

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, November 13, 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, November 13, 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
 - C. October 9, 2014
- IV. **Scheduled Business**
 - A. Determination of Significance
 - 999 Wade Street ~ *Continued from previous meeting* ~
- V. **Discussion Items**
 - A. Summary and follow-up for the Seyfarth Recognition Program
 - B. Amendments to Chapter 24 "Historic Preservation"
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for December 11, 2014
- VIII. **Adjournment**

**City of Highland Park
Historic Preservation Commission
Regular Meeting Minutes of August 14, 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, Thomas, Bramson, Curran,

Members Absent: Temkin, Becker, Rotholz

City Staff Present: Cross

City Council Members Present: Holleman

Ex-Officio Members Present: None

Student Commissioners Present: Fraerman

Others Present: Susan McCabe (750 Kimball),

III. Scheduled Business

A. Approval of Minutes

- Staff indicated the minutes from the July 10 HPC meeting were not available, but would be presented at the September, 2014 meeting of the HPC for consideration

B. Determination of Significance – 750 Kimball – Continued

The owners had indicated at the previous meeting that they would not be available for tonight's meeting. The item was continued from the previous meeting to allow for additional research. Staff presented additional findings on W.A. Otis, the architect who designed the estate house at 750 Kimball and may have designed the coach house under consideration.

Commissioner Curran indicated she felt the house could satisfy landmark standards 1, 5, 6, and 7. 9 may also apply because it's part of the old Kimball Estate.

Commissioner Bramson agreed with landmark standard 5 based on the additional research on Otis, as well as 6 based on the architectural detailing on the house.

Chairman Fradin suggested that no landmark standards could be satisfied because of the extensive changes that have been made to the house. The house is not identifiable as a work by W.A. Otis and has been severely altered.

- Commissioner Bramson moved to continue this item to the September 11 HPC meeting to allow more of the Commission to be present for discussion and deliberation.
- Seconded by Commissioner Curran

- 1 • Vote: 4-0 Motion passes
2
3

4 **C. Determination of Significance – 1828 Elmwood Drive**
5

6 Staff research notes the architect of the house is credited for many houses within Highland Park
7 done in many different architectural styles. Commissioner Curran noted how the neighborhood
8 around this house has a wide variety of styles and ages of houses.
9

- 10 • Commissioner Thomas made a motion finding the house does not satisfy any landmark
11 standards.
12 • Seconded by Commissioner Curran
13 • Vote: 4-0 Motion passes
14

15 **D. Determination of Significance – 70 Oakvale Street**

16 This is an application for a technical demolition; the owners are proposing a remodeling / addition
17 project that may remove or alter 50% of the house's structure. The applicants described the scope
18 of their plans to the Commission.
19

20 Chairman Fradin invited the Commission to discuss landmark criteria and how the subject
21 property may satisfy them. Following extensive discussion and further explanations about the
22 scope of work planned on the house, the Commission made a motion.
23

- 24 • Commissioner Bramson made a motion finding the house does not satisfy any landmark
25 standards.
26 • Seconded by Commissioner Thomas
27 • Vote: 4-0
28
29

30 **V. Discussion Items**

31
32 **IV. Business from the Public**

- 33 • Former HPC Chairman Daniel Kahn spoke with the Commission about informational
34 kiosks at historic locations around town.
35

36 **V. Other Business**
37

38 Staff presented the 2015 HPC Workplan to the Commission and asked the Chair to call for a vote
39 to approve it.

- 40 • Commissioner Curran made a motion approving the 2015 HPC work plan.
41 • Seconded by Commissioner Bramson
42 • Vote: 4-0
43
44

45 **VI. Adjournment**
46

47 Chairman Fradin adjourned the meeting at 8:37 pm.

City of Highland Park
Historic Preservation Commission
Regular Meeting Minutes of September 11, 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, Thomas, Bramson, Curran, Temkin, Becker,

Members Absent: Rotholz

City Staff Present: Cross

City Council Members Present: Holleman

Ex-Officio Members Present: None

Student Commissioners Present: Fraerman, Oviedo

Others Present: Susan & Dennis McCabe (750 Kimball), Don Matthews, Jeremy Velichkodd (1271 Glencoe), Ronald Sharlach, Randy Tapper (849 Burton), Ann Limoges (1258 Glencoe)

III. Scheduled Business

A. Approval of Minutes

- a. Commissioner Curran made a motion to approve the minutes of the July 10, 2014 meeting as submitted.
- b. Seconded by Commissioner Temkin
- c. Vote: 6-0 Motion passes

B. Determination of Significance – 750 Kimball – Continued

Staff presented findings from the previous meeting regarding W.A. Otis. Chairman Fradin indicated he felt the subject property does not satisfy landmark standard 5 based on the association with Otis.

