

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, December 11, 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, December 11, 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. November 13, 2014
- IV. **Scheduled Business**
  - A. Determination of Significance
    - 999 Wade Street ~ *Continued from previous meeting* ~
    - 1005 / 1021 Lake Cook Road
    - 1115 Sandwick Court
    - 111 Lakewood Court
    - 1784 Sunnyside Avenue
  - B. Certificate of Appropriateness
    - 368 Moraine – *Amended Application*
  - C. Landmark Nomination
    - 950 Dean Avenue
- 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 January 8, 2015
- VIII. **Adjournment**

**City of Highland Park**  
**Historic Preservation Commission**  
**Regular Meeting Minutes of November 13, 2014**  
**7:30 p.m.**

**I. Call to Order**

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

**II. Roll Call**

*Members Present:* Fradin, Thomas, Curran, Bramson

*Members Absent:* Temkin, Becker, Rotholz

*City Staff Present:* Cross

*City Council Members Present:* Holleman

*Park District Liaison Present:* Mike Evans (Park District)

*Ex-Officio Members Present:* Julia Johnas

*Student Commissioners Present:* Fraerman

*Others Present:* Cal Bernstein, Matt Pollack (999 Wade Street)

**III. Scheduled Business**

**A. Approval of Minutes**

- a. Commissioner Curran made a motion to approve the minutes from the August, September, and October meetings of the HPC:
- b. Second by Commissioner Bramson
- c. Vote: 4-0
- d. Motion Passes

**B. Determination of Significance – 999 Wade Street**

Staff presented a summary of the historic research on this property, noting the HPC had continued discussion on this item from the previous meeting to allow additional time to research the association of the property with George Wallace Carr.

Staff shared additional research provided by Julia Johnas and indicated that no information had been uncovered that verified whether Carr had designed the house at 999 Wade. The Commission asked if any additional historical resources could be tapped for more information. Library Liaison Julia Johnas indicated she could reference some historic property information, as well as newspaper archives. The Commission also recommended asking Susan Benjamin for information.

- Commissioner Curran made a motion to continue discussion on this item until the December 10 HPC meeting
- Seconded by Commissioner Thomas
- Vote: 4-0

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17

**V. Discussion Items**

- Discussion on the Seyfarth project was continued to next meeting so Commissioner Temkin could be present.
- A Real Estate Appreciation Program was discussed. Commissioner Bramson indicated she would reach out to a member of the real estate community to ask how a program of this nature could be most effective.

**IV. Business from the Public**

**V. Other Business**

**VI. Adjournment**

Chairman Fradin adjourned the meeting at 8:12 pm.

# Historic Preservation Commission

## 999 Wade Street Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 12/11/2014

<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"><li>• Garage addition</li><li>• Entry porch</li></ul>
<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.

The house at 999 Wade has been discussed at two previous meetings of the HPC: October 9, 2014, and November 13, 2014. Discussion at the first meeting indicated there may be a connection between the house and George Wallace Carr, an influential and historically significant architect in the early 20<sup>th</sup> century. The item was continued from that meeting to allow time for additional research. At the following meeting on November 13<sup>th</sup>, staff indicated that no additional information had been uncovered that verified whether George W. Carr designed 999 Wade. Staff shared architectural sketches by Carr that bore a resemblance to the Wade house, but no conclusive evidence was found verifying he designed 999 Wade. Library

# Historic Preservation Commission

Liaison Julia Johnas spoke at the meeting, stating that old property records and a few other sources may provide more insight into this issue. The Commission once again continued discussion on 999 Wade to the December HPC meeting to allow time for more research.

The additional month of research has not uncovered any additional information verifying that Carr designed the house at 999 Wade. Library Liaison Julia Johnas located a letter from George W. Carr's sister-in-law, Lea Taylor, which lends circumstantial evidence suggesting Carr may have an association with the property. But it is not a conclusive record indicating Carr was the architect of the house.

## **Demolition Delay**

A demolition permit application for 999 Wade was submitted on June 24, 2014. If the Commission enacts a 180-day demolition delay, it will expire six months from the original application date: December 21, 2014.

## **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)

# Historic Preservation Commission

## **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.

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.

# Historic Preservation Commission

- 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**

- Letter from Lea Taylor - Mr. Carr's sister-in-law

LEA DEMAREST TAYLOR  
1001 WADE STREET  
BOX 125 RAVINIA STATION  
HIGHLAND PARK, ILLINOIS

*from D. Norman file*

For your information:

Helen and George built the big house in 1908, and we began coming out week ends, etc then- since father built the one story south end of it.

The in 1913 when G and H went to Washington, etc- war work, father built our brown shingle house, and mother kept house there, and I went out some week ends. She died in 1918.

So off and one I came out week ends, and in 1926 when father's second wife died, we set up the housekeeping arrangement with Mrs Koptik which lasted through father's life time until he died in 1938.

Then Marie Ets was in the house until she went to New York, and then Carolyn Hazard was there until I moved into my own house in 1955 when I transferred my official address to Ravinia. While Marie and Carolyn were there I kept my own room, and usually cooked my own meals there, except when we combined or went out, on week ends.

So that's that! for whatever you want it for!

# Historic Preservation Commission

## 1005 & 1021 County Line Road

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 12/11/2014

---

<i>Year Built:</i>	1958
<i>Style:</i>	Modern Contemporary Ranch
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	4,453 square feet
<i>Original Owner:</i>	Robert John Reynolds
<i>Architect:</i>	Edward Dart
<i>Original Cost:</i>	\$92,500
<i>Significant Features:</i>	Gently gabled roof, glass walls, interior/exterior living spaces
<i>Alterations:</i>	<ul style="list-style-type: none"><li>• Possible 1bed/bath addition (1973)</li></ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1021 County Line Road and how it may satisfy any of the landmark criteria listed below.

The properties at 1005 and 1021 County Line Road appeared before the Historic Preservation Commission in 2012 when a demolition permit was sought to remove the Edward Dart house located on the 5-acre piece of land. A second house on the property, a non-historic converted tool shed, was approved for demolition. A 365-day demolition delay was enacted on the 4,400 s.f. Edward Dart house.

The demolition delay expired on September 14, 2013. The house has not been demolished at this point and is still for sale on the property. A provision in Highland Park's Building Code establishes a one-year period in which a building permit, once applied for, must be executed. A property owner can request periodic extensions of the permit, but no extensions were sought for the County Line Road demolitions. As a result, the demolition application is expired and a new one has been applied for. The historic review

required for the demolition must be revisited.

At the December, 2012 meeting, the Historic Preservation Commission found that the house at 1021 County Line Road satisfied the following three landmark criteria:

- (4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction or use or indigenous materials;
- (5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, county, state, or country;

# Historic Preservation Commission

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

Nothing has significantly changed on the property, so the Commission may wish to make the same findings: that the house satisfies landmark standards 4, 5, and 6.

If the Commission makes this finding, a further 365-day demolition delay will be enacted. The applicant has submitted a letter requesting an immediate termination of the delay. Section 170.060(E)(6) states that the Historic Preservation Commission can terminate the demolition if one or both of the following standards are met:

- a) That a bona fide, reasonable, and unsuccessful effort has been made to sell the property and/or
- b) That further time will not reasonably be expected to result in a sale or otherwise to result in the avoidance of the necessity to demolish the house.

The applicant's request for termination is accompanied by the brokerage agent's Listing Activity Report from May, 2012 through September, 2014. The report identifies the efforts to sell the property, which have all been unsuccessful. The complete letter and Activity Report is included in the attachments to this memo.

## **Recommended Action**

The Commission is asked to revisit the historical review of the structures at 1005 and 1021 County Line Road. This second review is a result of the expiration of the original demolition application. Nothing has significantly changed on either structure, so the Commission may wish to consider making identical findings to the 2012 review, i.e. that the structure at 1005 County Line Road does not satisfy any landmark standards and the structure at 1021 County Line Road meets 4, 5, and 6.

The Commission is further asked to consider the applicant's request to terminate any demolition review that may be enacted on 1021 County Line Road.

## **Attachments**

- Request from applicant to terminate any demolition delay

# Historic Preservation Commission

Below is the historical information on 1021 County Line Road as presented to the Historic Preservation Commission in December, 2012.

---

The contemporary home at 1021 County Line Road was designed by Edward Dart for Mr. Robert John Reynolds and his family. Edward Dart was a nationally renowned architect of the mid-century; the Reynolds' were a well to-do modern family involved in charity and philanthropy in Chicago. Dart was known for office, institutional, religious, and residential architecture. In his short career before his death in 1975 at the age of 53, Dart was awarded an AIA Fellowship as well as many awards. The Highland Park Building Department archives feature several building permits, plans, and plats for the home at 1021 County Line Road.

The architect Edward Dart is noted in multiple Highland Park surveys for his residential work in Highland Park; the Central East and Central Avenue/Deerfield Road, West Highland Park, the South Central, and Northeast Survey areas all feature work by Dart considered significant or contributing to the historic context of the community. The Reynolds home is not within one of the Highland Park survey areas.

