506 505 504 503 502 501 500 499 498 497 496 495 494 493 492 491 490 489 488 487 486 485 484 483 482 481 480 479 478 477 476 475 474 473 472 471 470 469 468 467 466 465 464 463 462 461 460 459 458 457 456 455 454 453 452 451 450 449 448 447 446 445 444 443 442 441 440 439 438 437 436 435 434 433 432 431 430 429 428 427 426 425 424 423 422 421 420 419 418 417 416 415 414 413 412 411 410 409 408 407 406 405 404 403 402 401 400 399 398 397 396 395 394 393 392 391 390 389 388 387 386 385 384 383 382 381 380 379 378 377 376 375 374 373 372 371 370 369 368 367 366 365 364 363 362 361 360 359 358 357 356 355 354 353 352 351 350 349 348 347 346 345 344 343 342 341 340 339 338 337 336 335 334 333 332 331 330 329 328 327 326 325 324 323 322 321 320 319 318 317 316 315 314 313 312 311 310 309 308 307 306 305 304 303 302 301 300 299 298 297 296 295 294 293 292 291 290 289 288 287 286 285 284 283 282 281 280 279 278 277 276 275 274 273 272 271 270 269 268 267 266 265 264 263 262 261 260 259 258 257 256 255 254 253 252 251 250 249 248 247 246 245 244 243 242 241 240 239 238 237 236 235 234 233 232 231 230 229 228 227 226 225 224 223 222 221 220 219 218 217 216 215 214 213 212 211 210 209 208 207 206 205 204 203 202 201 200 199 198 197 196 195 194 193 192 191 190 189 188 187 186 185 184 183 182 181 180 179 178 177 176 175 174 173 172 171 170 169 168 167 166 165 164 163 162 161 160 159 158 157 156 155 154 153 152 151 150 149 148 147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1





STREET #
 DIRECTION
 STREET
 ABB
 PIN



LOCAL SIGNIFICANCE RATING NC
 POTENTIAL IND NR? (Y OR N) N
 Criteria
 CONTRIBUTING to a NR district?
 (C or NC) C
 Contributing secondary structure?
 (C or NC) F
 LISTED ON EXISTING SURVEY?
 (IHSS, NR, etc.)

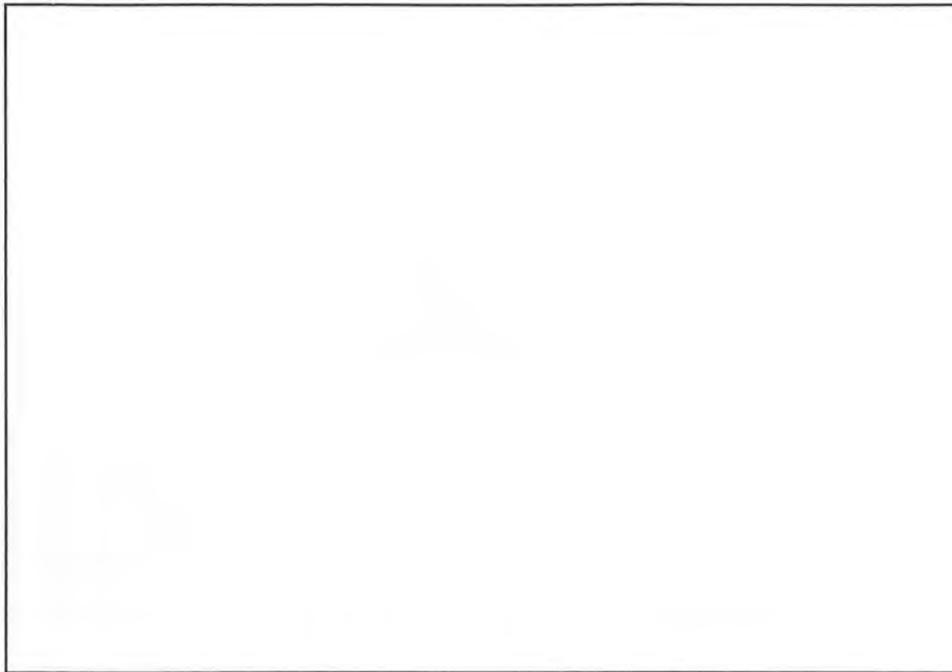
GENERAL INFORMATION

CATEGORY CURRENT FUNCTION
 CONDITION HISTORIC FUNCTION
 INTEGRITY
 SECONDARY STRUCTURE
 SECONDARY STRUCTURE 2

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION OVERALL SHAPE OR PLAN
 ARCHITECTURAL CLASSIFICATION2 NO. OF STORIES
 ORIGINAL CONSTRUCTION DATE WINDOW MATERIAL, TYPE(S)
 DATE SOURCE
 EXTERIOR WALLS (current) PORCH
 EXTERIOR WALLS (original) ROOF (type and materials)

 FOUNDATION
 SIGNIFICANT FEATURES
 ALTERATION(S)



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

Date 29 June 1936 ⁹⁶⁹

Building Permit No. 3238

Location of Building—No. 1307 Street Wade Street

Name of Owner Geo. W. Carr

Present Address 1271 Wade St. #P Phone 347

Type of Construction frame Remodeling

General Contractor Walter Reed Address #P Phone

Permit issued to Owner to construct a tool shed

building on Spt Lot 48 Blk Sub'n. S. Highland

Builder's estimate \$24⁰⁰ Permit fee 108

Location on Lot verified 193 by

Other inspections Complaint by J Cebonari that band saw in use at various times & mis-use to neighbor.

Deposits I talked to Reed about it Sunday 3 Aug 11 AM. He said Sidewalks planked.

Remarks had see neighbors arrange.

Job completed Receipt for returned plans Owner

Electric Contractor Address
 Wiring Permit No. Issued Fixture Permit No. Issued
 1st Inspection 193 by
 2nd Inspection 193 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 193 No.
 Date of Public Service Tap Remarks
 Plumbing Contractor *Howard Moran Plbg. & Htg.* Address *602 Laurel Ave - HOK*
 Water Tap No. *5865* Sewer Tap No. Job Order No. Issued *5/10/55* Paid *7.70*
 Inspected 193 by
 Inspected 193 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 193 No.
 Downspouts connected to
 Kind of Heat Name of Burner Permit No.
 Tank Inspection



Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-25-309-051	Neighborhood Number:	1825414
Street Address:	969 WADE ST	Neighborhood Name:	EAST Ravinia
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$134,339	Total Land Square Footage:	29728
Building Amount:	\$17,425	House Type Code:	13
Total Amount:	\$151,764	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1923 / 1923
		Condition:	Fair
		Quality Grade:	Avg
		Above Ground Living Area (Square Feet):	1136
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	0
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	0
		Fireplaces:	1
		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.

