

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, February 12, 2015, 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, February 12, 2015
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. January 15, 2014
 - B. February 5, 2014
- IV. **Scheduled Business**
 - A. Determination of Significance
 - 770 Green Bay Road
 - B. Landmark Nomination
 - 1021 County Line Road
- V. **Discussion Items**
 - A. Commission Attendance Requirements
 - B. Amendments to Chapter 24 "Historic Preservation"
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for March 12, 2015
- VIII. **Adjournment**

City of Highland Park
Historic Preservation Commission
Special Meeting Minutes of January 15, 2015
7:30 p.m.

I. Call to Order

Chairman Thomas 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: Thomas, Bramson, Rotholz, Curran, Temkin, Becker

Members Absent: Fradin

City Staff Present: Cross, Fontane, Passman

City Council Members Present: Holleman

Park District Liaison Present: Mike Evans (Park District)

Library Liaison Present: Julia Johnas

Others Present: Cal Bernstein, Jorge Abren (1449 St. Johns), John Worniak (1554, 1564 Oakwood Avenue), Marissa Hopkins (991 Harvard), Leah Axelrod

III. Scheduled Business

A. Approval of Minutes

- a. Commissioner Temkin made a motion to approve the minutes from the December 11, 2014 HPC meeting, as amended.
- b. Second by Commissioner Curran
- c. Vote: 56-0
- d. Motion Passes

B. Determination of Significance – 1554 & 1560 Oakwood Avenue

City Staff summarized the historic research on these two properties, noting they'd been approved for demolition in 2005.

- Commissioner Becker made a motion finding the house at 1554 Oakwood Avenue does not satisfy any landmark standards
- Seconded by Commissioner Rotholz
- Vote:
 - AYE: Becker, Rotholz
 - NAY: Temkin, Curran, Thomas, Bramson
- Motion Fails

Commissioner Bramson noted more information about the ownership and the marketing of the property would be helpful. Commissioner Curran indicated a tour of the inside of the house would be helpful.

- 1
- 2 • Commissioner Rotholz made a motion finding the house at 1554 Oakwood Avenue does
- 3 not satisfy any landmark standards
- 4 • Seconded by Commissioner Becker
- 5 • Vote:
- 6 ○ AYE: Becker, Rotholz, Thomas, Bramson
- 7 ○ NAY: Temkin, Curran
- 8 • Motion Passes
- 9

10 The Commission discussed the house at 1564 Oakwood Avenue and how it may satisfy the landmark
11 standards.

- 12
- 13 • Commissioner Temkin made a motion finding the house at 1564 Oakwood Avenue
- 14 satisfies landmark standards 1, 4, and 6.
- 15 • Seconded by Commissioner Curran
- 16 • Vote:
- 17 ○ AYE: Temkin, Curran
- 18 ○ NAY: Becker, Rotholz, Thomas, Bramson
- 19 • Motion Fails
- 20

- 21
- 22 • Commissioner Becker made a motion finding the house at 1564 Oakwood Avenue
- 23 satisfies landmark standards 4 and 6.
- 24 • Seconded by Commissioner Bramson
- 25 • Vote:
- 26 ○ AYE: Temkin, Curran, Thomas, Bramson, Becker
- 27 ○ NAY: Rotholz
- 28 • Motion Passes
- 29

30 Staff explained to the owner the impact of the finding and the 180-day review period enacted on the
31 property.

32

33 **C. Determination of Significance – 991 Harvard Court**

34 Owner Marissa Hopkins indicated the house is in very poor condition and has been vacant for a
35 number of years. The Commission noted it's a shame to lose a nice, unique home like this that
36 lends diversity to the housing stock in Highland Park.

- 37
- 38 • Commissioner Curran made a motion finding the house at 991 Harvard satisfies landmark
- 39 standard #6.
- 40 • Seconded by Commissioner Temkin
- 41 • Vote:
- 42 ○ AYE: Temkin, Curran, Thomas, Bramson, Becker
- 43 ○ NAY: Rotholz
- 44

45 Commissioner Rotholz asked if any members of the Commission intended to nominate this house
46 as a local landmark within the 180-day review period. No Commissioners indicated they planning
47 on submitted a nomination for the structure.