Before beginning his professional career as an architect, Dart served as a U.S. Marine. After



completing his undergraduate education at the University of Virginia and Yale, Edward Dart applied for AIA membership in 1954. Dart trained with the firms of Edward D. Stone (in New York), Schweiker & Elting (1950 - Chicago, IL), and Skidmore, Owings & Merrill (1951 - Chicago, IL) to prepare for professional practice. Darts nomination for an AIA Fellowship 10

years later is a testament to his talent and success as an architect. By 1965 he became licensed in three states (Indiana, Wisconsin and Ohio), traveled internationally, contributed to multiple architectural publications, won national awards from the AIA, and lectured at several local Universities. Included in its entirety is Edward Darts AIA file which features listings of his awards, publications, and professional accreditations. Dart was a resident of the Barrington County area while practicing in the Chicago area until his death.

The Reynolds House was an earlier residential project of Dart's, the home was featured in the now defunct "Home and Garden" magazine, and gained a mention within Dart's AIA Architect Directory listing of 1952. The one story frame structure features materials Dart is known for

# Historic Preservation Commission

such as wood, glass, and stone. The home features elements of the Ranch style, including a gently gabled roof, and elements of the contemporary such as glass walls and interior/exterior living spaces. This description of the Highland Park Ranch style is found within the *Central East and Central Avenue/Deerfield Road Survey* document:

Highland Park's Ranch houses were not mass produced and were often architect-designed. There are basically two types, those without reference to historical styles such as International Style or Contemporary, and those that take their designs from historical precedents. The Contemporary examples tend to have simple flat wall surfaces and little applied ornamentation. Although Contemporary Ranch houses are very simple, they tend to have hipped or gabled roofs and deep overhangs, providing more of a sense of shelter than the typical International Style house with a low profile. International Style houses generally have flat roofs and a greater amount of glass.

The Reynolds home is a model example of the International and Contemporary Ranch with simple blank walls, a low profile, and deep overhangs. The interior features clean wood materials and the original interior furnishings were arranged by Dart. Staff is currently awaiting scans from the Chicago Art Institute of interior drawings Dart completed for the Reynolds house.

The members of the Reynolds family were long time residents of the North Shore, prior to constructing the house in Highland Park Mr. Reynolds lived in Winnetka and Glencoe. Scattered articles note his as a machine shop supervisor and later a blowing alley owner. Between the 1940's and 1960's Mrs. Reynolds was involved in philanthropy and service organizations throughout the City of Chicago and North Shore, multiple news paper articles from the Tribune speak to her finesses for planning events related to the Michael Reese hospital in south Chicago. The Reynolds had one daughter whom followed in her mother's foot-steps becoming involved with organizations and theater. The Reynolds purchased the adjacent lot at 1055 in 1979 with the intention of their daughter building her own home after demolishing the existing one; no new home was ever built on the lot.

NOV 20 2014



**BECKER GURIAN**  
ATTORNEYS AT LAW

513 CENTRAL AVENUE, SUITE 400  
HIGHLAND PARK, ILLINOIS 60035-3264  
TELEPHONE 847/433-2442  
FAX 847/433-2025  
www.beckergurian.com

**DAVID T. MEEK**  
(OF COUNSEL)  
David@beckergurian.com

November 19, 2014

**VIA HAND DELIVERY**

Mike Croak  
Building Division  
City of Highland Park  
1150 Half Day Road  
Highland Park, IL 60035

**Re: 1005 - 1021 County Line Road (Lake Cook Road)  
Demolition Permit Applications**

Dear Mr. Croak,

This office represents Donald and Patsy Mintmire, the owners of 1005 - 1021 County Line Road, Highland Park. On their behalf, I am filing Demolition Permit applications for the two properties. This will initiate the Historic Preservation Commission's repeat review of a Significant Demolition Application for the property at 1021 County Line Road, an Edward Dart house.

**Reason for Second Review**

The Mintmires are seeking a second, repeat review and determination by the Commission because the Department of Community Development has determined that, under applicable provisions of the International Building Code adopted by the City, the Mintmires abandoned the demolition permit applications which were originally filed on September 14, 2012.

With respect to those demolition permit applications, the Commission found that the house at 1005 County Line Road did not satisfy any of the Landmark standards in Chapter 24 of the City Code. The Commission found that the Edward Dart house at 1021 County Line Road did satisfy three of the Landmark standards. The Commission imposed a 365-day demolition delay period for the Dart house which expired on September 14, 2013.

The Mintmires took no action to pursue demolition of the properties within one year of the expiration of the Commission's 365-day demolition delay period. Accordingly, the Department of Community Development determined that as of September 14, 2014 the applications were abandoned. At this point, in order for the Mintmires to move forward to secure a demolition permit the Commission would need to make a new determination as to whether the Dart house meets Landmark standards and whether to terminate an otherwise applicable review period.



BECKER GURIAN  
ATTORNEYS AT LAW

Request for Immediate Termination of Review Period

The Mintmires respectfully request the Commission immediately terminate any review period upon making its determination that the Dart house satisfies three of the Landmark standards. Any further review period will not affect the disposition of the house. The Mintmires have spent more than two years extensively marketing the property for sale for preservation or redevelopment and no preservation purchaser has come forward. During that entire time the City has not received any Landmark nominations for the property. Any further demolition review period cannot reasonably be expected to result in a sale to a preservation purchaser or otherwise to result in the avoidance of the necessity to demolish the house.

The Commission may terminate its review period immediately if it determines that the Mintmires have demonstrated (i) that a bona fide, reasonable, and unsuccessful effort has been made to sell the property, and/or (ii) that further time will not reasonably be expected to result in a sale or otherwise to result in the avoidance of the necessity to demolish the house. *See* Sec. 170.040(E)(6).

The Mintmires' efforts to continuously market the property and to not perfect a demolition permit immediately upon expiration of the 365-day demolition delay period demonstrates their continued fidelity to the City's historic preservation policies. There was no good reason to proactively demolish the house and pay the associated costs. The Mintmires held off on perfecting a demolition permit in the hopes that a preservationist-minded purchaser would come forward. However, as of this date, the house is no longer occupied or used on an interim or temporary basis. The maintenance and rehabilitation costs are too great and too unreasonable to continue occupying the house.

Attached to this letter is the brokerage agent's Listing Activity Report from May 6, 2012 to September 15, 2014. The report evidences some of the marketing efforts and demonstrates the relative lack of interest in the property.

During the pendency of the original demolition permit application, the properties went under contract with a real estate developer. That developer terminated the purchase contract 6 months later. The properties are again under contract with another developer who is putting together plans for redevelopment of the entire site.

Any additional demolition review period will not avoid the necessity to demolish the house. Again, the Mintmires respectfully request the Commission immediately terminate any review period.

Sincerely

BECKER GURIAN

David Meek, Of Counsel

Listing Activity Report for 1021 Lake Cook Road, HIGHLAND PARK, Illinois 60035 (MLS# 08061132)



Julie Deutsch  
Coldwell Banker Residential  
(647) 217-1277  
julie.deutsch@cbexchange.com

RESIDENTIAL BROKERAGE

Listing Activity Report

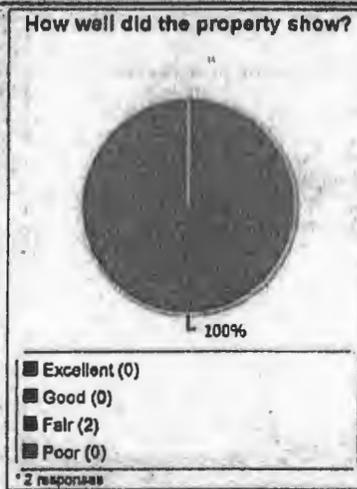
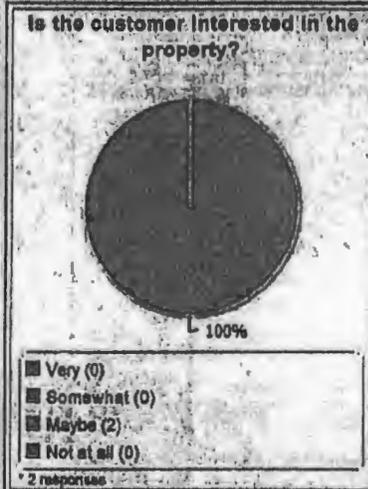
1021 Lake Cook Road, HIGHLAND PARK, Illinois 60035

Snapshot for May 06, 2012 - Sep 15, 2014



MLS Number: 08061132  
Address: 1021 Lake Cook Road, HIGHLAND PARK, Illinois 60035  
Price: \$2,495,000  
Status: CONTINGENT-ATTORNEY/INSPECTION  
Total number of appointments: 3  
Appointments in the last 30 days: 0  
Appointments in the last 7 days: 0  
Total number of agent previews: 0  
Total number of agent inquiries: 1