Historic Preservation Commission

999 Wade Street Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 10/9/2014

<i>Year Built:</i>	c. 1920
<i>Style:</i>	Craftsman
<i>Petitioner:</i>	Brian Taylor
<i>Size:</i>	2,992 square feet
<i>Original Owner:</i>	Unknown
<i>Architect:</i>	Unknown
<i>Assessed Value (2013):</i>	Total: \$204,524 House: \$69,110
<i>Significant Features:</i>	Wood multi-light windows, panel door, full-width dormer
<i>Alterations:</i>	<ul style="list-style-type: none">• Garage addition• Entry porch
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 999 Wade Street and how it may satisfy any of the landmark criteria listed below.



This 3,000 square-foot house is one of three adjacent properties for which demolition permits have been submitted. The other two are 969 Wade (adjacent to the south) and 327 Marshman, which is an irregular property fronting on Marshman Street south of the subject property.

The house was built around 1920. No original building permits exist, so the architect, original price, and original owner are unknown. Remaining documents in City archives do not provide much more information. They relate to electrical upgrades, various site improvements, and a new deck approved in 1990 on the back of the house.

Historic Preservation Commission

Architectural Analysis

The 2001 South Central architectural survey indicates the house was designed in the Craftsman style. Many of the Craftsman style homes in this area were designed in the bungalow form, but 999 Wade is not. The Commission may wish to discuss if other traditional Craftsman style characteristics are exhibited on this house.

A description of the Craftsman style within the survey includes the following:

“The Craftsman style grew out of the English Arts and Crafts Movement, which had an emphasis on natural materials and a high level of craftsmanship. The style is generally characterized by low-pitched roofs with deep overhanging eaves, exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers, and a deep front porch. Windows are frequently double hung sash with three panes in the upper sash and one in the lower.”



Figure 1: 999 Wade Street

Biographical Information

Ex-Officio member Julia Johnas has offered to research the historical ownership of this house. Her findings will be presented at the HPC meeting.

Landmark Criteria

Below are the landmark criteria from the City Code:

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Historic Preservation Commission

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Recommended Action

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- (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.
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- (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







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

CONDITION

INTEGRITY

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION

HISTORIC FUNCTION

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

ARCHITECTURAL CLASSIFICATION2

ORIGINAL CONSTRUCTION DATE

DATE SOURCE

EXTERIOR WALLS (current)

EXTERIOR WALLS (original)

OVERALL SHAPE OR PLAN

NO. OF STORIES

WINDOW MATERIAL, TYPE(S)

PORCH

ROOF (type and materials)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)



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

999 WADE ST



Lake County, Illinois

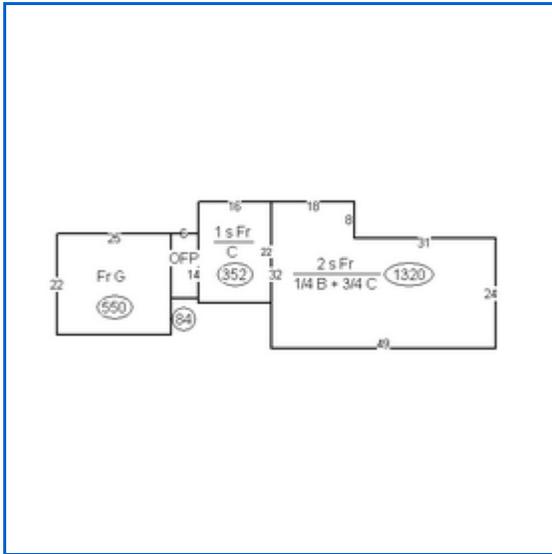
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-25-309-050	Neighborhood Number:	1825414
Street Address:	999 WADE ST	Neighborhood Name:	EAST Ravinia
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$135,414	Total Land Square Footage:	32982
Building Amount:	\$69,110	House Type Code:	22
Total Amount:	\$204,524	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1910 / 1910
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	2992
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	400
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	3
		Number of Half Bathrooms:	1
		Fireplaces:	1
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	550 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 0
		Porches Open / Enclosed Area:	84 / 0
		Pool:	0



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

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



Property Sales History

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
4/30/2014	\$650,000	Qualified	

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

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

<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1625309050>

Historic Preservation Commission

327 Marshman Street Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 10/9/2014

<i>Year Built:</i>	1926
<i>Style:</i>	French Eclectic
<i>Petitioner:</i>	Brian Taylor
<i>Size:</i>	4254 Square Feet
<i>Original Owner:</i>	C.E. Rosenfels
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	\$29,000
<i>Significant Features:</i>	Steeply pitched, hipped roof, soldier course lintels, wood multi-light windows, front entry porch, curved bay window with copper roof
<i>Historic Significance:</i>	S - Significant
<i>Alterations:</i>	<ul style="list-style-type: none">• Garage & 2-room addition (1940)• Breakfast nook addition (1982)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 327 Marshman Street and how it may satisfy any of the landmark criteria listed below.



This is the last of three adjacent properties for which demolition permits have been submitted. The other two are 969 & 999 Wade Street. The house at 327 Marshman is the only one of the three with an S – Significant rating exhibiting high-style architectural traits. The S – Significant historical status in the architectural survey means the house has sufficient historical significance, as recommended by the historical consultants, to warrant designation as a local landmark.

Historic Preservation Commission

The French Eclectic house was built in 1926 for a cost of \$29,000, which is about \$380,000 in today's money. C.E. Rosenfels was the original owner and lived in Winnetka before he commissioned the house. By 1940, the house had transitioned to one Dudley Craft Watson, who added a garage and a 2-room addition for a cost of \$5,100. These remain visible on the north end of the house. The photographs show the narrow garage door indicative of the era.

A more modern addition is visible in a photo of the back of the house. A breakfast nook was added in 1982 and appears in the photo as a darkened glass structure with black support structure. An original copper-roofed bay window on the ground floor is also visible in that photo.

Architectural Analysis

The house is categorized as a French Eclectic house in the architectural survey. The South Central part of Highland Park has number of good examples of this style. The architectural survey provides a detailed write-up on the style, which is included in the attachments to this memo.

Another example of this French Eclectic style is at 368 Moraine Road. The Commission may recall this house was recently designated as a local landmark.