Commissioner Curran reiterated her feeling that the house meets landmark standards 1, 6, 7, and 9 and provided reasons why for each one. Commissioner Bramson asked if the City had ever found a portion of a house significant.

Commissioner Becker indicated she found the house charming, but alterations had devalued some of the original architectural interest. The rear elevation presented the most interesting features of the whole house. The City would benefit if someone saved the house, but it doesn't represent W.A. Otis's work as he worked in many styles.

1 Commissioner Temkin stated she felt the house should be actively marketed before a demolition is
2 sought for the structure.

3
4 Owner Susan McCabe discussed the 1963 modifications done by Jones & Duncan. She repeated
5 her interest in saving the house, but wanted to be able to tell potential buyers honestly whether it
6 could be demolished or not.

- 7
8
- Commissioner Curran made a motion finding the house meets landmark standards 1, 6, and 7
 - Seconded by Commissioner Temkin
 - Vote: 2 -4 Nays: Thomas, Becker, Fradin, Bramson
 - Motion Fails
- 12
- Commissioner Temkin made a motion finding the house meets landmark standards 1 and 6
 - Seconded by Commissioner Curran
 - Vote: 2 -4 Nays: Thomas, Becker, Fradin, Bramson
 - Motion Fails
- 17
- Commissioner Curran made a motion finding the house meets landmark standard 1
 - Seconded by Commissioner Thomas
 - Vote: 4-2 Nays: Becker, Fradin
 - Motion Passes

21
22
23 **C. Determination of Significance – 2100 St. Johns**

24
25 No petitioners were present at the meeting to represent the application.

- 26
- Commissioner Bramson made a motion to continue this item to the October HPC meeting agenda
 - Seconded by Commissioner Curran
 - Vote: 6-0 Motion passes

30
31
32 **D. Determination of Significance – 1271 Glencoe**

33 Owner Don Matthews explained the old house and foundation cannot accommodate the
34 improvement plans he'd like to do to the house. His family purchased a house down the block and
35 builders have approached him to purchase this lot. He has sold the lot to a builder for new
36 construction, contingent on the ability to demolish the existing house.

37
38 Commissioner Temkin stated it's a shame to demolish this house because there is nothing wrong
39 with it. Commissioner Thomas agreed, noting it's sad that these types of houses aren't viable or in
40 demand any longer.

41
42 Chairman Fradin invited the Commission to discuss landmark criteria and how the subject
43 property may satisfy them.

- 44
- Commissioner Thomas made a motion finding the house does not satisfy any landmark standards.
 - Seconded by Commissioner Bramson
 - Vote: 4-0
 - Abstain: 2 (Temkin, Curran)
- 49
50
51

1 **E. Determination of Significance – 849 Burton Avenue**

2 Owners in attendance noted they purchased the house six months ago with the intention to remodel
3 it. The condition of the house ended up being so poor that it is more financially feasible to build a
4 new house on the property rather than renovate the existing house.

- 5
- 6 • Commissioner Temkin made a motion finding the house does not satisfy any landmark
- 7 standards.
- 8 • Seconded by Commissioner Bramson
- 9 • Vote: 6-0

10

11 **V. Discussion Items**

- 12 • Code Amendment Project: on hold until the Seyfarth project has concluded. A special
- 13 meeting of the HPC will be called to dedicate time to this project.
- 14 • Commissioner Bramson suggested adding a Real Estate Agent award to the Preservation
- 15 Awards program. Criteria for the award will be needed and a letter sent out to area real
- 16 estate offices soliciting nominations.

17

18 **IV. Business from the Public**

- 19 • Ron Sharlach, owner of 333 Hazel, spoke to the Commission about his house. It's the
- 20 Elisha Grey laboratory house. He indicated the original structure is gone; the existing
- 21 house is from a 1945 rebuild and he shared information documenting this. He has buyers
- 22 approaching him regularly, but the house is not on the market yet. Chairman Fradin
- 23 explained the demolition process to Mr. Sharlach, noting that his historical documentation
- 24 would be very interesting to read and encouraged him to include it as part of any future
- 25 demolition application.

26

27 **V. Other Business**

28

29 Commissioner Bramson explained her involvement in the Focus on the Arts program and

30 encouraged the Commission to help plan something about historic architecture for the high school

31 students involved in the program.

32

33

34 **VI. Adjournment**

35

36 Chairman Fradin adjourned the meeting at 9:05 pm.

**City of Highland Park
Historic Preservation Commission
Regular Meeting Minutes of October 9, 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, Thomas, Curran, Temkin, Becker, Rotholz

Members Absent: Bramson

City Staff Present: Cross

City Council Members Present: Holleman

Park District Liaison Present: Mike Evans (Park District)

Ex-Officio Members Present: Axelrod

Student Commissioners Present: Fraerman, Oviedo

Others Present: Cal Bernstein, Matt Pollack (Wade Street & Marshman Street petitions), John Hickey, John Helander, Manuel Martinez (2100 St. Johns), Uriel Schlair (1001 Wade Street resident), Cristian Gunsari (1350 Arbor Lane)

III. Scheduled Business

A. Approval of Minutes

- a. Staff indicated the minutes from the August and September HPC meetings were not ready and would be available at an upcoming meeting for approval.