Feedback at a Glance



Feedback Responses

Activity Details	Showing Agent	Received	Available to Homeowner?
Showing 06/22/2012 10:30 AM - 11:00 AM	Barbara Tarr Coldwell Banker Residential (647) 826-3043 (647) 826-3043 barbara@barbaratarr.com	06/24/2012 06:27 AM	No
Is the customer interested in the property? How well did the property show? Does your client have a property to sell? Is it on the market?		Maybe Fair No.	
Showing 06/12/2012 4:30 PM - 4:30 PM	Barbara Tarr Coldwell Banker Residential (647) 926-1672 barbara.tarr@cbexchange.com; barbara@barbaratarr.com	06/14/2012 05:49 AM	No

Activity Details	Showing Agent	Received	Available to Homeowner?
<p>Is the customer interested in the property?  How well did the property show?  Does your client have a property to sell? Is it on the market?</p>		<p>Maybe  Fair  My client was going to look further into the development opportunity and consult with an architect.</p>	

Listing Activity Details				
Activity Type	Activity Date	Showing Agent	Notes	Feedback
Canceled Showing by Julie Deutsch (Listing Agent) Property is under contract	09/15/2014 6:30 PM - 6:45 PM	Daverille Sher Coldwell Banker Residential (773) 230-7346 <a href="mailto:daverille.sher@cbexchange.com">daverille.sher@cbexchange.com</a>	This is the 1st Showing.	Feedback not sent on this canceled showing.
Status Change	09/11/2014 9:56 AM		From ACTIVE to CONTINGENT-ATTORNEY/INSPECTION	
Status Change	08/03/2014 11:11 PM		From RE-ACTIVATED to ACTIVE	
Status Change	07/29/2014 5:18 PM		From CONTINGENT-ATTORNEY/INSPECTION to RE-ACTIVATED	
Status Change	09/20/2013 8:37 AM		From ACTIVE to CONTINGENT-ATTORNEY/INSPECTION	
Past Showing Unconfirmed	02/10/2013 11:00 AM - 11:30 AM	Maxm Gorenjuk Real People Realty (847) 912-8897 (847) 984-9191 <a href="mailto:max.gorenjuk@gmail.com">max.gorenjuk@gmail.com</a>	This is the 1st Showing.	Not received.
Past Agent Inquiry	07/18/2012 1:01 PM	Gallna Glaubakh Unique Realty LLC (847) 409-0949 (847) 409-0949 (847) 409-0949 <a href="mailto:ggreal7@aol.com">ggreal7@aol.com</a>		Feedback not requested for inquiries.
Past Showing	06/22/2012 10:30 AM - 11:00 AM	Barbara Tarr Coldwell Banker Residential (847) 826-3043 (847) 826-3043 <a href="mailto:barbara@barbaratarr.com">barbara@barbaratarr.com</a>		Received on 06/24/2012 at 8:27 AM
Past Showing	06/12/2012 4:30 PM - 4:30 PM	Barbara Tarr Coldwell Banker Residential (847) 826-1672 <a href="mailto:barbara.tarr@cbexchange.com">barbara.tarr@cbexchange.com</a> ; <a href="mailto:barbara@barbaratarr.com">barbara@barbaratarr.com</a>		Received on 06/14/2012 at 5:49 AM
Status Change	05/12/2012 8:09 PM		From NEW to ACTIVE	
New Listing	05/08/2012 6:00 PM			



Glencoe

Work as: Agent

#08061132 1021 Lake Cook Rd, Highland Park

Print

Order an Ad

1. Select an Ad Section from the list of available sections:

[Dropdown menu]

2. Select a banner from the list below:

[Dropdown menu]

3. Select an Ad Classification for this listing:

[Dropdown menu]

4. Click the 'Order' button:

Order

Scheduled Open Houses

There are currently no open houses scheduled in the next 90 days.

[Schedule / cancel open houses](#)

Ads Scheduled and Ad History

Ad History

04/27/14	View North Shore Full 6V1 - Deutsch Picture
05/02/13	North Shore Weekend Picture
04/21/13	Sunday Tribune North Full Page Open House One-Liner Word - Open Sun 2-4
04/14/13	Sunday Tribune North Full Page One-Liner Previews Word - Open Sun 1-4
01/27/13	Sunday Tribune North Full Page Open House One-Liner Word - Open Sun 1-3
12/06/12	Highland Park News Week 1 Picture
11/01/12	Highland Park News Week 4 Large Picture
08/23/12	Highland Park News Week 2 Picture
07/19/12	Highland Park News Week 1 Large Picture
06/24/12	Sunday Tribune North Full Page Large Picture
06/21/12	Highland Park News Week 1 Large Picture
05/31/12	Highland Park News Week 2 Picture
05/17/12	Highland Park News Week 4 Large Picture

# Historic Preservation Commission

## 1115 Sandwich Court Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 12/11/2014

<i>Year Built:</i>	c. 1937
<i>Style:</i>	Traditional
<i>Petitioner:</i>	Freda Persinger
<i>Size:</i>	1270 square feet
<i>Original Owner:</i>	H.W. Leibnitz
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Stone cladding,
<i>Alterations:</i>	<ul style="list-style-type: none"><li>• Detached garage (1926)</li><li>• Rear addition</li></ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1115 Sandwich Court and how it may satisfy the landmark criteria listed below.



A demolition application has been submitted for the house at 1115 Sandwich Court. The house is not located within a Highland Park survey area, so no historical survey is available. The Lake County Tax Assessor's data indicates the house was built in 1937. Highland Park's permit archive doesn't have a record of this house's original construction, but the construction date matches with other older homes in the neighborhood. A detached garage was built on the property in 1929, although it's undetermined whether the existing detached garage in the northwest corner of the property is the same structure.

The house had a large addition built at some point. Photographs of the house show a large rear portion clad in white aluminum siding that nearly doubles the size of the house. Unfortunately, the permit record in the City's archives is poor for this property, so the exact date of the addition is unknown.

# Historic Preservation Commission

## **Architectural Analysis**

The house does not represent a high style of architecture, but is an example of pre-war, affordable, working class housing in Highland Park.

## **Biographical Information**

The owner of the property in 1926, the oldest records available, was H.W. Leibnitz. His name does not appear in either of the most common books on Highland Park's history. The Commission's Library Liaison, Julia Johnas, was helpful in finding the following information about him:

He was born in 1905, married Theresa M. Nichols on 24 Aug. 1926 in Jackson Co., Iowa. They had at least two children, a son born on Dec. 25, 1928 who died on Jan. 31, 1929 and a daughter, Barbara J. also born in 1928. By 1930, Mrs. Leibnitz was living with her mother (Diana Nichols) in Lake Bluff. Mr. Leibnitz couldn't be located in the 1930 Census, but street directories indicate that he had moved to Waukegan in the 1930, so he was not long at the Sandwick address. The 1940 census lists the family (Mr. & Mrs. & daughter Barbara) living in Waukegan, with Mr. Leibnitz's occupation given as clerk in a retail store.

## **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

County Assessor Data



Park Ave W

Cherry Ln

Beverly Pl

Centerfield Ct

Walters Field

School District #113 Offices

Harvard Ct

Andean Pl

Elmwood Dr

Sandwick Ct

Hilary Ln

Hilary Ln







For Sale  
Decade Plus  
408-231-1111









## Lake County, Illinois

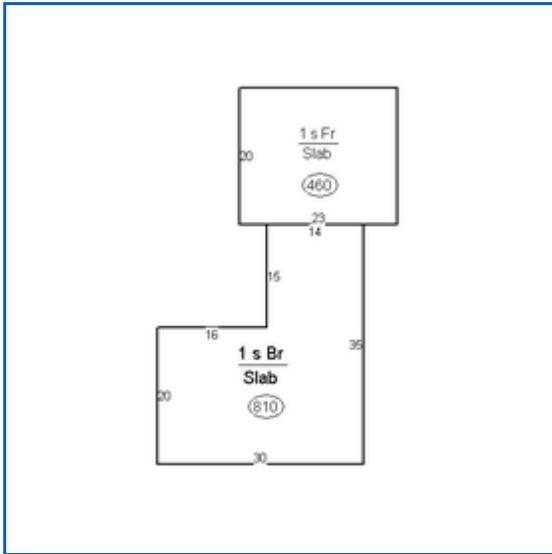
### Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-22-411-011	Neighborhood Number:	1822020
Street Address:	1115 SANDWICK CT	Neighborhood Name:	J.S. Hovelands
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$35,649	Total Land Square Footage:	7664
Building Amount:	\$32,203	House Type Code:	13
Total Amount:	\$67,852	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1937 / 1937
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1270
		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:	0
		Garage Attached / Detached / Carport:	0 / 0 / 0
		Garage Attached / Detached / Carport Area:	0 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0



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

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



Property Sales History

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
No Previous Sales Information Found.			