Figure 1: 327 Marshman Street

Biographical Information

Ex-Officio member Julia Johnas has been consulted for biographical information on C.E. Rosenfels, the original ownership of the property. Findings will be presented at the upcoming HPC meeting. As mentioned above, the house's ownership had transitioned to Dudley Craft Watson by 1940. Dudley Crafts Watson (1885-1972) was an artist known for his floral and marine landscapes. He was also an art teacher, and conducted tours of different areas of the world. He studied and later taught at the School of the Art Institute of Chicago.¹ Watson also has an interesting connection to Orson Welles, which is explained in an attachment to this memo. It's not known how long he resided here, but by 1963 the ownership had changed to one J.J. Friedler.

¹ http://library.syr.edu/digital/guides/w/watson_dc.htm

Historic Preservation Commission

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 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,

Historic Preservation Commission

- (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

Write-up on the French Eclectic Style

Article about Orson Welles and Dudley Crafts Watson



Linden Ave

Cedar Ave

Ava St

Marshman St

Baldwin Rd

Judson Ave

Longview Park

St







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 CURRENT FUNCTION
 CONDITION HISTORIC FUNCTION
 INTEGRITY
 SECONDARY STRUCTURE
 SECONDARY STRUCTURE 2

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION OVERALL SHAPE OR PLAN
 ARCHITECTURAL CLASSIFICATION
 ORIGINAL CONSTRUCTION DATE NO. OF STORIES
 DATE SOURCE WINDOW MATERIAL, TYPE(S)
 EXTERIOR WALLS (current) casement multi-light
 EXTERIOR WALLS (original) PORCH
 ROOF (type and materials)
 Wood Shingle
 FOUNDATION
 SIGNIFICANT FEATURES
 ALTERATION(S)



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

327 MARSHMAN ST



Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-25-309-049	Neighborhood Number:	1825414
Street Address:	327 MARSHMAN ST	Neighborhood Name:	EAST Ravinia
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$164,593	Total Land Square Footage:	32670
Building Amount:	\$204,787	House Type Code:	22
Total Amount:	\$369,380	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1934 / 1942
		Condition:	Average
		Quality Grade:	Exc
		Above Ground Living Area (Square Feet):	4254
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	1988
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	3
		Number of Half Bathrooms:	1
		Fireplaces:	2
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	357 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 0
		Porches Open / Enclosed Area:	25 / 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.

1926. The property is noteworthy not only for its architecture, but also for its landscape. The original landscape design was by Jens Jensen, and the stratified rockwork at the garage entrance and in other locations on the property are typical Jensen features. Further investigation could be done to verify the integrity of remaining Jensen landscape design elements.

FRENCH ECLECTIC

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 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.



945 Dean Avenue

There are 24 houses in the French Eclectic style in the survey area and 17 of them are ranked locally significant. These include 864 and 910 Baldwin Road; 221, 240, and 270 Cary Avenue; 300, 310, and 322 Cedar Avenue; 900 and 945 Dean Avenue; 1136 and 1241 Linden Avenue; 327 and 369 Marshman Street; 85 Oakmont Road; 1237 and 1249 Sheridan Road. Of these, the following three may be eligible for individual listing on the National Register of Historic

Places: 945 Dean Avenue and the two buildings that once comprised the Robert Mandel estate at 1237 and 1249 Sheridan Road.

The Martin Strauss house at 945 Dean Avenue was designed by Ernest Grunsfeld, Jr., and built in 1927. It is a handsome example of the kind of French Eclectic style patterned after French manor houses. The main block of the house has a steeply pitched hipped roof. There are two wing sections, one of which contains the main entry. Second floor windows are set closely under the roof eaves. Decorative features include the prominent stone quoins, stone door surround, and limestone string courses. The landscape of this property is also significant, having been designed by Jens Jensen.



300 Cedar Avenue

A house that follows the French Norman subtype is the house at 300 Cedar Avenue. Built c. 1920, it has a round tower with conical roof tucked into the intersection of two wings. Interesting features include an eyebrow curve in the roofline over an arched window, leaded multi-light casement windows, and a multi-light arched window in one wing. This house is a simple yet unusual example of this style.



1249 Sheridan Road

The most significant residential work in Highland Park by noted architect David Adler is the Robert Mandel estate, comprised of the main house at 1249 Sheridan Road and its coach house at 1237 Sheridan Road. The Adler design is a romanticized version of a Norman manor house. It has steeply pitched hipped roofs with through-the-roof dormers. There is a round tower with conical roof at the intersection of two wings that encloses a circular staircase. The exterior has herringbone brickwork mixed with half timbering. Situated on a high bluff overlooking Lake Michigan, the house was designed for the Mandel Brothers Department Store magnate. It is on a private road and could not be photographed adequately.

NON-HISTORIC STYLES

In the first decades of the 20th century, some architects began designing buildings in styles that bore no reference to prior historical architectural styles. The earliest of these, the Craftsman and the Prairie School styles, looked to other areas of inspiration than the past for stylistic ideas. With the

Connecting Orson Welles to the Milwaukee Art Institute

Posted on November 22, 2011 by Heather Winter



Orson Welles. Library of Congress, Prints & Photographs Division, Carl Van Vechten Collection. Reproduction number, e.g., LC-USZ62-54231

Born on May 6, 1915 in Kenosha, Wisconsin, Academy Award-winning filmmaker [\(George\) Orson Welles'](#) childhood was a Hollywood story of its own.

His father, Richard Head Welles, was a successful inventor and businessman who made a fortune inventing a carbide bicycle lamp. His mother, Beatrice Ives, was an accomplished pianist and spoken word performer. By the age of six, his parents were separated and Welles moved back to Chicago with Beatrice where she had family. Not long after they arrived in Chicago, however, his beloved mother would die of

jaundice when Welles was just nine years old. His father, losing his battle with alcohol, would die when Welles was only 15.

In the wake of Ives' death, Dudley Crafts Watson (1885-1972), a native of Wisconsin and a cousin of Beatrice Ives, became Welles' guardian in Chicago. Watson, a vocal advocate for the arts, was the very first director of the Milwaukee Art Institute—which was renamed from the Milwaukee Art Society shortly after Watson's arrival, and is known today as the Milwaukee Art Museum.

During Watson's tenure (1913-1924), the Institute played host to a variety of cultural events from lectures, plays and spoken word performances, to symphonies and more. To raise money to care for her family, Ives was a frequent performer at the Milwaukee Art Institute, both to accompany Watson and his widely popular lectures and to perform interpretive concerts of her own. Ives garnered positive reviews and praise for her performances at the Institute and beyond. Unfortunately, though, by early 1924, the



Dudley Crafts Watson, n.d. Milwaukee Art Museum, Institutional Archive.

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beautiful and talented Ms. Beatrice Ives had passed.

We still wonder: How did such exposure to the arts, and particularly the art of performance, influence the young Orson Welles? Did he attend lectures where his mother played for Watson or view her performances? Did he attend Mr. Watson's lectures? What was the relationship between Welles and Watson?