- 48
- 49 • Commissioner Rotholz made a motion to terminate the demolition delay on 991 Harvard.
- 50 • Seconded by Commissioner Becker
- 51 • Vote:

- 1 ○ AYE: Rotholz, Becker
- 2 ○ NAY: Temkin, Curran, Thomas, Bramson
- 3 ● Motion Fails

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6 **D. Determination of Significance – 1449 St. Johns Avenue**

7 Staff summarized the research on this house, indicating it was a kit house from the Lewis
8 Manufacturing Company.

- 9
- 10 ● Commissioner Temkin made a motion finding the house at 1499 St. Johns Avenue does
11 not satisfy any landmark standards.
- 12 ● Seconded by Commissioner Curran
- 13 ● Vote: 6-0

14

15

16 **V. Discussion Items**

- 17 ● Staff will send out a Special Meeting date for the discussion of changes to Chapter 24.
- 18 ● Director Joel Fontane and Corporation Counsel Hart Passman discussed changes to the
19 City Code proposed at the direction of the City Council that will impact the process for
20 properties placed under a second demolition delay.

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22 **IV. Business from the Public**

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24 **V. Other Business**

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26 **VI. Adjournment**

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28 Chairman Thomas adjourned the meeting at 9:05 pm.

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**City of Highland Park
Historic Preservation Commission
Special Meeting Minutes of February 5, 2015
7:30 p.m.**

I. Call to Order

Chairman Thomas called to order the Special 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: Thomas, Bramson, Fradin, Curran, Temkin, Becker

Members Absent: Rotholz

City Staff Present: Cross, Fontane, Sloan

City Council Members Present: Holleman

Ex-Officio Member Present: Susan Benjamin

III. Scheduled Business

- a. The Commission discussed changes to Chapter 24, "Historic Preservation".

IV. Adjournment

Chairman Thomas adjourned the meeting at 9:23 pm.

Historic Preservation Commission

770 Green Bay Road Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 2/12/2015

<i>Year Built:</i>	1948
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Jeffrey & Lorrie Daube (Bannockburn)
<i>Size:</i>	1,759 square feet
<i>Original Owner:</i>	Mrs. Herschel Meis
<i>Architect:</i>	David Silverman
<i>Original Cost:</i>	\$24,000
<i>Significant Features:</i>	Low slung hipped roof
<i>Alterations:</i>	<ul style="list-style-type: none">• Rear 128 s.f. addition (1997)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 770 Green Bay Road and how it may satisfy any of the landmark criteria in Chapter 24.



A demolition application has been submitted for the white brick Ranch house at 770 Green Bay Road. The house was built in 1948 for Mrs. Herschel Meis and hasn't been altered much over the years. A 128-square foot addition was added on the back of the house in the late 90s, but most of the structure remains unchanged.

An architectural survey in 2006 covered a large area in the Green Bay Road corridor, but did not include houses on the west side of Green Bay Road. As a result, there is no architectural survey entry for this house.

The house was built for \$24,000 and is 1,759 square feet. The lot is 12,600 square feet (.28 acres), so a house and garage up to 3,800 square feet could be built on the property. The

Historic Preservation Commission

property backs up to the Northmoor Country Club and windows on the rear of the existing house were intended to take advantage of this view.

Architectural Analysis

The house at 770 Green Bay Road is a single-story Ranch. The Green Bay Corridor architectural survey provides a good summary of the Ranch style:

The Ranch house dates from 1932, when Cliff May, a San Diego architect, consciously created a building type that he called “the early California Ranch house.” They were low-slung vernacular buildings that followed the contour of the land. Using the Spanish hacienda or “rancho” as inspiration, May designed many Ranch houses throughout the West. Ranch-type houses, typically sited on wide plots of land, became popular in the late 1940s and 1950s, concurrent with the growth of the automobile industry.

Characteristics of the Ranch house include a long, low front façade, frequently incorporating a front-facing garage door. The structures are usually asymmetrical and have one of three low-pitched roof types—cross-gabled, hipped, or side-gabled. All cladding materials are usually brick or wood, or a combination thereof. Roofs commonly are constructed allowing an overhang. Porches or patios are notable for their more private location at the rear of the residence, in contrast to the front porch common in earlier construction. The Ranch type is frequently finished with elements of styles as diverse as the historically inspired Colonial Revival style to the modernist International Style.



Several of these distinctive characteristics are visible on 770 Green Bay: the low slung hipped roof, front-facing garage, and brick cladding.