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=1622411011>

# Historic Preservation Commission

## 111 Lakewood Place Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 12/11/2014

<i>Year Built:</i>	1935
<i>Style:</i>	Colonial Revival
<i>Petitioner:</i>	Cindy & Taylor Robinson (91 Lakewood Court)
<i>Size:</i>	4,966 square feet
<i>Original Owner:</i>	K.H. Kraft (Kenneth Kraft)
<i>Architect:</i>	White & Weber
<i>Original Cost:</i>	\$20,000
<i>Significant Features:</i>	Double hung windows, louvered shutters, gable dormers, ox-eye window in the peak of the garage
<i>Alterations:</i>	<ul style="list-style-type: none"><li>• \$10,000 addition (1946) by Bertram Weber</li></ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 111 Lakewood Place and how it may satisfy the landmark criteria listed below.



A demolition application has been submitted for the brick Colonial Revival house at 111 Lakewood Place. Located south of Rosewood Park in Ravinia, the house was built by K.H. Kraft and designed by White & Weber in 1935.

The house was given a C – Contributing historical status in the 2003 Braeside Architectural Survey, which means it would contribute to a historic district if one were established in this neighborhood. It had an addition in 1946, but is otherwise original, according to the permit record for the property.

### **Architectural Analysis**

The house at 111 Lakewood Place is designed in the Colonial Revival style. The 2003 Braeside Architectural Survey provides the following description:

The Colonial Revival style dates from the years following the 1876 United States Centennial Exposition held in Philadelphia. It was popular until the mid-1950s, as the country enjoyed a resurgence of patriotism after World War II. As the excessive variety typical of the Queen Anne style lost its attraction, a more literal traditionalism began to take the place of 19th century eclecticism. Colonial

# Historic Preservation Commission

Revival became the most popular Historic Revival style throughout the country between World Wars I and II. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18th-century homes. Most of these buildings are symmetrical and rectangular in plan. Some examples, more closely related to Georgian precedents, have wings attached to the side. Detailing is derived from classical sources, partly due to the influence of the classicism that dominated the 1893 World's Columbian Exposition. Many front facades have classical-temple-like-entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multipane double-hung windows with shutters.

Revival styles were popular in the 20s and 30s and Bertram Weber is associated with many revival-style houses in Highland Park.

## **Bertram Weber, White & Weber**

This house was designed by the firm of White & Weber, which was a partnership of Bertram Weber and Charles White that lasted until 1936, a year after the construction of 111 Lakewood. The 2003 Braeside Architectural Survey Report provides the following biographical summary of Bertram Weber:

**Bertram A. Weber** (1898-1989), while working usually within the revival styles that were so popular in the 1920s and 1930s, also brought in unexpected features that made his designs distinctive. Weber was the son of Peter Weber, the designer of Ravinia Park. After receiving a bachelor's degree in architecture from MIT in 1922, Weber worked in the office of noted country house architect Howard Van Doren Shaw. Weber lived in Highland Park and designed a number of handsome buildings for the community. In 1923, he began a partnership with Charles White that lasted until White's death in 1936. Weber then practiced alone until 1973, when his son John came to work with him. While his early work consisted largely of historical revival styles, by the 1940s Weber began to draw inspiration from the International Style and incorporate its features into his traditional designs. Flat brick walls, geometric shapes, and large areas of glass were among the characteristically modern features that Weber used.

The information below is from research for a 2010 report on a Bertram Weber house at 952 Ridgewood Drive that was approved for demolition:

The firm of White & Weber operated from 1924 to White's death in 1936. Weber operated independently for the next 40 years, moving to Highland Park in 1935 to a house at 292 Roger Williams Avenue. Weber created a wide portfolio of residential and institutional works, including:

- All Saints Episcopal Church, Western Springs, Illinois

# Historic Preservation Commission

- American Legion Memorial Hall, Highland Park, Illinois
- Chicago Osteopathic Hospital, Chicago, Illinois
- Deerfield State Bank, Deerfield, Illinois
- Duraclean International Plant and Office Building, Deerfield, Illinois
- Evans Scholars Foundation Headquarters, Golf, Illinois
- First Presbyterian Church, Deerfield, Illinois
- Highland Park Public Library Addition (1960), Highland Park, Illinois
- Lake Forest Academy, Lake Forest, Illinois (plan and adaptation of Ogden Armour Estate buildings)
- Pabst, Rudolph (houses), Winnetka, Illinois, and Burlingame, California
- Ravinia School, Highland Park, Illinois
- Riverside Osteopathic Hospital, Trenton, Michigan
- St. David's Episcopal Church, Glenview, Illinois
- St. Gregory's Episcopal Church, Deerfield, Illinois
- St. James the Less Episcopal Church, Northbrook, Illinois
- Trinity Episcopal Church, Highland Park, Illinois
- United States Post Office, Oak Park, Illinois
- Village Hall and United States Post Office, Golf, Illinois
- Waldheim Cemetery Chapel, Forest Park, Illinois
- Young Men's Christian Association, Aurora, Illinois; Winona, Minnesota

In Highland Park, Weber is credited with designing the Karger Center, the addition to West Ridge School, and the Art Center in the former American Legion Building at 1957 Sheridan Road.

In the Architectural and Historical Surveys, Weber is credited with the design of 19 single-family houses in a variety of architectural styles:

## **Colonial Revival (13)**

- 545 Groveland Avenue (1938)
- 440 Lakeside Manor Road (1939)
- 833 Rice Street (1940)\*
- 565 Lyman Court (1941)\*
- 1291 Linden Avenue (1946)
- 353 North Deere Park East (1946)
- 111 Sheridan Road (1946)<sup>†</sup>
- 229 Lakeside Place (1947)\*
- 265 Woodland Road (1948)
- 1101 South Lincoln Avenue (1948)
- 1133 South Lincoln Avenue (1950)
- 584 Cherokee Road (1950)
- 1535 Forest Avenue (1955)
- 167 South Deere Park Drive (1955)<sup>†</sup>
- 200 Roger Williams Avenue (1963)<sup>†</sup>
- 20 Roger Williams Avenue (1966)

\* S - Significant Historical Status

† Demolished

# Historic Preservation Commission

## **Dutch Colonial Revival**

- 952 Ridgewood Drive (1948)

## **Contemporary Ranch Style**

- 1553 Knollwood Lane (1955)

## **Cape Cod Style**

- 459 Lambert Tree Avenue (1947)

The stock of Weber's Colonial Revival houses in Highland Park is in very good condition. While three have been demolished, 13 of the 17 are listed in the City's Architectural Surveys as "Contributing" and three are "Significant." Those listed as "Non-Contributing" were built between 1955 and 1966 and two of those were demolished several years ago. All the others, including those rated Significant, date from the late '30s to late '40s. Many properties were not given a "Significant" rating because of additions, changes to the original façade, or other minor alterations.

## **K.H. Kraft, Original Owner of 111 Lakewood Place**

Library Liaison Julia Johnas was helpful in locating the 1983 obituary for Mr. Kraft. The write-up provides a summary of Kenneth H. Kraft's remarkable life. Among many other things, he was an accomplished sculptor. According to the obit, a bronze statue he created of two cocker spaniels is part of the water fountain sculpture in Ravinia Park.

## **Landmark Criteria**

Below are the landmark criteria from the City Code:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.

# Historic Preservation Commission

- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

## **Recommended Action**

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

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

## **Attachments**

Location Map

Aerial Photo

Site Photos

Architectural Survey Entry

County Assessor Data

K.H. Kraft Obituary (1983)