Whatever the case may be, the rebellious young Welles (who reportedly at the age of 10 ran away from Watson's home with Watson's third daughter, Marjorie, also 10, and was found a week later, singing and dancing for money on a Milwaukee street corner) was set on his artistic path early on, becoming a tour de force in the art of twentieth-century filmmaking.

Needless to say, our curiosity is piqued. If you can share anything about Beatrice Ives or the young Mr. Watson, we would be pleased to hear from you. We look forward to your thoughts.



[Heather Winter](#) manages and oversees the Museum's George Peckham Miller Art Research Library, the institutional archives and the rare books collection.

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In "Art"

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2 Responses to *Connecting Orson Welles to the Milwaukee Art Institute*

Deborah Ewell Currin says:

October 30, 2012 at 8:03 PM

I was most interested to come upon your report about Orson Welles and Dudley Crafts Watson. Dr. Watson was known to me as Boompaw, as he was my Grandfather. My Mother

Follow

Historic Preservation Commission

The original 1947 building permit indicates the house was built by Robert L. Johnson for a cost of \$11,000. The permit refers to this house as Unit 5, which may indicate it was one of a series of houses constructed as part of a single development.

Biographical Information

Ex-Officio member Julia Johnas has been consulted for biographical information on Robert Johnson, the original owner of the property. Findings will be presented at the upcoming HPC meeting.



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.

Historic Preservation Commission

- 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:

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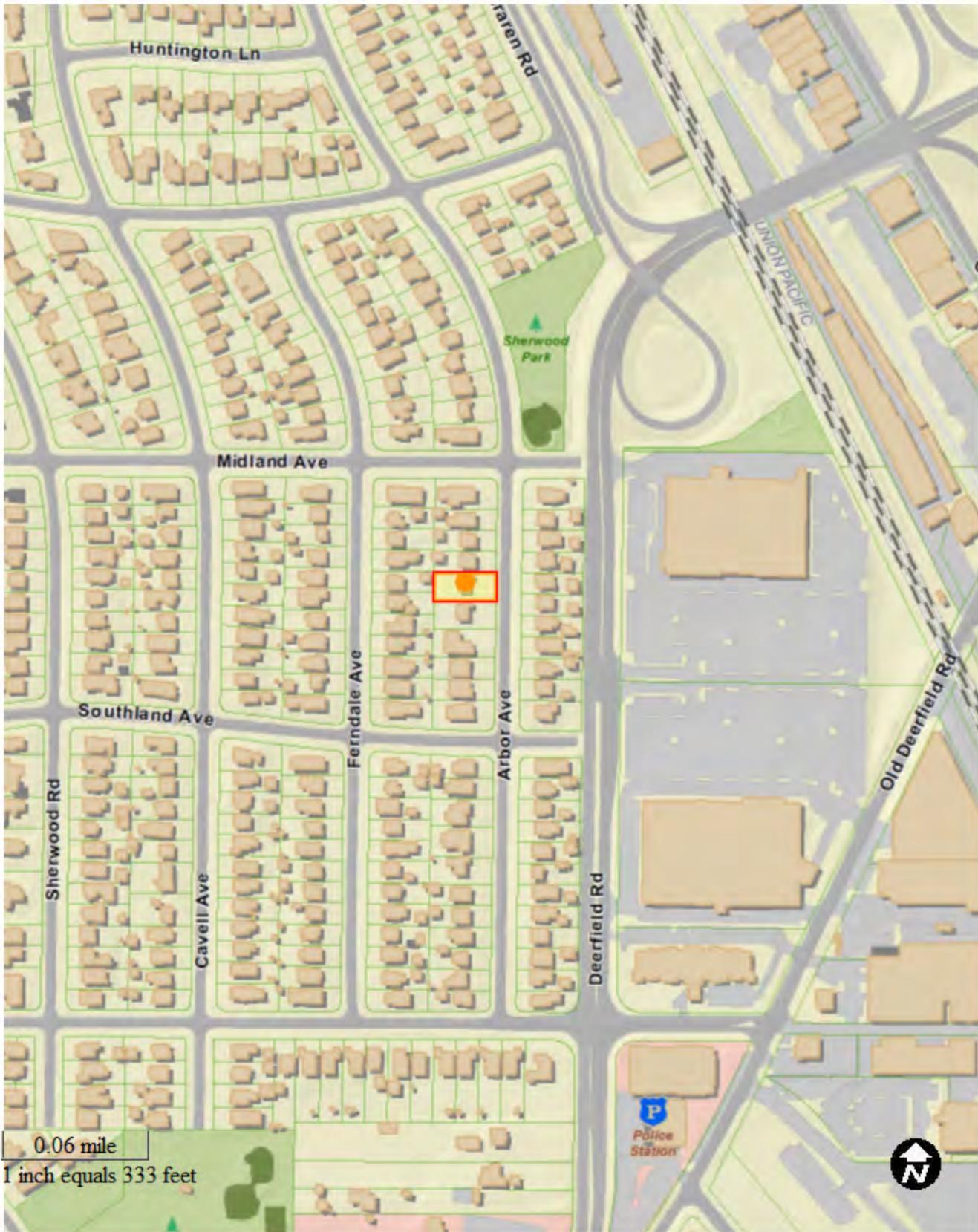
Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data



Highland Park Reconnaissance Survey

STREETNO.: 1350
STREETNAME: ARBOR
STREETTYPE: AV

BLOCKNO: 044
PIN: 1627115016

STYLE/TYPE: Ranch/Colonial Revival
DATE: 1947
RATING: S
IND NR:
ROLLNO.: 4
PHOTONO.: 3

HISTORICNAME:
COMMONNAME:
HISTORICINFO: Source-Permit for Construction
OTHERINFO: 1947 owner, Robert Johnson also owned 1250 Arbor

ARCHITECT: Robert L. Johnson
BUILDER: Power Construction Co.