Historic Preservation Commission

The 1948 building permit for the house identifies the architect as David Silverman. On the permit application, his office shares an address with the General Contractor at 30 E. Adams Street in Chicago. This might suggest a design-and-build operation constructed this house. David Silverman is not associated with any houses in any of the architectural surveys and does not appear in any AIA historical directories.

Biographical Information

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

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Historic Preservation Commission

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



Rd

ewood Pl

Alvin Pl

ton Ave

Longview
Park

Broadview Ave

Crawford Pl

Pleasant Ave

Broadview Ave

Bellevue Pl

Carroll
F
Snyder
Park



Green Bay Rd

Hillside Dr

Highland Pl



EAST



NORTH FROM NORTH-WEST CORNER



WEST



SOUTH AND EAST FROM NORTH-WEST CORNER

RECEIVED

JAN 20 2015

City of Highland Park
Building Dept.

DAUBE RESIDENCE
770 GREEN BAY RD
HIGHLAND PARK, ILLINOIS

Date Nov 29 1948 Building Permit No. 5660

Location of Building—No. 1216⁷⁷⁰ Street S. Green Road

Name of Owner Mrs Herschel Meis

Present Address 5555 S. Everett Ave. Phone _____

Type of Construction Frame Remodeling _____

Architect David Silverman Address 30 E. Adams St. Phone 4

General Contractor Grauman & Maase Address 30 E. Adams St. Phone 2-9459

Permit issued to _____ to construct a single family dwelling

building on Lot Blk Sub'n Edgewood

Builder's estimate 24000 Permit fee 81 Job No. 4518 Amt. \$ 50

Location of Lot verified 11-30-1948 by H. Sasch

Other inspections Posted card

Deposits _____ Sidewalks planked _____

Remarks Plumbing ground work O.K. 12-8-48 - H. Sasch



Exc. N 485 lot 3
N 4 58.33' of Ely 140' 10+4

P.O. co #358

✓ Electrical Contractor *H.P. Elec Co* Address *366 Central ave H.P.*

Wiring Permit No. *4268* Issued *6-9-49* Fixture Permit No. *4268* Issued *6-9-49*

Size of main wire *#4* Size of branch wire *12+14* System *Conduit*

No. of Openings *6* No. Sockets No. Circuits *6* No. Motors No. Ranges

Certificate of Inspection issued *15 fixtures* 19 No.

Inspector *H. Saech 6-9-49*

Plumbing Contractor *Lindale* Address

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

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

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

No. Shower Baths *107* No. Stacks *1* Other Items *13 Drain*

Certificate of Inspection issued 19 No.

Downspouts connected to

✓ Kind of Heat *Gas Heat* Name of Burner

Tank and Burner Inspection

Driveway Permit No. *515* Date *Aug 5* 19*49* Contractor *Allan Chapman*

Type *Concrete* *Jo 4731* *Permit # 156*



Lake County, Illinois

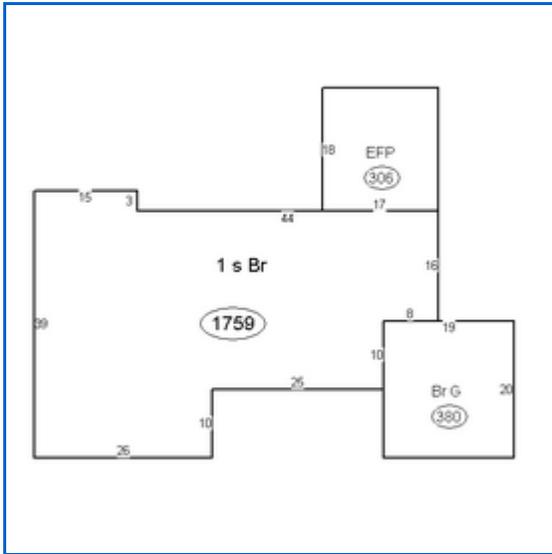
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-35-201-005	Neighborhood Number:	1836080
Street Address:	770 GREEN BAY RD	Neighborhood Name:	Marion
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$57,765	Total Land Square Footage:	12640
Building Amount:	\$46,964	House Type Code:	13
Total Amount:	\$104,729	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1948 / 1948
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1759
		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:	380 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 1
		Porches Open / Enclosed Area:	0 / 306
		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=1635201005>

MEMORANDUM

Date: February 12, 2015

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: **Landmark Nomination for 1021 County Line Road**

A landmark nomination has been submitted for the property at 1021 County Line Road. The nomination was submitted by Susan Benjamin, an Ex-Officio member of the Historical Preservation Commission. The property is currently under a one-year demolition delay that will expire on November 20, 2015. If the Historic Preservation Commission makes a preliminary recommendation to designate the property a local landmark, then demolition will be prohibited until the landmark nomination process is completed.