B. Determination of Significance – 2100 St. Johns

The applicants were present and told the Commission the house was occupied with tenants currently. John Hickey, 2112 St. Johns, addressed the Commission representing the condominium association on the adjacent property. He had concerns about the impacts of demolition on their condo building. Staff indicated there are preventative measures in place with the issuance of a demolition permit to ensure the safety of adjacent properties.

Ex-Officio member Axelrod explained that this type of working class housing represented a bygone era in Highland Park and it's a shame to lose it. She would have preferred the existing structure be restored rather than demolished.

Commissioner Thomas lamented the loss of affordable housing and the diversity of housing options in the downtown.

1 Commissioner Becker indicated that the house may not have been an example of quality
2 architecture and design when it was new.

- 3 • Commissioner Becker made a motion finding the house does not meet any landmark standards
- 4 • Second by Commissioner Rotholz
- 5 • Vote: 6-0
- 6 • Motion Passes

7
8 **C. Determination of Significance – 1540 Hawthorne Lane**

9
10 Staff explained the history of this house and the 2013 fire that has necessitated a technical
11 demolition and massive restoration project. The Commission commended the owners on honoring
12 so much of the original design in their new plans.

13
14 There was discussion on whether the house should be found to meet landmark standards, then
15 terminating the delay following any demolition delay enacted by the findings. Instead, the
16 Commission agreed that the fire had negated any meaningful historical findings.

- 17
18 • Commissioner Temkin made a motion finding the house does not satisfy any landmark
19 standards
- 20 • Seconded by Commissioner Thomas
- 21 • Vote: 5-1 (Curran voting Nay)
- 22 • Motion passes

23
24 **D. Determination of Significance – 969 Wade Street**

25 Staff summarized the historical research on the property. The Chair deferred discussion and a vote
26 on this petition until after information on the adjacent house at 999 Wade had been presented.

27
28 **E. Determination of Significance – 999 Wade Street**

29 Staff presented a summary of the historic research on this property. Commissioner Temkin
30 indicated this house appears similar to others in the area that architect Lawrence Buck is associated
31 with. Commissioner Thomas noted this house is in very good condition. Neighbor Uriel Schlair
32 (1001 Wade) stated he has lived next to this house for 38 years and hopes it will not be
33 demolished.

34
35 The Commission discussed the house's association with George W. Carr, referencing the research
36 showing he'd lived there any may have designed the house. Additional documentation on the
37 relationship of Carr to this site is needed to make an informed determination on this property.

- 38
39 • Commissioner Rotholz made a motion finding the house at 969 Wade Street does not
40 satisfy any landmark standards
- 41 • Seconded by Commissioner Temkin
- 42 • Vote: 6-0

- 43
44 • Commissioner Curran made a motion to continue the discussion on 999 Wade until the
45 next HPC meeting and requested additional research on George W. Carr and any
46 association he may have to this house.
- 47 • Seconded by Commissioner Thomas
- 48 • Vote: 6-0

1 **F. Determination of Significance – 327 Marshman**

2
3 Staff summarized the historical and architectural research on this house. Commissioner Curran
4 noted the house is in good condition and is presently occupied. The Commission asked why the
5 house is being demolished. Applicant Matt Pollack indicated the owners do not want the house
6 and would like to tear it down and build new. Applicant Cal Bernstein further noted the house has
7 only a one-car garage and doesn't function the way the new owners want it to. Mr. Pollack
8 confirmed that the owners' intent is to consolidate the properties at 969 Wade, 999 Wade, and 327
9 Marshman and construct a single house on the lot.

10
11 Chairman Fradin discussed the landmark standards and how they apply to this house, suggesting 4
12 and 6 are easily satisfied. Ex-Officio member Axelrod noted Standard 1 could be satisfied because
13 of the historical association with Ravinia as an art-related community.

- 14
15 • Commissioner Curran made a motion finding the house at 327 Marshman satisfies land mark
16 standards 1, 4, and 6.
17 • Seconded by Commissioner Rotholz
18 • Vote: 6-0
19 • Motion passes

20
21 Staff added that the finding by the Commission places the house under a 365-day demolition delay
22 that will expire on June 24, 2015. The applicants can appeal the HPC's decision by submitting a
23 letter to the City Manager within 15 days of this meeting.

24
25 **G. Determination of Significance – 1350 Arbor Avenue**

26
27 Ex-Officio member Axelrod noted this house represents post-WWII working class housing built in
28 the area in the late 1940s and early 50s. This type of tract housing is good for starter homes and
29 for retired people.