SUBDIVISION: NIXON'S HIGHLAND PARK
GARDENS-1925





RECEIVED
SEP 17 2014
City of Highland Park
Buildings Dept











Property Tax Assessment Information by PIN

Property Address
 Pin: 16-27-115-016
 Street Address: 1350 ARBOR AVE
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$39,168
 Building Amount: \$26,844
 Total Amount: \$66,012
 Township: Moraine
 Assessment Date: 2014

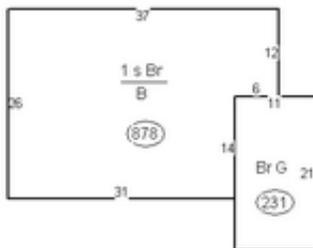
Property Characteristics

Neighborhood Number: 1827050
 Neighborhood Name: Sherwood Forest
 Property Class: 104
 Class Description: Residential Improved
 Total Land Square Footage: 9724
 House Type Code: 13
 Structure Type / Stories: 1.0
 Exterior Cover: Brick
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1948 / 1948
 Condition: Average
 Quality Grade: Good
 Above Ground Living Area (Square Feet): 878
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 878
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 1
 Number of Half Bathrooms: 0
 Fireplaces: 1
 Garage Attached / Detached / Carport: 1 / 0 / 0
 Garage Attached / Detached / Carport Area: 231 / 0 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 0 / 0
 Porches Open / Enclosed Area: 0 / 0
 Pool: 0



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

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



Property Sales History

[Sale valuation definitions](#)

Date of Sale

Sale Amount

Sales Validation

Compulsory Sale

No Previous Sales Information Found.

Date June 17 19 47



Building Permit No. 5221

Location of Building—No. 1350 ~~426~~ Street. 1350 1/3 48th Unit # 5

Name of Owner Robert L. Johnson

Present Address Highland Park Phone

Type of Construction brick ve. & block Remodeling

General Contractor Power Const. Co. Address Oak Park Phone

Permit issued to owner to construct a single family dwelling building on Lot 42 & N 1/3 lot 41 Sub'n see permit JP Gardner

Builder's estimate \$11,000 Permit fee \$37.67

Location on Lot verified 19 by

Other inspections

Deposits JO 3919 \$50 Sidewalks planked

Remarks

Job completed Receipt for returned plans Owner

Unit #5 Driveway 3-28 D. Vels Apr 9-48

Electrical Contractor Shou Lie Elec. Co. Address 1415 Howard Ave Evans

Wiring Permit No. 3813 Issued 12-15-47 Fixture Permit No. 3813 Issued 12-15-47

1st Inspection.....19..... by.....

2nd Inspection 12-15- 1947 by H. Sasch

Size of main wire 8 Size of branch wire 14 System conduit

No. of Openings 19 No. Sockets..... No. Circuits 3 No. Motors..... No. Ranges.....

Certificate of Inspection Issued..... 19..... No.....

Date of Public Service Tap..... Remarks 7-Fixtures

Plumbing Contractor V. J. Killian Address 933 Linden Ave. Wm. 24

Water Tap No. 3957 Sewer Tap No. 3412 Job Order No. 2931 Issued Jan 23-47 Paid 45-30-

Inspected..... 19..... by.....

Inspected 9-4- 1947 by H. Sasch

No. Catch Basins 1 No. Lavatories 1 No. Toilets 1

No. Baths 1 No. Sinks 1 No. Laundry Tubs 1 Tray

No. Shower Baths..... No. Stacks 2 Other Items.....

Certificate of Inspection Issued..... 19..... No.....

Downspouts connected to.....

Kind of Heat Gas Heat Name of Burner.....

Tank Inspection.....

Historic Preservation Commission

1540 Hawthorne Lane Demolition Review

To: Historic Preservation Commission
From: Eric Olson, Planner
Date: 10/9/2014

<i>Year Built:</i>	c. 1912
<i>Style:</i>	Colonial Revival / Georgian
<i>Petitioner:</i>	Matthew and Kathryn Schmanski
<i>Size:</i>	4,595 square feet
<i>Original Owner:</i>	Unknown
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Front entry portico with pilaster supports, front door has sidelights and blind transoms, fixed shutters, hipped roof dormers, brick lintels and sills
<i>Alterations:</i>	Side entry addition
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1540 Hawthorne Lane and how it may satisfy any of the landmark criteria listed below.



This house was destroyed by a fire in November, 2013. The applicants are proposing to build a new single-family residence in almost exactly in the same design as the original home. A portion of the original plans for the home survived the fire and were used as a reference for the architectural design of the replacement residence. Earlier this year, the applicants obtained a zoning variance from the Zoning Board of Appeals allowing them additional building height in order to rebuild the home at 1540 Hawthorne Lane to its original height. An architectural drawing comparing to the original home to the proposed rebuild is included within the attachments.

To complete the process of building permit review and issuance for the new house, a demolition needs to be approved. Instead of processing the application administratively, it is presented to

Historic Preservation Commission

the HPC so the Commission can appreciate the new construction honoring the design of the remarkable house that was originally built on the property.

1540 Hawthorne Lane is located within Highland Park's Central East historical architecture survey area and was identified as "S", or Significant. The Lake County Tax Assessor's data indicates the house was built in 1912. Highland Park's 1999 survey mentioned the original house as an historic example of Georgian architecture in Highland Park.

Architectural Analysis

The home at 1540 Hawthorne Lane is described as a Georgian Colonial Revival style home because of architectural characteristics of the side-gabled roof, unpedimented front entry portico with pilaster supports, fixed shutters, hipped roof dormers, brick lintels and other significant features.

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

Historic Preservation Commission

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.
- Please note that if the Commission is interested in making historical findings for the original home to be part of the permanent meeting record, a follow-up motion can be made to terminate any demolition delay resulting from the historical findings.