It's worth noting that the property owner will likely have petitioned the City Council to terminate the demolition delay on February 9th, 2015. If the City Council terminates the delay, the property will no longer be a Regulated Structure and will be vulnerable to demolition.



Figure 1: House designed by Edward Dart at 1021 County Line Road

Previous Consideration

The owners of 1021 County Line Road appeared before the Historic Preservation Commission in December, 2012 with a request to demolish the house. A concurrent request was made to demolish the adjacent house at 1005 County Line Road. The HPC determined the house at 1005 did not satisfy any landmark standards and could be demolished. The house at 1021 County

Line, however, was found to meet three landmark standards and was placed under a 365-day demolition delay.

The one-year delay expired in September, 2013. The structure was not demolished and no action was taken on the demolition permits. The inaction resulted in the abandonment of the original demolition applications. New demolition applications were submitted in November, 2014 and brought before the Historic Preservation Commission in December, 2014 for a determination of historical significance. As before, the HPC found the house met three landmark standards:

- (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;
- (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;

Following the enactment of the one-year demolition delay by the Historic Preservation Commission at the December, 2014 meeting, the applicant requested a termination of the delay based on the finding that a “bona fide, reasonable, and unsuccessful effort has been made to sell the property.” The staff report from that meeting is attached to this memo, including the three-page Listing Activity Report provided by the applicants documenting the unsuccessful marketing efforts for the property. The HPC did not terminate the delay, resulting in a second one-year demolition delay on 1021 County Line Road. The delay will expire in November, 2016.

Landmark Nomination

The eight-page landmark nomination was submitted on November 20, 2015. It provides a well-researched description of the house, its architect Edward Dart, and the Mid-Century Modern architectural movement. The nomination also includes a summary of how the house satisfies landmark standards 4, 5, and 6. Current close-up photographs highlight architectural details on the house.

Owner Objection

A letter submitted by the legal counsel for the property owners indicates the owner’s objection to the proposed landmark nomination. The letter was submitted prior to the HPC’s adoption of a resolution making a preliminary landmark recommendation, so The Commission must make the following determinations before the resolution making the recommendation is considered:

- 1) The nominated property meets three or more of the Landmark criteria
- 2) Either or both of Criterion 2 and Criterion 5 are among the three or more criteria determined to have been met.

Once this determination is made by a majority vote of the Commission, then the resolution making the preliminary landmark recommendation can be considered.

Landmark Nomination Policy and Process

The designation process for a local landmark is initiated by the submission of a signed nomination form. Section 24.025 of the City Code establishes who is authorized to sign and submit a landmark nomination:

- 1) One or more Historic Preservation Commissioners
- 2) The owners of the applicable property, structure, area, object, or landscape of significant
- 3) The City Council, by resolution duly adopted
- 4) The City Manager
- 5) An organization or individual with an interest in preservation, restoration, rehabilitation, local history, archaeology, modes of cultural or artistic expression, and/or neighborhood conservation or revitalization.

In this case, the landmark nomination for 1021 County Line Road has been submitted by a resident in the last category: "an individual with an interest in preservation."

The owner of the property was sent a certified letter with information about the nomination and date, time, and location of the HPC meeting on February 12, 2015. The next step is the Commission's consideration of a resolution making a preliminary landmark designation recommendation to the City Council. In order to make the recommendation and approve the resolution, the Historic Preservation Commission must make the following determinations:

- 1) The property at 1021 County Line Road meets two or more of the landmark criteria established in section 24.015, and
- 2) The property has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

Provided that the HPC makes the necessary determinations, a resolution making a preliminary landmark designation recommendation to the City Council may be adopted. Once approved, the subject property will be a "Regulated Structure". This means that the property will be under the protections of a local landmark or historic district until the nomination process has completed. At this point the HPC will request a Planning Report from City Staff that evaluates the relationship of the proposed designation to the City's comprehensive plan and the effect of the proposed designation on the surrounding neighborhood. The Report has been drafted and is available for the Commission's review at this meeting.