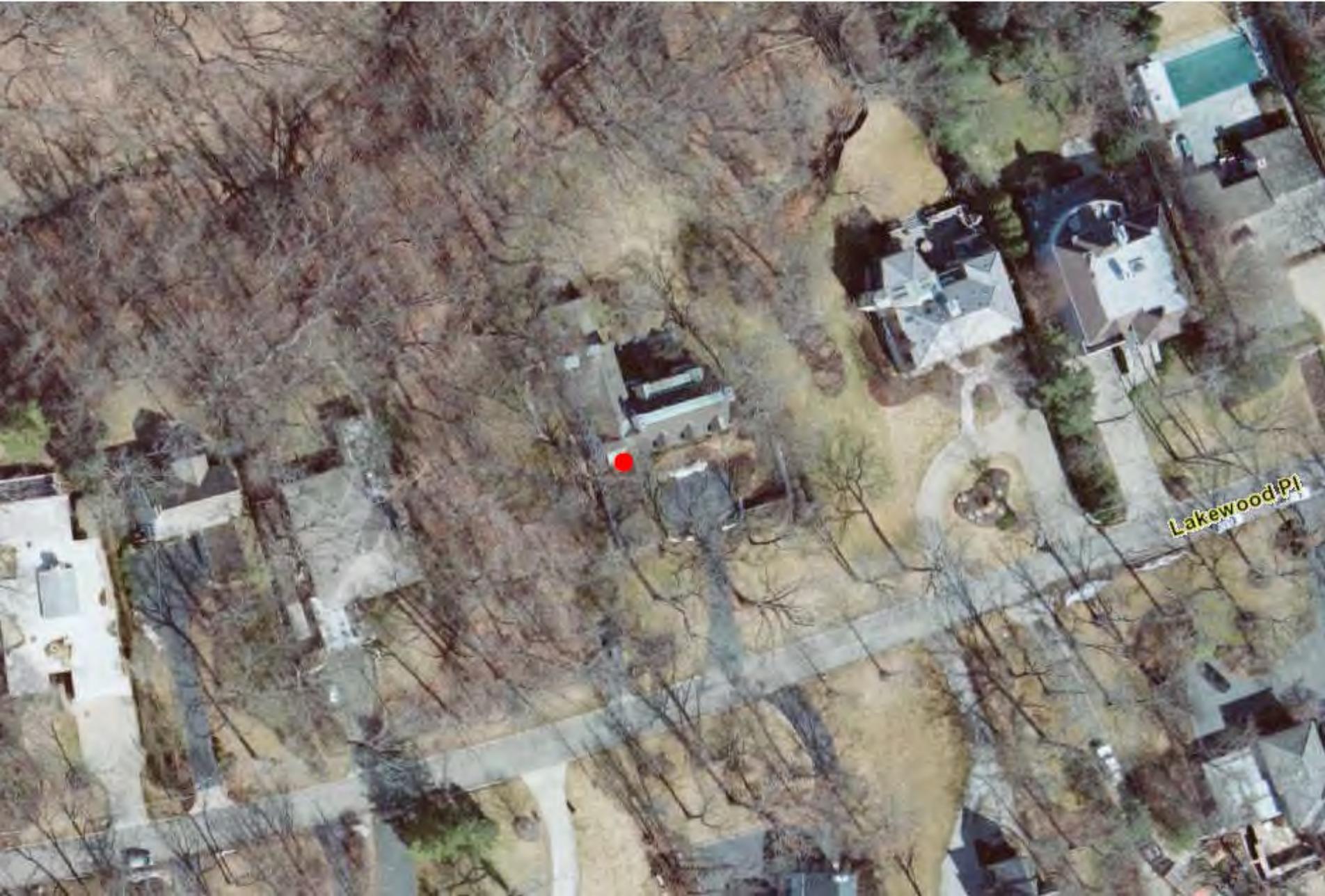


Rosewood  
Park

Sheridan Rd

Lakewood Pl

Lyman Ct



Lakewood Pl









# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 111  
 DIRECTION \_\_\_\_\_  
 STREET LAKEWOOD  
 ABB PL  
 PIN 1636206019  
 LOCAL SIGNIFICANCE RATING C  
 POTENTIAL IND NR? (Y or N) N  
 CRITERIA -  
 Contributing to a NR DISTRICT? C  
 Contributing secondary structure? -  
 Listed on existing SURVEY? IHSS



### GENERAL INFORMATION

CATEGORY building CURRENT FUNCTION Domestic - single dwelling  
 CONDITION good HISTORIC FUNCTION Domestic - single dwelling  
 INTEGRITY addition(s) REASON for SIGNIFICANCE Rated "O" in the Illinois Historic Structures Survey.  
 SECONDARY STRUCTURE -  
 SECONDARY STRUCTURE -

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Colonial Revival PLAN L  
 NO OF STORIES 2  
 DETAILS ROOF TYPE Multi-gable  
 DATE of construction 1935 ROOF MATERIAL Asphalt - shingle  
 OTHER YEAR FOUNDATION Concrete - poured  
 DATESOURCE building permit PORCH Recessed entry  
 WALL MATERIAL (current) Brick WINDOW MATERIAL Wood  
 WALL MATERIAL 2 (current) WINDOW MATERIAL  
 WALL MATERIAL (original) Brick WINDOW TYPE double hung  
 WALL MATERIAL 2 (original) WINDOW CONFIG 6/9; 6/6; 3/6  
 SIGNIFICANT FEATURES Wood double hung windows; louvered shutters; gable dormers; friezeboard w/medallions; ox-eye multi-light window in peak of garage gable  
 ALTERATIONS 1946 permit for game room replacing old porch w/two bedrooms over game room (garage addition) (#4910)

**HISTORIC INFORMATION**

HISTORIC NAME Kraft, K. H. House  
COMMON NAME  
PERMIT NO  
COST \$20,000  
ARCHITECT White & Weber  
ARCHITECT2  
BUILDER Carol, A. S. & Sons  
ARCHITECT SOURCE



HISTORIC INFO Old address: 225 Lakewood

LANDSCAPE Midblock of no-outlet residential street; uniform setback; front driveway w/parking & short brick wall around parking area; bushes lining driveway; foundation bushes & plantings; rear ravine; mature trees

**PHOTO INFORMATION**

ROLL1 1  
FRAMES1 6-7  
ROLL2  
FRAMES2  
ROLL3  
FRAMES3  
DIGITAL PHOTO ID e:\lakewood0111.jpg

**SURVEY INFORMATION**

PREPARER Kristin Martin  
PREPARER ORGANIZATION Granacki Historic Consultants  
SURVEYDATE 6/18/03  
SURVEYAREA Braeside Survey Area

## PROPERTY INFORMATION REPORT

---

### Name / Location

<b>Significant Name:</b>		<b>Other Name:</b>	
<b>Location:</b>	111 Lakewood Place		
<b>City:</b>	Highland Park	<b>Vicinity:</b>	No
<b>County:</b>	Lake	<b>PIN:</b>	
		<b>Archaeology Comp.:</b>	
		<b>Reference Number:</b>	147571

---

### Property Listings

This property is within a CLG

<b>CLG:</b> Y	<b>Tax Freeze:</b>	<b>TRA:</b>	<b>Comments:</b>
---------------	--------------------	-------------	------------------

---

### National Register Information

None

---

### Surveys of Property

*Background Documentation not available*

<b>Survey Type:</b>	Structures	<b>Date of Survey:</b>	1971-1975
<b>Survey Prepared For:</b>			
<b>Survey Prepared By:</b>			
<b>Opinion Of Significance:</b>		<b>Opinion Of Condition:</b>	<b>Opinion Of Integrity:</b>
O (structures survey only)			

---

### Property Details

<b>Unit Ext:</b> 1	<b>Category:</b> building	<b>Arch Class:</b> Colonial Revival
<b>Current Function:</b> Domestic - single dwelling		<b>Condition:</b>
<b>Historic Function:</b> Domestic - single dwelling		<b>Integrity:</b>
<b>Wall Materials:</b>		<b>Roof Materials:</b>
<b>Foundation Materials:</b>		<b>Other Materials:</b>
<b>Architect:</b>		<b>Builder:</b>

**Data Entry Notes (Unit):**

---

### Photographs



---

**Photographs**

---



**PhotoDate:**

**LocOfOrig:** W974/7

**PhotoID:** 49319



## Lake County, Illinois

### Property Tax Assessment Information by PIN

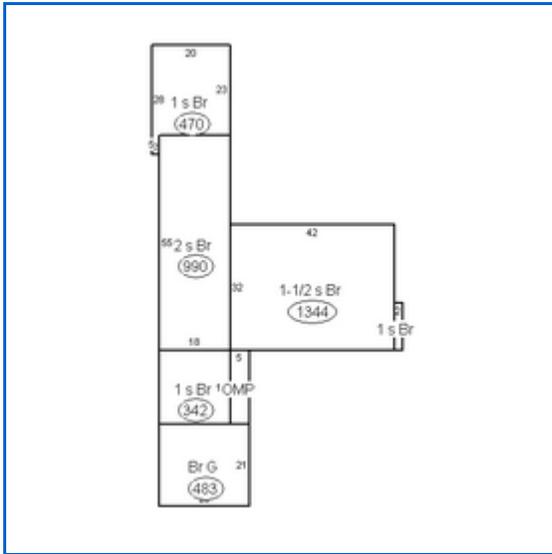
Property Address		Property Characteristics	
Pin:	16-36-206-019	Neighborhood Number:	1831010
Street Address:	111 LAKEWOOD PL	Neighborhood Name:	Deere Parks & Lakewood Place
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$144,804	Total Land Square Footage:	25466
Building Amount:	\$193,225	House Type Code:	22
Total Amount:	\$338,029	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2014	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1935 / 1935
Condition:	Average
Quality Grade:	VGd
Above Ground Living Area (Square Feet):	4966
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	1167
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	5
Number of Half Bathrooms:	1
Fireplaces:	4
Garage Attached / Detached / Carport:	1 / 0 / 0
Garage Attached / Detached / Carport Area:	483 / 0 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	1 / 0
Porches Open / Enclosed Area:	95 / 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.			