Attachments

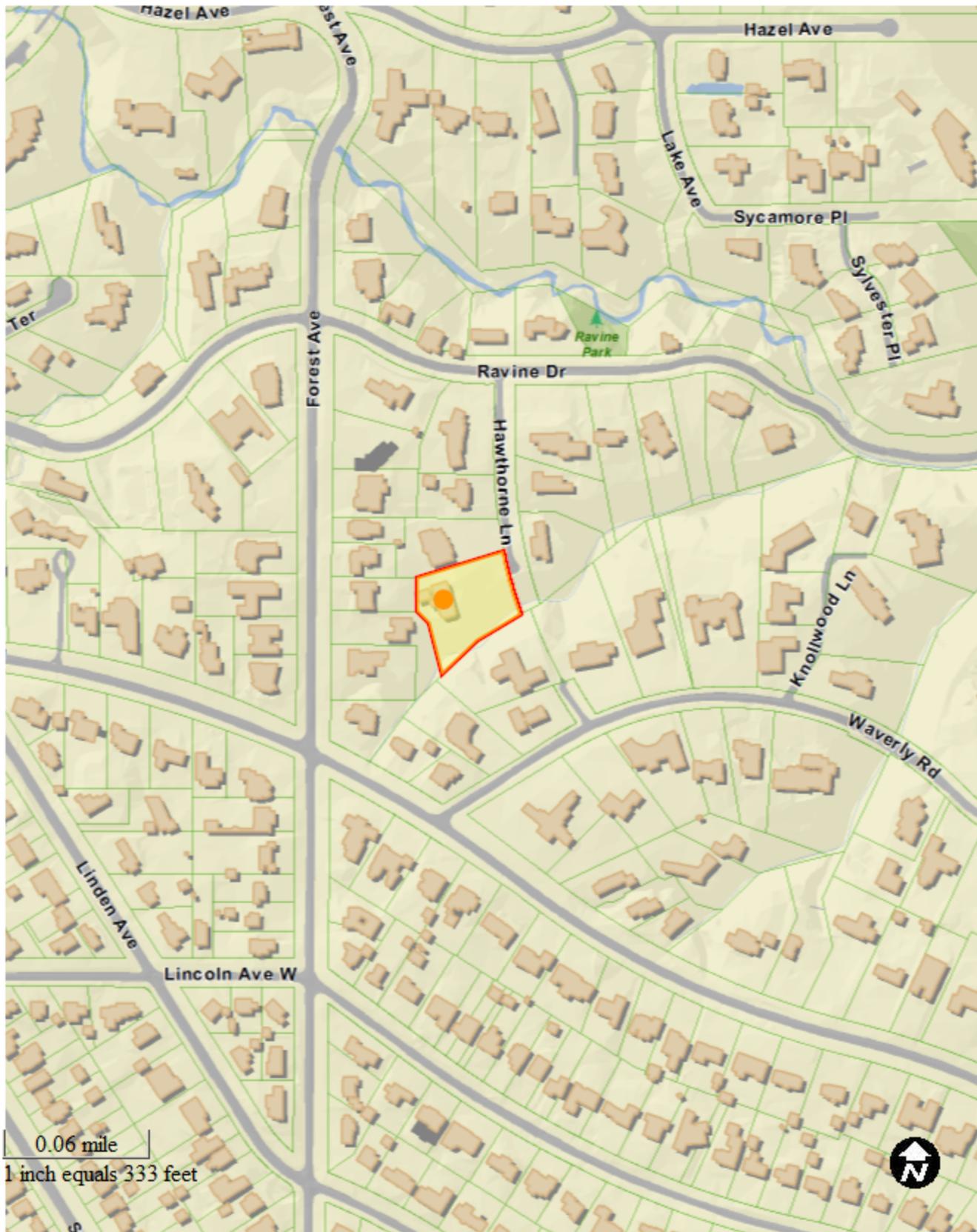
Location Map

Photos of Current Site Conditions

Plans for Original Home and Proposed Rebuilt Home

Architectural Survey Entry

County Assessor Data





A-MIDWEST

MIDWEST
800-426-2738
L.S. HALL

A-MIDWEST

MIDWEST
800-426-2738
L.S. HALL









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A-MIDWEST



MIDWEST
MIDWEST





A-MIDWEST
426-2738

A-MIDWEST
426-2738







ORIGINAL
FRONT ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED
FRONT ELEVATION
SCALE 1/4" = 1'-0"

WELLINGTON
ARCHITECTS, P.C.
DESIGN/PLANNING/CONSULTING

509 W. Old Northwest Hwy., Barrington, IL 60010
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DESIGN/PLANNING/CONSULTING

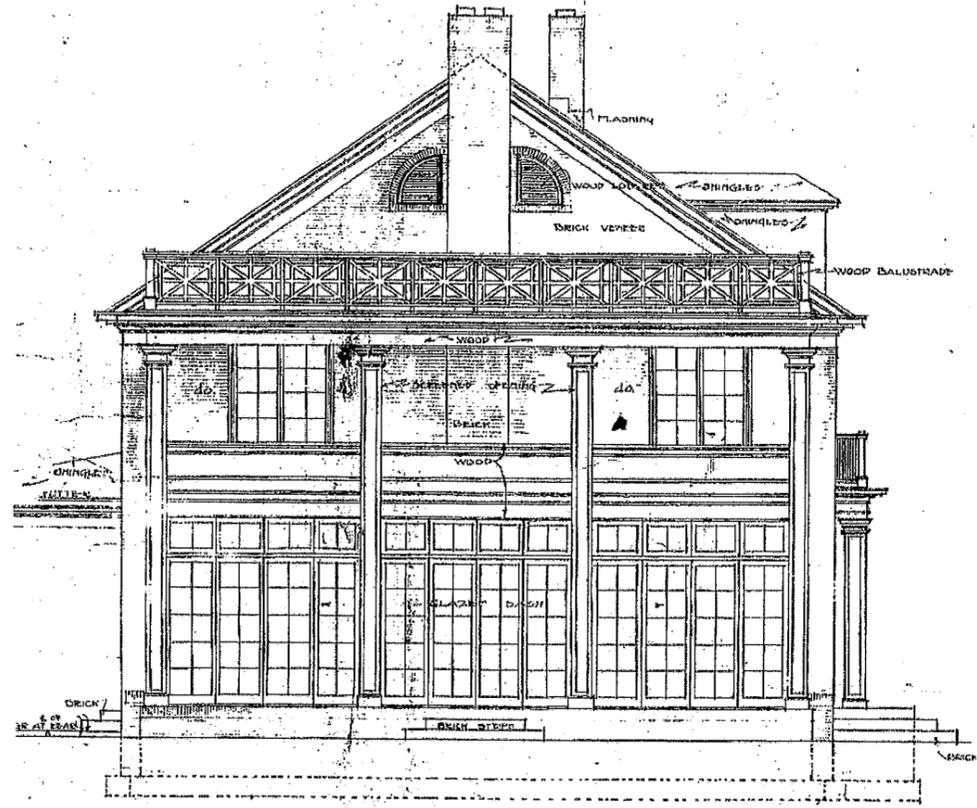
1033 Holly Circle
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dlarchitectpc.com