30
31 Council liaison Holleman asked if there has been any connection between the Commission and
32 affordable housing groups, as small houses like this may be good candidates for affordable
33 housing projects. Staff indicated that there have not been any discussions at this point about this.

34
35 Chairman Fradin asked the Commission to discuss the landmark standards and how they apply to
36 this house.

- 37
38 • Commissioner Rotholz made a motion finding the house did not satisfy any landmark
39 standards.
40 • Seconded by Commissioner Thomas
41 • Vote: 6-0
42 • Motion passes

43
44 **V. Discussion Items**

- 45 • Commissioner Temkin summarized the status of the Seyfarth project, noting the panel
46 discussion was coming up and invited the Commission to attend.
47 • Commissioner Thomas indicated she was frustrated that the notification signs for the
48 Wade Street demolitions were not visible from the main nearby thoroughfare.
49 • The Commission suggested incorporating a requirement for a mailed notification of
50 pending demolition review to adjacent neighbors.
51

1 **IV. Business from the Public**

2
3 **V. Other Business**

- 4
- 5 • The Commission adopted a Resolution of meeting dates for 2015 by a unanimous vote (6-
 - 6 0).
 - 7 • Commissioner Temkin shared insight from Susan Benjamin regarding a recent tour of the
 - 8 Senior Center, noting Susan's observations that the Center was in terrible condition with a
 - 9 bad odor. The bathrooms still date to the original construction. Staff was asked to help
 - 10 facilitate a tour of the Senior Center.
 - 11 • Commissioner Temkin indicated she was in touch with members of the City Council
 - 12 regarding a goal next year of establishing a new historic district.
- 13

14
15 **VI. Adjournment**

16
17 Chairman Fradin adjourned the meeting at 9:07 pm.

Historic Preservation Commission

999 Wade Street Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 11/13/2014

<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>	Unverified
<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 were 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.

At the previous meeting on October 9, 2014, the Historic Preservation Commission discussed all three properties and made the following findings: the house at 969 Wade did not fulfill any landmark criteria and the house at 327 Marshman was placed under a 365-day demolition delay. 999 Wade was continued to the November meeting pending further research into the association between the house and architect George Wallace Carr.

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

Historic Preservation Commission

much more information. They relate to electrical upgrades, various site improvements, and a new deck approved in 1990 on the back of the house.

George Wallace Carr

Research by Julia Johnas presented to the HPC at the previous meeting established a connection between this house and George Wallace Carr, a prominent architect in the first half of the twentieth century. Early phonebook records indicate Carr and his wife lived in the house from 1923 until his retirement in 1950. At this time, he was a Partner and the Chief of Design and Planning at Nimmons, Carr, and Wright. The firm is known to have designed several Sears & Roebuck mail order facilities around the country. After 1930, Carr's AIA bio lists him as a Partner in Carr & Wright, suggesting the firm may have undergone a transition. Carr retired in 1950 and moved to California, where he passed away eight years later.

Sadly, no records confirm whether George Wallace Carr designed the house at 999 Wade or whether it was designed by somebody else. The date of construction, c. 1920, would be in keeping with phonebook records placing him and his wife there by 1923, but no permits or original architectural drawings have survived that establish the architect of the house. The only archived permits for the house relate to periodic upgrades from the late 60s onward.

Carr wrote an article titled "Development of Domestic Architecture" for a 1906 periodical named *The Sketch Book: A Magazine Devoted the Fine Arts*. The narrative is interesting, but the article includes a series of architectural sketches by Carr. Compare them to photographs of the subject property at 999 Wade

Nimmons, Carr, and Wright are known to have designed one other house in Highland Park. The house at 433 Havenwood was built in 1938 for \$10,000 and is still standing.



Figure 1: 433 Havenwood (1938)

Architectural Analysis of 999 Wade

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.

Historic Preservation Commission

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 2: 999 Wade Street

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:

- (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

1906 Article by George Wallace Carr







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
ARCHITECT

COMMON NAME
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

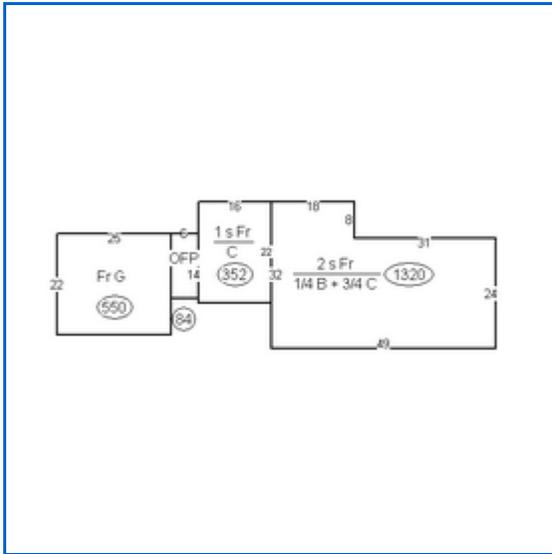
Property Tax Assessment Information by PIN

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>

Development of Domestic Architecture

By George Wallace Carr



THE UNITED STATES is just entering upon a new era in domestic architecture. In colonial days each man built after his own fashion with the materials nearest his hand. As he planned and worked, his mind went ever back to the homeland across the water, and as far as he was able to compass his wish, the home reflected the buildings of the old country. So in the East and South we find the best of the early work strongly colored by local traditions of the old world.