Within fifteen days following the adoption of the resolution, a certified letter will be sent to the owner requesting written consent to the proposed landmark designation. The owner will have the opportunity to respond in writing by consenting or objecting to the proposed landmark designation within 45 days after the date on which the certified letter is delivered. Importantly, the owner can make a written request for an extension of time up to 120 days to submit a response.

If the owner consents to the designation, then the Commission's recommendation will be forwarded to the City Council for final approval. If the Owner declines or fails to give written consent to the proposed designation, then the Commission will schedule and hold a public hearing on the proposed designation.

As indicated earlier, the owner has already submitted a letter objecting to the landmark nomination. As a result, a public hearing will be scheduled to provide a reasonable opportunity for all interested persons to present testimony or evidence regarding the landmark nomination. Within 30 days after the conclusion of the public hearing, the Historic Preservation Commission shall determine whether to recommend the proposed landmark designation to the City Council. If the owner continues to oppose, or fails to give written consent to the landmark designation, the HPC may not recommend approval of the designation without the following:

- The affirmative vote of at least **five** members of the Commission
- A determination by the HPC that the property meets three or more of the landmark criteria, and that either or both landmark criteria 2 or 5 are among the three.

If these standards have been met, then the Commission's recommendation can be sent to the City Council. The Council may, by Ordinance duly adopted, designate the Regulated Structure as a local landmark if they determine, based on the findings, recommendations, and official record of the HPC, that:

- 1) The property at 1021 County Line Road meets two (if owner consent given) or three (if owner not given) or more of the landmark criteria established in section 24.015, and
- 2) The property has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

If the owner continues to oppose or fails to give written consent to the landmark, then the Council must also find that the property meets three or more landmark criteria, and that either or both landmark criteria 2 or 5 are among the three in order to designate the property as a landmark. Alternatively, the City Council may reject the HPC's recommendation to landmark the property by a resolution duly adopted. This would constitute the final disposition of the nomination; and, no proposed landmark nomination that is substantially the same as the one defeated can be resubmitted or considered for two years from the date of the final action on the current nomination.

Resolution

A resolution making a preliminary recommendation for landmark designation is included in the attachments to this report. If adopted by the Commission, the subject property will become a Regulated Structure and the nomination process will begin. A Planning Report is also included with this report. Following the adoption of the resolution, the Commission is asked to consider the Planning Report and approve it by a majority vote.

Recommended Action

Because a letter objecting to the nomination was submitted by the owner already, the Commission is first asked to make the following findings by a majority vote:

- 1) The nominated property meets three or more of the Landmark criteria
- 2) Either or both of Criterion 2 and Criterion 5 are among the three or more criteria determined to have been met.

Second, the Commission is asked to consider the attached resolution for adoption.

Third, if the resolution is adopted, the Commission is further asked to consider the planning report. If the Commission finds that the planning report does not require any modifications, changes or alterations, then it should be approved by a majority vote of the Commission.

Attachments

- Landmark Nomination for 1021 County Line Road
- Resolution Making a Preliminary Landmark Designation Recommendation
- Planning Report
- Staff Report from the December 11, 2014 2012 HPC meeting for 1021 County Line Road Demolition Review
- Letter from Applicant dated February 5, 2015 noting owner's objection to the proposed landmark designation.

Edward Dart Landmark Nomination Form

Date: January 19, 2015

1. Name of Property: The Robert John Reynolds Home
2. Street Address: 1021 Lake Cook Road, Highland Park Illinois 60035
3. Legal Description: 16-36-300-008
4. Name and address of property owner:
5. Present use: Residential
6. Past use: Residential
7. Architect: Edward Dart
8. Date of Construction: 1958
9. Written statement describing property and setting forth reasons it is eligible for landmark designation: See below

The Robert John Reynolds House at 1021 County Line Road, designed in 1958 by the noted architect Edward Dart, is an excellent example of Modern residential architecture--utilizing natural materials, walls of glass and featuring an open plan. It is a house that accommodated the casual lifestyle of homes designed for young families during the years following World War II. Because of its orientation on the site, the house takes advantage of solar energy. Like his contemporary, architect George Fred Keck, Dart was well ahead of his time in utilizing passive solar power. Having visited Taliesin and entranced by the work of Frank Lloyd Wright, Dart absorbed Wright's influences, creating a house for the Reynolds that respected the home's wooded setting, with vast expanses of glass and numerous details that established a dialogue between the exterior and the interior. He even built the house around a large tree, interrupting the home's broad overhangs to respect its location.