**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=1636206019>

## Obituaries

# Kenneth H. Kraft Sr., banker, entertainment guide publisher

By Kenan Heise

**KENNETH H. KRAFT Sr.**, 86, of Winter Park, Fla., and Highland Park, was a businessman, banker, publisher, artist and historian. In the 1940s and 1950s, he was publisher of "This Week in Chicago" and of daily papers in California and Texas. He sculpted the bronze cocker-spaniel statues in Ravinia Park in Highland Park.

Services for Mr. Kraft will be held at 4 p.m. Wednesday in Winter Park Presbyterian Church. He died Sunday in Highland Park Hospital.

"My father was involved in just about every phase of life as we know it," said Kenneth Kraft Jr. "Publishing was probably his main love, but he also loved banking and history."

**MR. KRAFT WAS** born in 1896 in Brooklyn, Ia. His family moved to Evanston, where he attended Evanston Township High School and North-

western University.

After serving in the Navy in World War I and graduating from Harvard Business School, he went to work for his father, who owned the Kraft Clothing Stores. The firm owned stores in conjunction with local merchants whose names became part of the stores' names. They did business in small towns throughout Illinois and Iowa.

He later went into banking, becoming a director of the Brenton Banks of Iowa. He was the only nonmember of the Brenton family to be a director, according to his son. He later held an interest in the Barnett Banks of Florida.

Mr. Kraft published "This Week in Chicago" with Walter West for more than a decade. The publication reported on entertainment in the city.

He was chairman of the board of the Inglewood Daily News, Inglewood, Calif., from 1940 to 1963, when he sold his interest. From 1951

until his death, he was chairman of Echo Publishing Co., Sulphur Springs, Tex. With a cousin from the area, F.W. Freiley, he purchased the firm, which publishes the Daily News Telegram in Sulphur Springs as well as the weekly Hopkins County Echo.

**MR. KRAFT ATTENDED** the Art Institute and was noted as a sculptor. One of his works, a bronze statue of two cocker spaniels, is part of the water fountain sculpture in Ravinia Park.

He was fascinated with ancient history and wrote several published dissertations on Greek, Roman and Egyptian history. He traveled extensively in those countries and in his 70s studied ancient Greek so he could read the inscriptions on the buildings and monuments there.

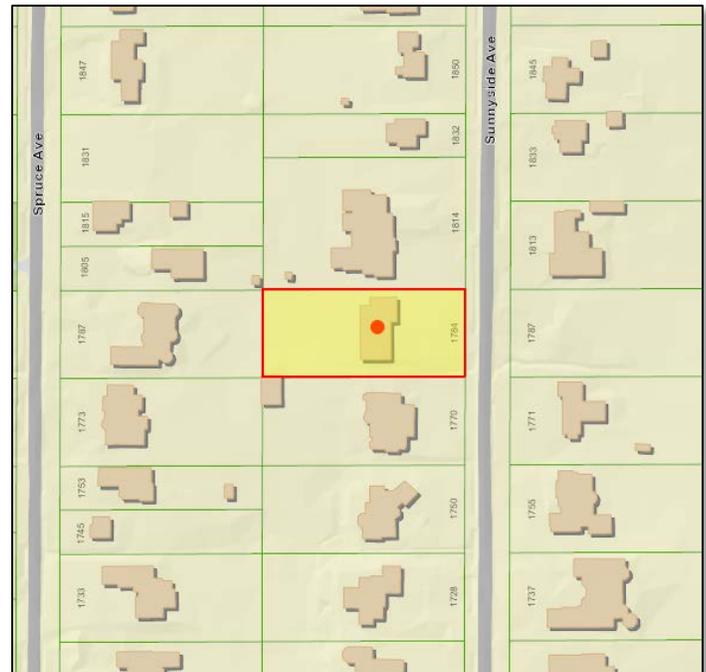
Survivors, besides his son, include his wife, Elizabeth; two daughters, Elizabeth Schweizer and Judith O'Connor; and seven grandchildren.

# Historic Preservation Commission

## 1784 Sunnyside Avenue Demolition Review

To: Historic Preservation Commission  
From: Eric Olson, Planner  
Date: 12/11/2014

<i>Year Built:</i>	1991
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Mitch & Sari Kovitz, Owners
<i>Size:</i>	3,553 Square Feet
<i>Original Owner:</i>	Ted & Frances Friedman
<i>Architect:</i>	Warren Hendrickson
<i>Original Cost:</i>	\$200,000
<i>Significant Features:</i>	Undetermined
<i>Alterations:</i>	None identified
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1784 Sunnyside Avenue and how it may satisfy any of the landmark criteria listed below.



The building at 1784 Sunnyside Avenue is a ranch-style single family residence constructed in 1991. The City possesses construction records for the home indicating that the previous residential structure on the property dated back to approximately 1940 and was demolished at the time the Certificate of Occupancy was issued for the current residence. The petitioners currently reside at the adjoining property to the north of the subject property.

### **Architectural Analysis**

The house appears to be a ranch-style home. As it appears now, distinctive features are difficult to identify. In addition, the property is located within an area of western Highland Park for which no architectural survey has yet been performed.

No homes were identified for the listed architect, Warren J. Hendrickson, within the City's architectural surveys, though the building plans did identify him as a local architect based in Highland Park at the time of construction. The architect currently serves as a regional director for science and technology for the firm HDR Architecture based in Chicago, Illinois.

# Historic Preservation Commission



The subject property, as visible from Sunnyside Avenue. The petitioners live in the adjoining property to the north, 1814 Sunnyside Avenue, which is visible on the right side of the photograph.

## **Landmark Criteria**

Below are the landmark criteria from the City Code:

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

# Historic Preservation Commission

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

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

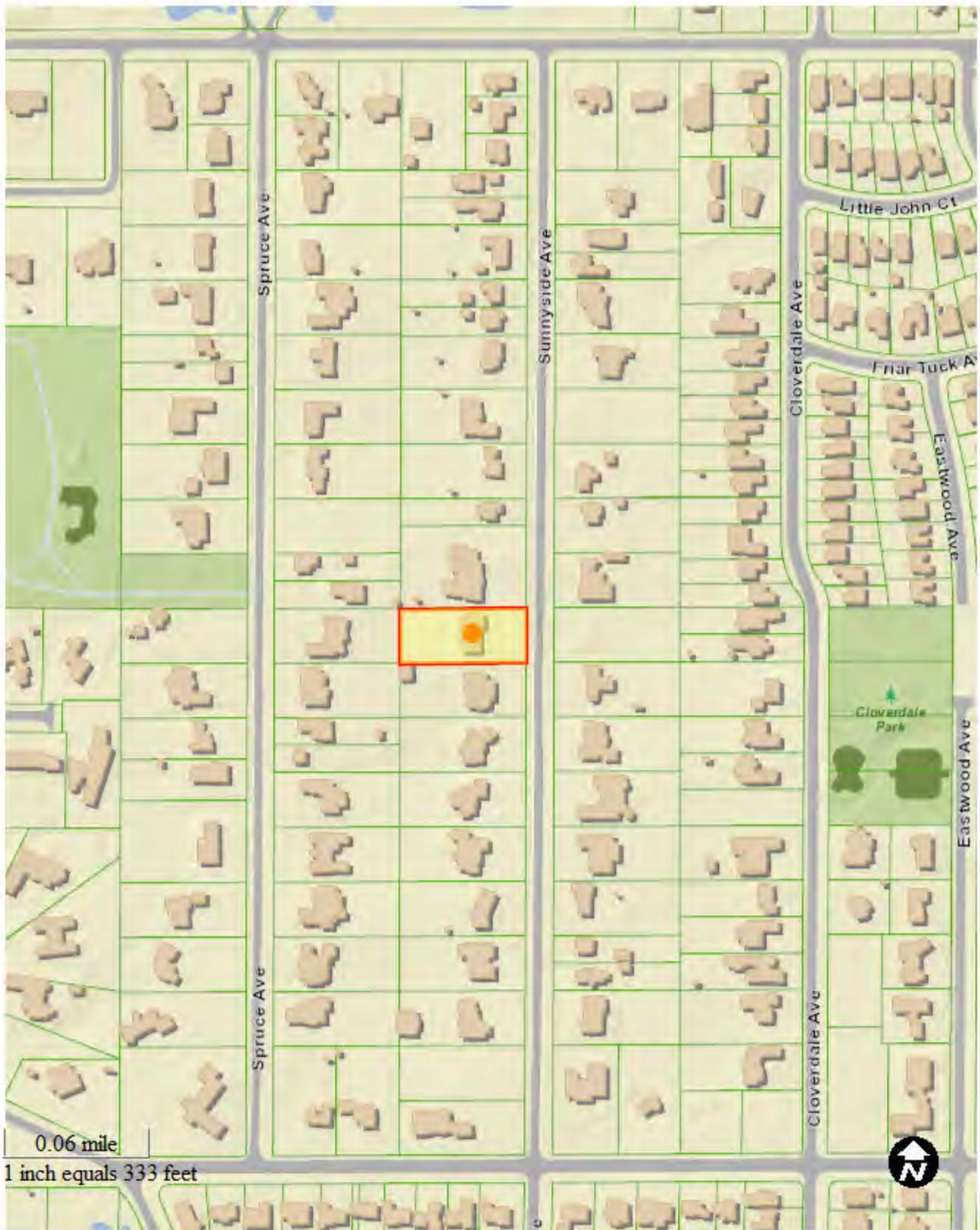
## **Recommended Action**

In accordance with Section 170.040 Demolition of Dwellings(E)(1) *Historic Preservation Commission Review*, the Commission is asked to review the structure per 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
- ✓ County Assessor Data
- ✓ 1990 Building Permit – New Construction