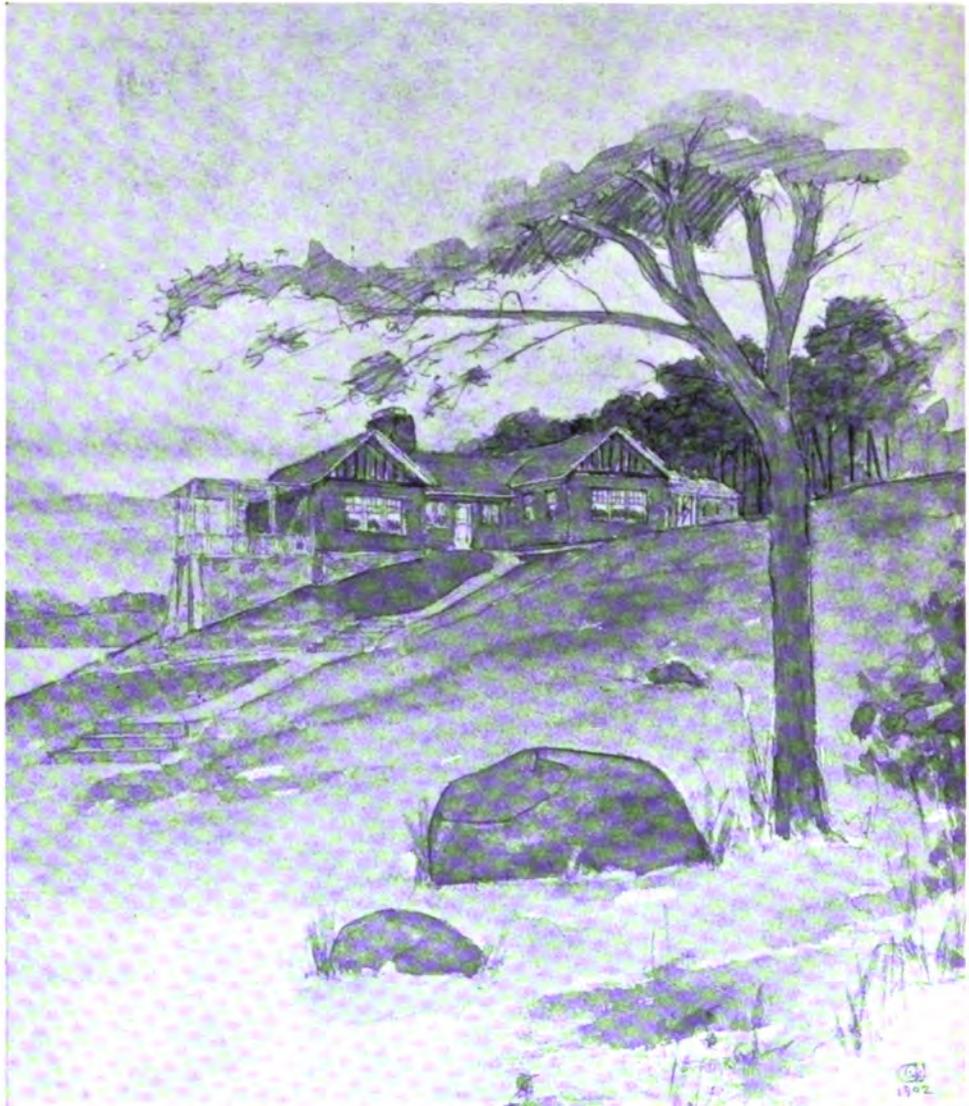
Then with the opening up of the West, the mighty stream of pioneers found no time for thought of their shelter. The prairie schooner was their home until the log cabin was built. Esthetics played little part in their days. All that was asked of the house was that it afford the greatest protection against the natives, the elements and the beasts of the forest. These people were rough hewn and their homes reflected their rugged qualities.

From pioneer days down to within very recent years there has been little to say for the domestic architecture of this country. People of all races flooded the new land. Mining camps grew to cities in a day, and the prairies were dotted with homes of the settlers. Everywhere there was the struggle for a foothold. A great country was at fever heat, while on the anvils of time began again the age-long process of welding a cosmopolitan community into a solid whole.