FIRE RESTORATION
1540 HAWTHORNE LANE
HIGHLAND PARK, ILLINOIS

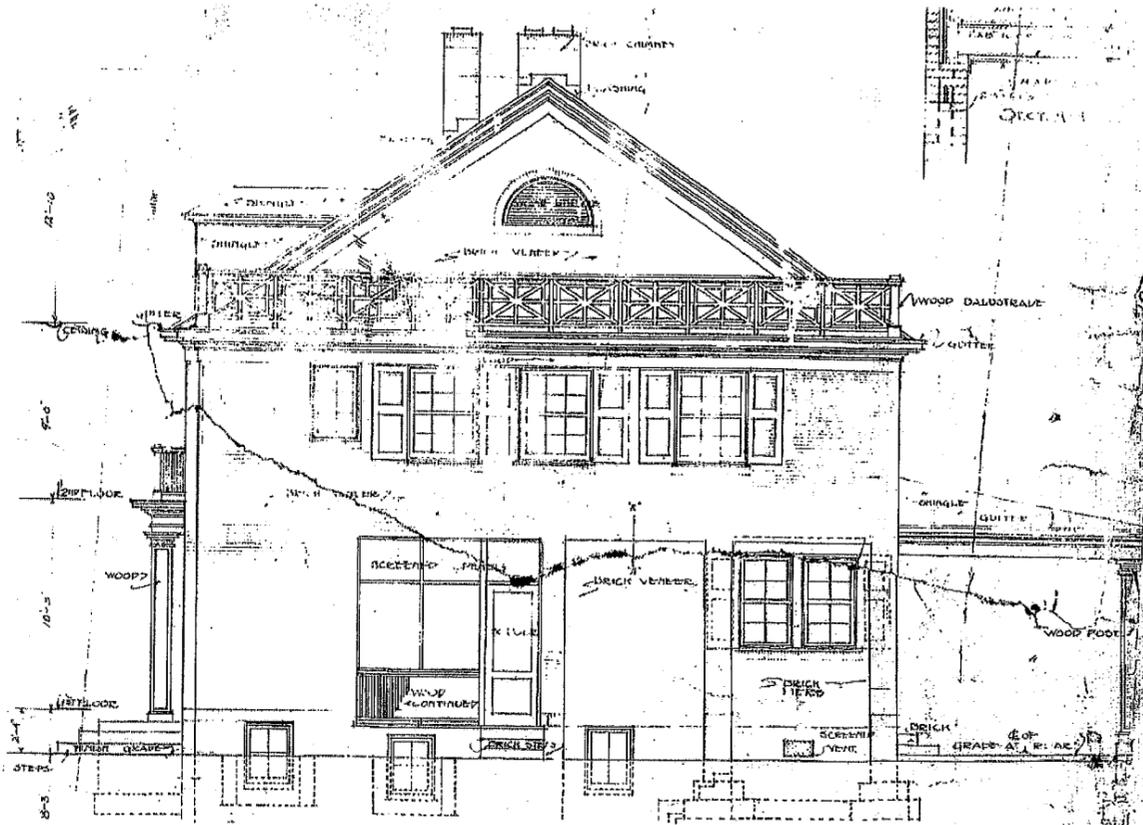
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DRAWN BY	DVL
CHECKED BY	DVL
PERM	
REVISION	
REVISION	
REVISION	
PROJECT NO.	14527



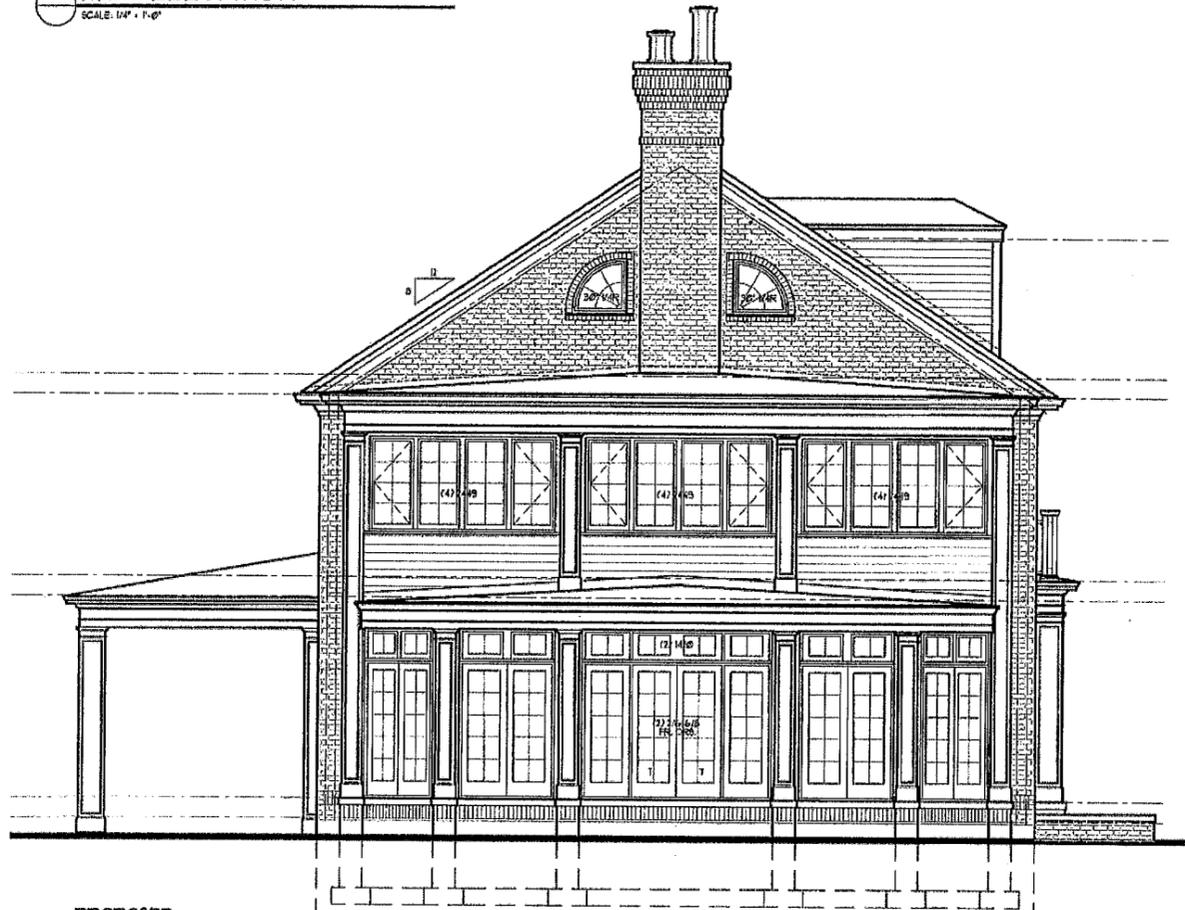
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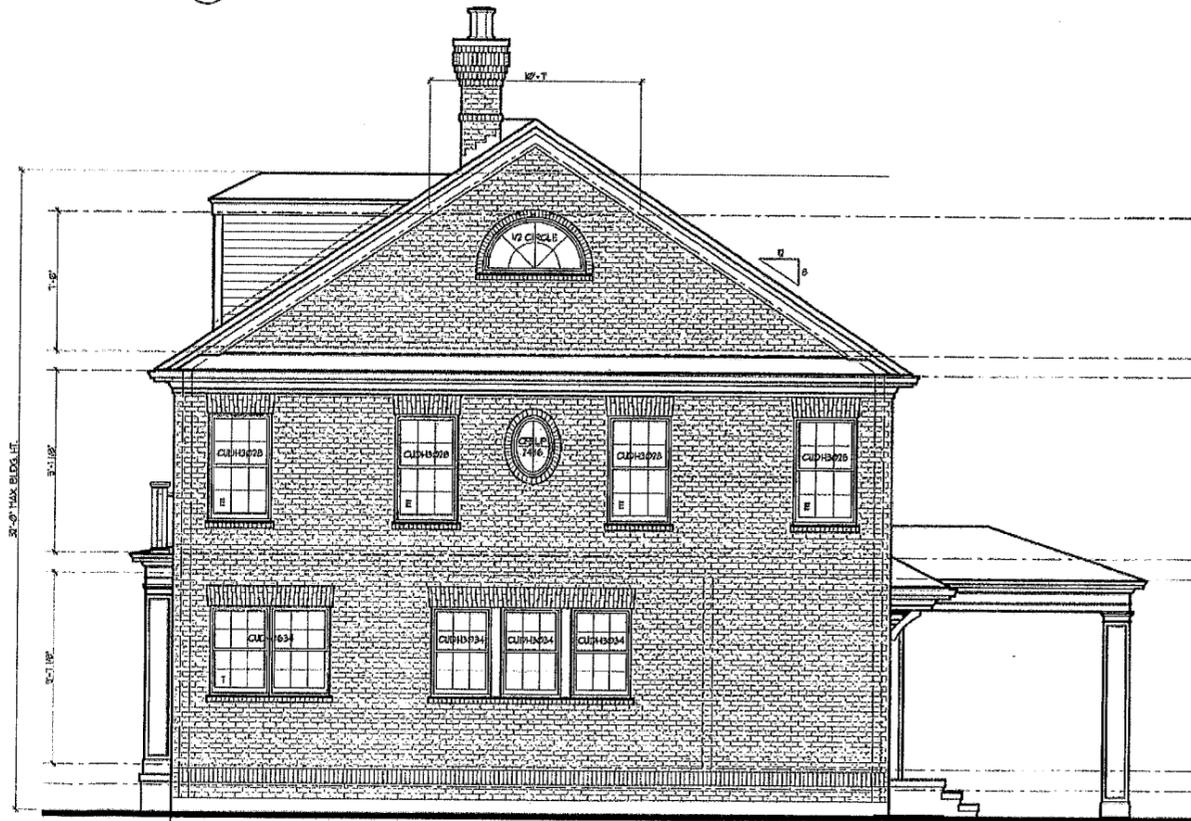
ORIGINAL
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