# Lake County, Illinois

## Property Tax Assessment Information by PIN

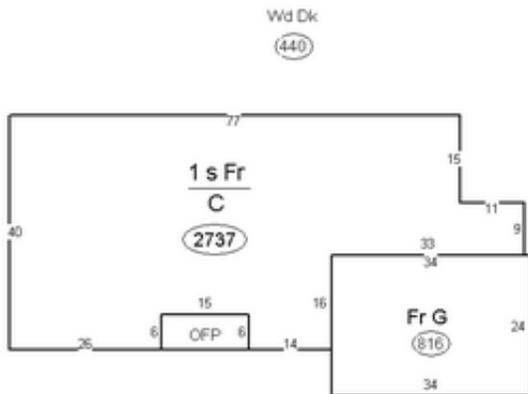
Property Address	
Pin:	16-21-402-039
Street Address:	1784 SUNNYSIDE AVE
City:	HIGHLAND PARK
Zip Code:	60035
Land Amount:	\$108,975
Building Amount:	\$105,437
Total Amount:	\$214,412
Township:	West Deerfield
Assessment Date:	2014

Property Characteristics	
Neighborhood Number:	1721200
Neighborhood Name:	HOVLANDS RANCHES
Property Class:	104
Class Description:	Residential Improved
Total Land Square Footage:	0
House Type Code:	43
Structure Type / Stories:	1.0
Exterior Cover:	Wood siding
Multiple Buildings (Y/N):	N
Year Built / Effective Age:	1990 / 1990
Condition:	Average
Quality Grade:	Gd+
Above Ground Living Area (Square Feet):	2737
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:	2
Number of Half Bathrooms:	1
Fireplaces:	1
Garage Attached / Detached / Carport:	1 / 0 / 0
Garage Attached / Detached / Carport Area:	816 / 0 / 0
Deck / Patios:	1 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	1 / 0
Porches Open / Enclosed Area:	90 / 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](#)

<b>Date of Sale</b>	<b>Sale Amount</b>	<b>Sales Validation</b>	<b>Compulsory Sale</b>
8/21/2013	\$760,000	Unqualified	

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=1621402039>

CITY OF HIGHLAND PARK - HIGHLAND PARK, ILLINOIS  
APPLICATION FOR A PERMIT IS HEREBY MADE

CONSTRUCTION  
No. 32897

TO  CONSTRUCT  ALTER  REPAIR  WRECK

ISSUED BY 5-21-91

1784 SUNNYSIDE AVE

DATE APPROVED 5/7/90

15 LOT NUMBER  
BLOCK NUMBER  
SUB DIVISION HOULAND'S HP ACRES

APPROVED BY Ann Label

PERM INDEX NO.

ESTIMATED COST (EXCLUSIVE OF LAND)

RESIDENCE - NEW MAX. ONE LIVING UNITS

\$200,000.00

Frontage 114' Lot Area 1 ACRE Bldg. Area SEE PLAN Parking Area

ZONING R3 FIRE DISTRICT CONST. CLASS

3 BEDROOMS 2 1/2 BATHS EXT. WALL CONST. FRAME

MAX. HEIGHT USE GROUP APPEAL CASE

M. FRIEDMAN OWNER WHEN COMPLETED SAME PRESENT ADDRESS PHONE

MINIMUM YARD SETBACKS FRONT AVERAGE REAR

WARREN HENRICKSON ARCHITECT 433-3246 PHONE

83.25' 40'

JOHN G HARTY GENERAL CONTRACTOR 1813 SUNNYSIDE AVE 432-3129 ADDRESS PHONE

362-3220 PLAN NO. 432-3129

SAME EXCAVATOR ADDRESS LICENSE 432-3129

15'

SAME CONCRETE CONTRACTOR ADDRESS LICENSE

STREET OCCUPANCY FEE \$ .00

SAME CARPENTRY ADDRESS

BUILDING CONSTRUCTION FEE \$ 2,050.00

MASONRY ADDRESS

Plan exam fee \$ 75.00

MUTAWL STRUCTURAL IRON ADDRESS

CERTIFICATE OF OCCUPANCY \$ .00

LOVERING ELECTRIC 327 PALMER AV HW ELECTRICAL CONTRACTOR ADDRESS

DRIVEWAY PERMIT FEE \$ 50.00

DEERFIELD PLUMBING 712 HERMITAGE DR PLUMBING CONTRACTOR ADDRESS

WRECKING FEE \$ 100.00

SCARLET GLOW 1302 NORWOOD ITASCA HEATING, VENTILATION, AC CONTRACTOR ADDRESS

W. \$5,000.00 \$ .00  
B. \$2,000.00 \$ .00

NSSD # 13227-5 Spot survey rec'd. prior to framing 5-30-90

NUMBER

PERMIT SUBJECT TO REVISED DRAINAGE & GRADING PLAN APPROVED BY PHIL DITTMAR, CITY ENGINEER OK 9-13-90

TOTAL FEE \$ 2,275.00

EXISTING BUILDING TO BE DEMOLISHED WHEN OCCUPANCY GRANTED FOR NEW BUILDING.

RESTORATION AND GUARANTEE DEPOSIT CHARGES \$

RELEASE APPROVED

AMOUNT RELEASED \$

NOTE: Additional applications shall be filed and permits obtained before starting on the plumbing work, sewer and water taps and stubs, electrical work, sidewalk construction, Heating and/or Air Conditioning work and such other work for which permits may be required. The Guarantee Deposit provides for replacement of any existing improvements damaged by reason of the work and for the maintenance of the public streets and surrounding property in a clean and orderly condition. Any work done by the city to repair or maintain such conditions will be deducted from said deposit. A street obstruction bond is required whenever use is made of any portion of the City street, including walks, parkway and/or paving.

CONDITIONS This permit authorizes only work for which a FEE has been noted and paid. The contractor shall construct work in accordance with the description set forth in the application, plans, and specifications and no error or omission is said application, plans, and specifications as filed whether approved or not, shall relieve the permittee from conforming with the Building Code of Highland Park, Illinois and all other pertinent ordinances in the installation, alteration, or repair work of any such work.

NOTICE OF UNDERGROUND PUBLIC UTILITY FACILITIES Before excavating grading or ANY other work below the surface of the ground, the undersigned is responsible to notify the following utilities, securing location of and protection for all underground public utility facilities.

NORTH SHORE GAS CO. 432-6000  
COMMON WEALTH EDISON CO. 432-2900  
ILL. BELL TELEPHONE CO. 611 REPAIR SERVICE  
CITY WATER & SEWER DEPT. 432-0800 EXT 294

James M. Friedman OWNERS SIGNATURE

THIS PERMIT IS ISSUED WITH THE EXPRESS STIPULATION THAT IF THE EXISTING SIDEWALK IS IN BAD REPAIR IT SHALL BE RELAID AT THE OWNER'S EXPENSE

THE CITY OF HIGHLAND PARK ASSUMES NO RESPONSIBILITY FOR THE PAVING OR MAINTENANCE OF UNPAVED STREETS.

APRIL 13, 90

**368 Moraine Road  
Simon Ruwitch House &  
Local Landmark**

**Application to Amend a Certificate of Appropriateness**

TO:	The Historic Preservation Commission
DATE:	December 11, 2014
FROM:	Andy Cross, Planner II
SUBJECT:	Window changes in Rear of House

**PETITIONERS / OWNERS:**

Jeff & Tori Marx  
625 W. Patterson Avenue  
Chicago, IL 60613

**PROPERTY LOCATION:**

368 Moraine Road

**STRUCTURE**

Style: French Eclectic  
Built: 1925  
Original Architect: Unknown

**HISTORIC STATUS:**

Local Landmark (2014)

**ARCHITECT/BUILDER:**

Highgate Builders  
Glencoe, IL

**BACKGROUND OF THE SUBJECT PROPERTY**

The house at 368 Moraine Road was designated as a local landmark earlier this year. Shortly thereafter, the owners approached the Commission with a request for a COA for urgent roof repairs. Those have been completed, but the need has been identified to modify windows and an enclosed porch on the back of the house.