Aliens, and we are all of us that if we go back far enough, had to be molded into one race, or rather the babes of the emigrants had to have time to become grandfathers and grandmothers. So the hybrid population is gradually growing toward a national type. And as we grow we are creating the opportunity for culture that had been denied our forefathers. It is to the later generation and their descendants that we must look for the development of architecture and domestic arts in America.

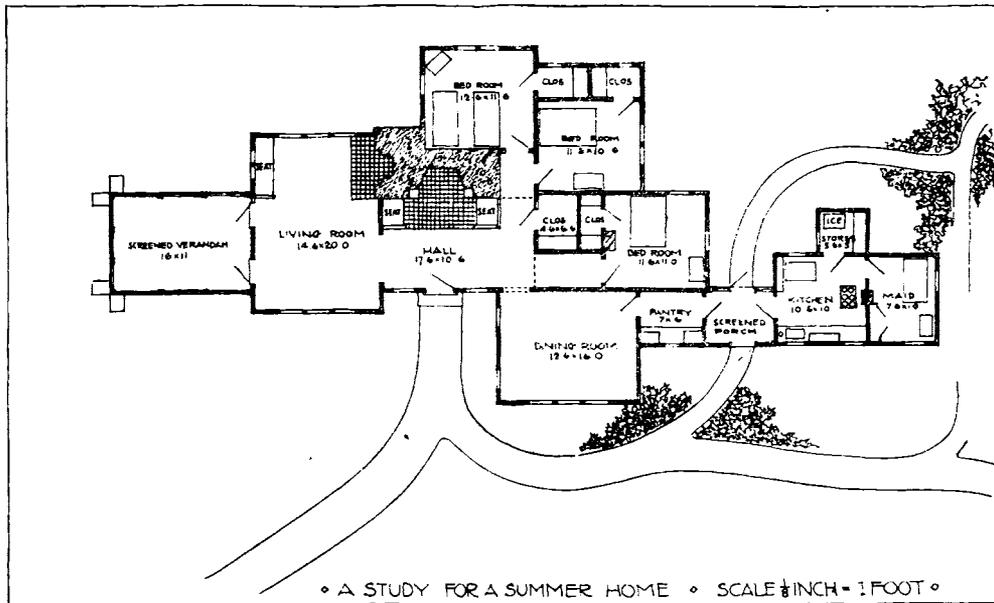
And they have begun well. The arts and crafts movement has done and will do a world of good by popularizing the lesser arts. Here and there in the shops one finds beautiful examples of the modern spirit; things designed and executed with rare artistic taste. With the growth of the appreciation of the domestic arts, the architect finds his opportunities greater, for architecture is one of the last of the arts to feel the renaissance. A British architect has said that progress is but bringing tradition up to date. However, in this country we are rather lacking in traditions of our own. Conditions were new. The climate and environment would not fit with the older principles. But we are progressive, and so we have started out to meet and solve our problem as best we may.

Not many of the newer homes are after some "style." The day is passing when battlemented castle or French



SKETCH FOR SUMMER HOME
(See next page for plan)

By George Wallace Carr



chateau is made to do duty as town or country house. There is no condemnation too severe for that misguided appreciation of the old work that leads people to build sham fronts to their homes, for the exterior of a house must be a truthful expression of the plan and its uses. A goodly number of our architects are making clear cut attempts to solve the domestic problem in a natural, straightforward way. To the question, have we a typical domestic architecture, one can only point to the work of our best architects and say, "here is what is being done." One man's work is as different from another's as the men differ in ideal and insight. Each one in his own way is expressing according to his vision the spirit of our life. The architect never ceases in his endeavor to see ahead. His business is to express and interpret in plan and design the spirit and individuality of the race, and as his sympathy is strong and his insight keen, he will succeed. Above all he must be of the people, close to the cur-

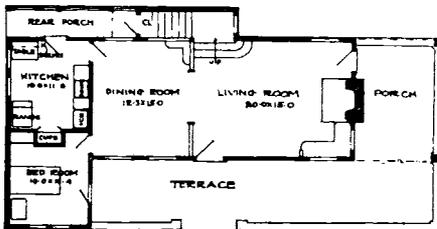
rent of everyday life. And he must also keep just ahead, for his is a mission of education.

In the planning of homes the architect finds his skill and ingenuity put to a pleasant test. First of all, he must have the power of visualizing his work that he may plan well and logically, and see through and above the plan as he works it out the glimmer of the completed building and its surroundings. He must meet on his drafting board the needs of everyday work-a-day life; going with the busy housewife over the routine of household cares from cellar to garret and from front door to garden.