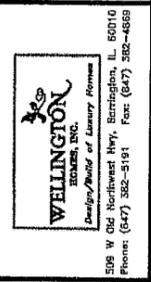
ORIGINAL
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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FIRE RESTORATION
1540 HAUTHORNE LANE
HIGHLAND PARK, ILLINOIS

DATE: JUNE 12, 2014
DRAWN BY: DVL
CHECKED BY: DVL
PERM: REYBON
REYBON
REYBON
PROJECT NO: 14521

HEET
A3.1

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 1540
 STREET Hawthorne Ln
 ROLL # 25
 FRAME #s 12a
 ROLL #
 FRAME #s

GENERAL INFORMATION

CLASSIFICATION building **PRESENT USE** single-family **CONDITION** excellent
SECONDARY STRUCTURES **ORIGINAL USE** single-family **INTEGRITY** minor alterations

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Colonial Revival	NO. OF STORIES	2.5
ARCHITECTURAL DETAILS		EXT. WALLS (current)	brick
ORIGINAL CONSTRUCTION DATE	c. 1935	EXT. WALLS (original)	brick
SOURCE	surveyor	FOUNDATION	poured concrete
OVERALL SHAPE OR PLAN	rectangular	ROOF (type & materials)	side gable asphalt shingle
LANDSCAPE FEATURES	50' setback; at end of dead end residential street; chain link fence around property; next to ravine; side driveway	WINDOW MATERIAL, TYPE(S)	wood double hung 6/6; 4/4
		PORCH	front entry

SIGNIFICANT FEATURES: Front entry portico with pilaster supports; front door has sidelights and blind transoms; fixed shutters; hipped roof dormers; brick lintels and sills

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Side entry addition

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: S

Significant (S) _____
Non-Contributing (NC) _____
Contributing (C) _____

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) N

Criteria _____

CONTRIBUTING TO A NATIONAL REGISTER DISTRICT? (C or NC) C

Contributing secondary structure? (C or NC) -

LISTED ON EXISTING SURVEY:(IHSS, NR, etc.) No

RESEARCH INFORMATION

HISTORY

HISTORIC NAME: _____

COMMON NAME: _____

HISTORIC INFORMATION:

ARCHITECTURE

ARCHITECT _____

SOURCE _____

BUILDER _____

COST _____

OTHER ARCHITECTURAL INFORMATION:

AREA Central East

SURVEYOR Jennifer Kenny

DATE 12/08/1998

PIN _____

RESEARCHER _____

DATE _____



Property Tax Assessment Information by PIN

Property Address

Pin: 16-25-101-012
 Street Address: 1540 HAWTHORNE ST
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$189,150
 Building Amount: \$81,081
 Total Amount: \$270,231
 Township: Moraine
 Assessment Date: 2014

Property Characteristics

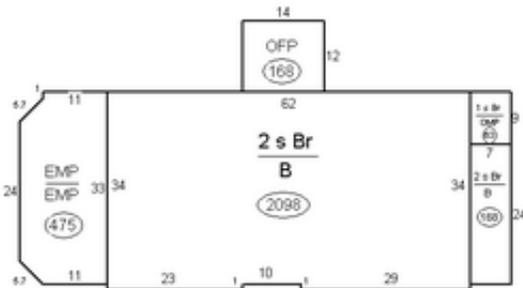
Neighborhood Number: 1825314
 Neighborhood Name: EAST Lincoln
 Property Class: 104
 Class Description: Residential Improved
 Total Land Square Footage: 41486
 House Type Code: 22
 Structure Type / Stories: 2.0
 Exterior Cover: Brick
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1912 / 1912
 Condition: Average
 Quality Grade: VGd
 Above Ground Living Area (Square Feet): 4595
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 2266
 Finished Basement Area (Square Feet): 1812
 Number of Full Bathrooms: 4
 Number of Half Bathrooms: 1
 Fireplaces: 3
 Garage Attached / Detached / Carport: 0 / 1 / 0
 Garage Attached / Detached / Carport Area: 0 / 704 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 2 / 1
 Porches Open / Enclosed Area: 231 / 475
 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.

01



Property Sales History

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
9/19/2013	\$1,224,500	Qualified	