**SUMMARY OF PROPOSAL**

The original house was built in 1925. An enclosed porch was added in the late 1930's that is now in poor condition. The owners of 368 Moraine are proposing to remove the dilapidated porch and modify the ground floor windows and French doors around it. The changes are as follows:

- 1) The enclosed porch addition will be removed.
- 2) Two large existing windows will be replaced with French doors.
- 3) An existing French door that opened into the enclosed porch will be replaced with a new window.
- 4) A door that opened onto the back yard will be replaced with a small window.

The original architectural plans for the enclosed porch addition are included with this memo. They are dated February 7, 1937 and signed by W.D. Mann. William David Mann (1871-1947) was a significant local Highland Park architect who designed hundreds of homes over a period of forty years and is associated with other French Eclectic houses in the North Shore.

## **POLICY**

The house at 368 Moraine Road is a Regulated Structure because of its status as a Local Landmark. Any Regulated Activity on the house, including modifications to the exterior, requires a Certificate of Appropriateness from the Historic Preservation Commission.

## **STANDARDS FOR CERTIFICATES OF APPROPRIATENESS**

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(D) of the City Code. These standards apply to modifications of all Regulated Structures within Historic Districts:

**(1) Height.** The height of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

**(2) Proportion of front facade.** The relationship of the width to the height of the front elevation of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

*The proposed window and porch alterations are on the rear façade and will not affect the front of the house.*

**(3) Proportion of openings.** The relationship of the width to height of windows and doors of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.

**(4) Rhythm of solids to voids in front facades.** The relationship of solids to voids in the front facade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related. .

**(5) Rhythm of spacing and structures on streets.** The relationship of a Landmark, Regulated Structure, or a Contributing Regulated Structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

**(6) Rhythm of entrance porches, storefront recesses and other projections.** The relationship of entrances and other projections of the proposed new Structure to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

**(7) Relationship of materials and texture.** The relationship of the materials and texture of the façade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the predominant materials used in the structures to which it is visually.

**(8) Roof shapes.** The roof shape of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the structures to which it is visually related.

**(9) Walls of continuity.** Facades and Property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.

**(10) Scale of a structure.** The size and mass of a Landmark, Regulated Structure, or a Contributing Regulated Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.

**(11) Directional expression of front elevation.** A Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

**(12) Destruction or alteration of the historic features.** The distinguishing historic qualities or character of a Landmark Regulated Structure or Contributing Regulated Structure and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.

*The Commission may wish to discuss how this standard is satisfied. The porch addition was designed by William Mann, but is not original to the house*

**(13) Archaeological and natural resources.** Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.

**(14) Architectural Compatibility.** In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

**(15) Use compatibility.** Every reasonable effort shall be made to provide a compatible use for a Regulated Structure or Contributing Regulated Structure that requires minimal alteration of the Regulated Structure or a Contributing Regulated Structure and its environment, or to use a Regulated Structure or Contributing Regulated Structure for its originally intended purpose.

**(16) Maintenance of Time Period Appearance.** All Regulated Structures or Contributing Regulated Structures shall be recognized as products of their own time and so alterations that have no historical basis and which seek to create an earlier appearance than is properly attributable to the particular Regulated Structure or Contributing Regulated Structure that is being altered shall be discouraged. However, contemporary design for Alterations and additions to Regulated Structures or Contributing Regulated Structures shall not be discouraged when such Alterations and additions do not destroy significant historical, architectural, visual, aesthetic, archaeological or cultural material, and such design is compatible with the size, scale, color, material, and character of the Regulated Structure or Contributing Regulated Structure, neighborhood or environment.

**(17) Significance of changes made in the course of time.** Changes that may have taken place in the course of time are evidence of the history and development of Regulated Structure or Contributing Regulated Structure and their environments. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

**(18) Sensitivity to distinct features.** Distinctive stylistic features or examples of skilled craftsmanship or artistry, which characterize a Regulated Structure or Contributing Regulated Structure, shall be treated with sensitivity.

**(19) Repair to deteriorated features.** Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;

**(20) Surface cleaning.** The surface cleaning of the Regulated Structure or Contributing Regulated Structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historically, visually, aesthetically, culturally or archaeologically significant materials used in such Landmark, Regulated Structure, or a Contributing Regulated Structure shall not be undertaken;

**(21)** Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing Regulated Structure would not be impaired.

### **RECOMMENDATION**

Staff recommends that the Historic Preservation Commission discuss the proposed alterations and whether the standards listed above are satisfied. The Commission may approve the plans, or recommend changes to the plans to meet the standards listed above.

### **ATTACHMENTS**

- Plan sheet showing the original house (as it looked before the porch addition)
- Plan sheet of the existing conditions on the rear of the house
- Plan sheet showing the proposed changes



EXISTING WITHOUT WOOD PORCH  
 REAR ELEVATION  
 (A6.1) SCALE: 1/4" = 1'-0"

**APPROVAL:**  
 THESE DRAWINGS HAVE BEEN REVIEWED AND APPROVED TO BE  
 SUBMITTED TO THE HIGHLAND PARK HISTORICAL PRESERVATION  
 COMMISSION FOR REVIEW AND APPROVAL.

\_\_\_\_\_  
 SIGNATURE DATE

\_\_\_\_\_  
 SIGNATURE DATE

DATE	JULY 1, 2014
DRAWN BY	DVL
CHECKED BY	DVL
PERMIT	OCT. 24, 2014
REVISION	
REVISION	
REVISION	
PROJECT NO.	14552

\_\_\_\_\_  
 SIGNATURE DATE

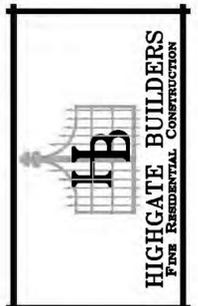


EXISTING  
REAR ELEVATION  
A6.0 SCALE: 1/4" = 1'-0"

**APPROVAL:**  
THESE DRAWINGS HAVE BEEN REVIEWED AND APPROVED TO BE SUBMITTED TO THE HIGHLAND PARK HISTORICAL PRESERVATION COMMISSION FOR REVIEW AND APPROVAL.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**DANIEL LESUS ARCHITECTS, P.C.**  
DESIGN • PLANNING • CONSULTING  
1033 Holly Circle  
Lake Zurich, IL 60047  
P: 847.550.0972  
F: 847.550.1075  
dlarchitectspc.com

INTERIOR REMODEL  
368 MORAIN ROAD  
HIGHLAND PARK, ILLINOIS

DATE	JULY 1, 2014
DRAWN BY	DVL
CHECKED BY	DVL
PERMIT	OCT. 24, 2014
REVISION	
REVISION	
REVISION	
PROJECT NO.	14.052



SHEET  
**A6.0**



**MATERIAL NOTE:**  
 ALL DETAILS AND MATERIALS TO MATCH EXISTING  
 CONDITIONS OF HOUSE.

**PROPOSED  
 REAR ELEVATION**  
 2  
 A6.2 SCALE: 1/4" = 1'-0"

**APPROVAL:**  
 THESE DRAWINGS HAVE BEEN REVIEWED AND APPROVED TO BE  
 SUBMITTED TO THE HIGHLAND PARK HISTORICAL PRESERVATION  
 COMMISSION FOR REVIEW AND APPROVAL.

\_\_\_\_\_  
 SIGNATURE DATE

\_\_\_\_\_  
 SIGNATURE DATE









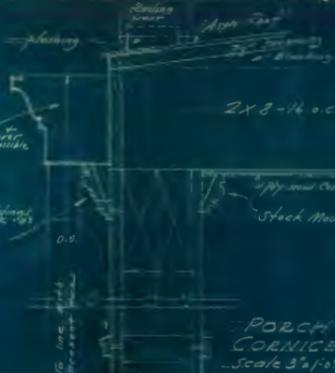
RAILING ORNAMENT  
Scale 3/4" = 1'-0"



ROOF PLAN

1/2" Gutter to flow to  
down side cornice over  
sill-board or down to outside

2" x 4" Stock Siding  
for outside wall - 1/2" x 4" x 1/2"  
heavy on outside



POORH CORNICE  
Scale 3/4" = 1'-0"



SECTION



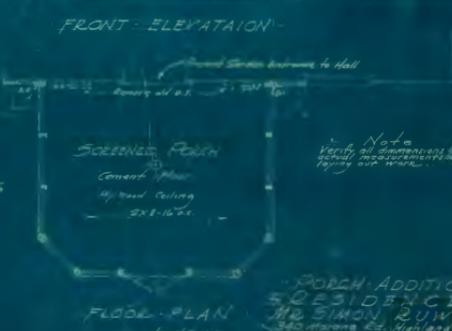
FRONT ELEVATION



SIDE ELEVATION



FOUNDATION PLAN



FLOOR PLAN  
Scale 1/4" = 1'-0"



PART PLAN  
Scale 3/4" = 1'-0"

Note  
Verify all dimensions  
actual measurements  
before any work.

POORH ADDITION  
of  
RESIDENCE  
of  
MR. SIMON RUMVITCH  
2501 University Ave., Highland Park, Ill.  
JULY 7 1937