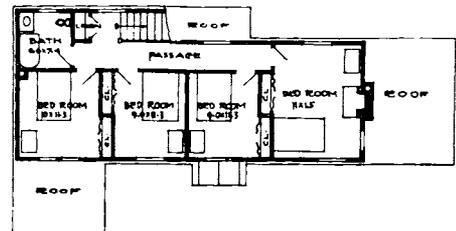
In the small home he must see beyond the immediate needs of the work and keep a keen eye for future possibilities, when the nest must be made larger to shelter the growing family. In the development of the plan the keynote must be simplicity. There should be no forcing or striving for an effect, and the struggle, if there be one, for harmony



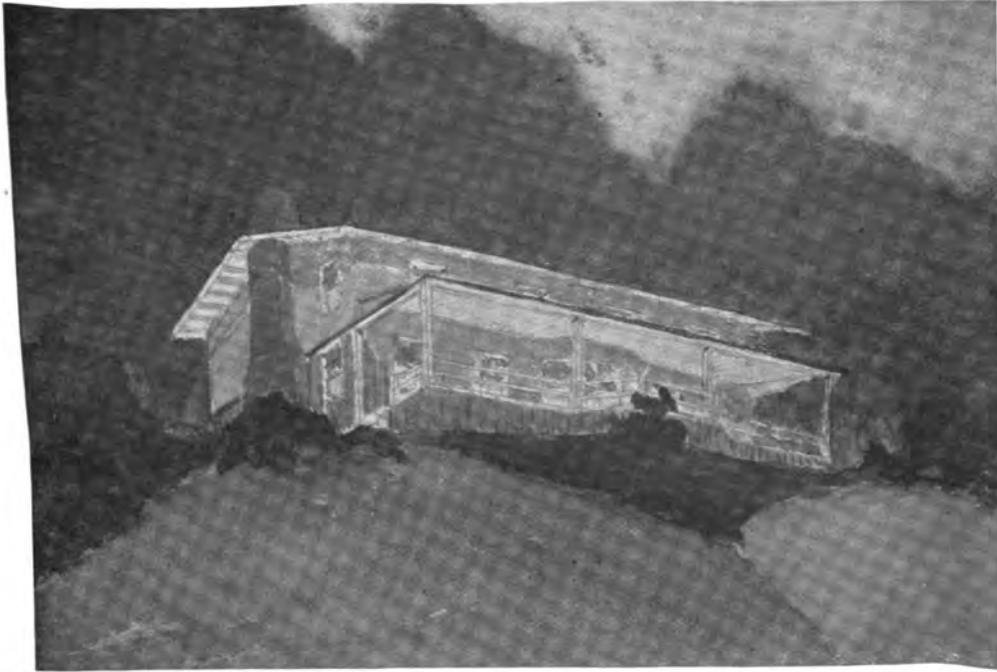
GEORGE WALLACE GARR 1904



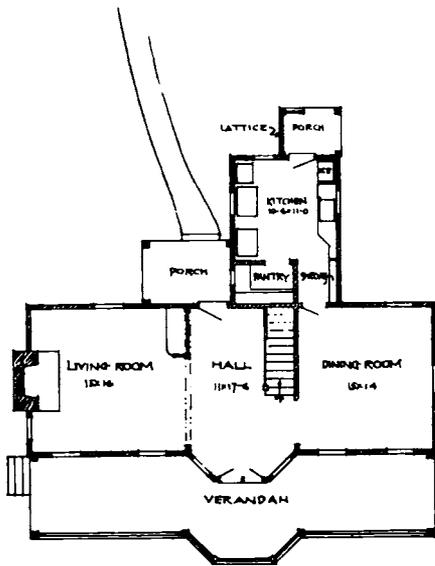
FIRST FLOOR PLAN



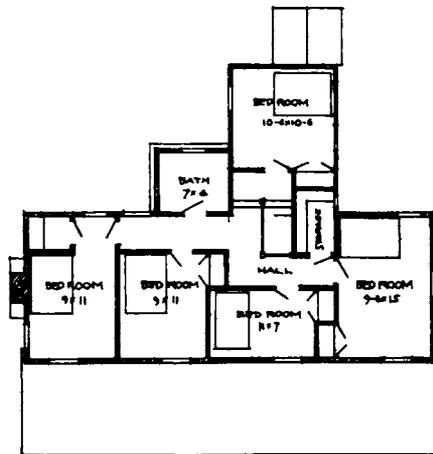
SECOND FLOOR PLAN



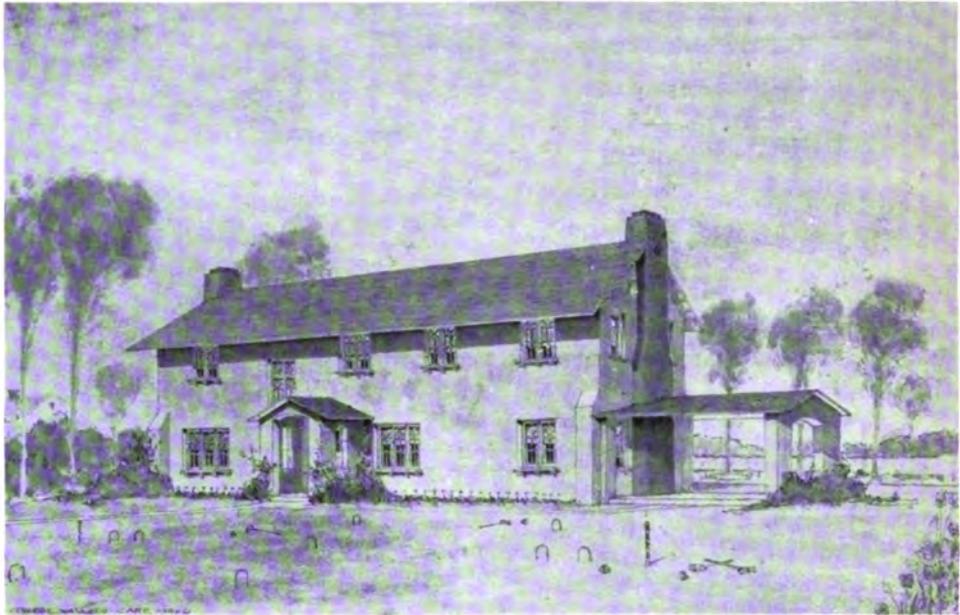
SKETCH FOR A SUMMER COTTAGE ON LAKE MICHIGAN, By George Wallace Carr
NEAR MACATAWA



FIRST FLOOR PLAN

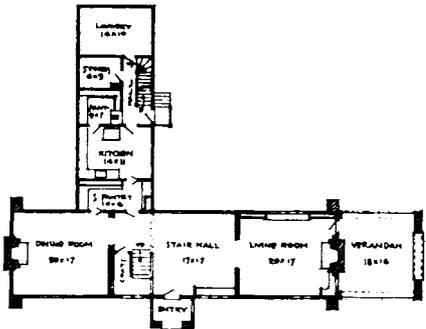


SECOND FLOOR PLAN

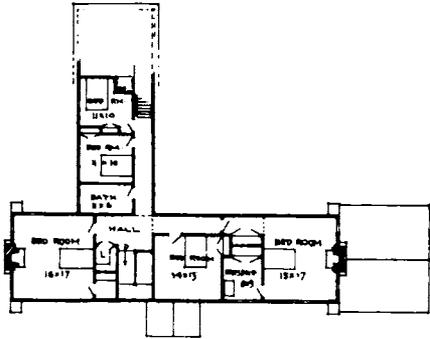


SKETCH FOR COUNTRY SUMMER HOUSE

By George Wallace Carr



FIRST FLOOR PLAN



SECOND FLOOR PLAN

in the parts, must be carefully hidden so that the completed design will grow easily out of its surroundings. Cause and effect should be in logical succession, and the design sum up the whole, telling its story in dignified terms.

The entrance hall with its stairway offers many possibilities and is well worth much study, for it is the first impression that the guest receives of the interior of the home. It should present an air of hospitality and prompt the wish for further exploration and acquaintance. The other rooms must not open too abruptly from it, but be so planned that the eye is led to a glimpse of living room, fireplace or library table, and if possible, over the garden to the pool or sun dial. The living room should, in general, have a south or west exposure with a screened veranda, and maybe a terrace overlooking the garden. For the dining room, an east and south exposure is best, as there is no better place to begin the day well than at the breakfast table, with the early sun streaming across the room. For the same reason, as many bedrooms as possible should have windows opening to the seat.

The setting of the house in its environment is a most important consideration, unless it be on a very narrow city lot which, of course, precludes any very broad treatment. But it is surprising how much may be done when the skill of the trained specialist is brought to bear on the problem. Where the premises are more ample, the problem becomes more complex and great care must be taken that the house shall conform to its natural surroundings.

The lot must be plotted, and existing trees and shrubbery taken into account, and all made to contribute to the scheme as a whole. As a rule the house should be placed toward the north of the lot, so that the living rooms may command the garden, which should, if possible, be toward the south or west.

The garden is a much neglected adjunct to the home in our country. Even one of small dimensions, laid out with thought and judgment, will add very materially to the setting of the modest villa. It too often happens that the architect is not called upon to aid in the designing of this very important part of his work, though he, better than anyone else, knows how to bring into co-ordination all the parts of the scheme as a setting for the house. The architect and the landscape gardener should work side by side, the one indicating the scheme in all its parts, the other using his special knowledge in the selection of materials. Whatever be the size of the garden, let it be so designed that it may not all be seen at a glance, for half its charm lies in the uncertainty as to where the turn in the path through hedge or bank of shrubs may lead.

The successful house means the greatest possible harmony and co-operation between the owner and the architect, a willingness to give and take on both sides. And throughout the work, be it for cottage or mansion, the architect must infuse that breath of personality which says to friend or passer-by, "Here are pleasant people living in happiness. Greeting and God-speed, or if you will, tarry a while and welcome."