Dart's talent was recognized early on. After returning from service in the war, but before opening his own office, he worked briefly for Paul Schweikher, Skidmore, Owings & Merrill and then Edward Durrell Stone. While with Stone, who he knew from his days at Yale, he was asked to design the "House of the Fifties" for *Good Housekeeping* and a model house for *Popular Mechanics*. In 1951, he was

awarded \$250 for a house he entered in the National Association of Home Builders design competition.

Sometimes one-story Modern houses are described as "ranch Houses", a term often associated with post-War tract housing. But ranch houses found in Highland Park don't meet this profile at all. These homes, as described in the *Central East and Central Avenue/Deerfield Road Survey* document were not mass-produced and were often architect designed. Some reference historical precedents--Colonial or Tudor houses. The Modern "ranch" like Edward Dart's Reynolds House doesn't reference any historical style. Of wood, brick and glass, this house contains no details that are associated with traditional architecture. Governed by a thoughtful arrangement of geometric shapes, it is a pure and handsome example of Modern design.

Edward Dart's architecture is highly respected within Highland Park. He is recognized in multiple Highland Park surveys for his residential work. The Central East and Central Avenue/Deerfield Road, West Highland Park, the South Central, and Northeast Survey areas all feature buildings designed by Dart, houses considered significant or contributing to the historic context of the community. The Reynolds home has not been surveyed and is not located within one of the Highland Park survey areas.

Susan Dart, a Lake Forest resident and his sister, wrote a book in 1993 titled "Edward Dart Architect" that recounts his life and career. She wrote this because "people started asking me questions nobody else could answer but me." In 2012, Matthew Seymour published his Master's thesis for the Historic Preservation Program at the School of the Art Institute on Dart. Titled EDWARD DART: PRESERVING THE WORKS OF A MID-CENTURY ARCHITECT, it features an interior photo and drawings of the Reynolds House. There is continued interest in the architecture of Edward Dart and his place in the history of Mid Century Modern architecture in Chicago.

Criteria for Landmark Designation:

(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.

The Reynolds house is a textbook example of Modern architecture that was influenced by "The International Style"--a style that was featured in an exhibition organized by the Museum of Modern Art in 1932. Its catalogue defined the principles of the style that is today associated with Modern architecture: (1) Architecture as volume, with walls serving as screens to divide spaces (2) Regularity, where there is an orderliness of structure and similarity of parts and (3) The avoidance of applied decoration.¹ These concepts translated into buildings that featured open plans, walls with vast expanses of windows, simple flat surfaces, repetition of design elements and simple forms based on geometry not historical precedent.

By the 1950s, interest in Modern design became particularly popular, and modern houses were published in widely-read journals and magazines. *The Architectural Record* celebrated the Modern home and, in 1956, published its first issue of *Record Houses*. The new look of the Modern house appealed to the more casual lifestyle of young families. In Sidney K. Robinson's 1993 essay, "The Postwar Modern House in Chicago", he discussed how Chicago architects working during the years of post-war economic recovery, between 1945 and 1953, incorporated both the need to move in a new direction and, at the same time, to establish continuity with a past (the early Modern architecture of that past) that had been disrupted by the Depression and the war.²

Foremost in the design of the Modern house was a home based on the life of the family who lived in it, not on traditional French, English or American Colonial stylistic precedent. The floor plan was to be functional. It was to be a departure from the common symmetrical plan--determined after a close study of a family's

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interests and needs. The full gamut of work and play, domestic and social life were to be considered, the family's chores and hobbies and their routines of sleeping, bathing, dressing, and eating. Flow and circulation were paramount.³

The Reynolds home fit the lifestyle of the modern family by incorporating the key design elements of the Modern style. Window walls, which could easily be easily fabricated, allowed parents to watch their children playing outside. The open plan allowed the placement of furniture in comfortable settings and flexibility of use. Fireplaces were an important comfortable element treated, not with formal ornamentation, but as sculptural elements.

A Dart homeowner In Olympia Fields IL, describes his feelings about living in an Edward Dart house. The current owner of the Norman Miller House, Joe Kunkel, says, "This house feels like a retreat into optimistic 1950s California modernism, with a Zen-like peacefulness brought about through high-quality natural materials including limestone, slate, wood siding, and fine walnut cabinetry. The expansive walls of glass, high ceilings in entertainment areas, and private spaces with rocks and walnut make the design very beautiful and comfortable." Deer, birds and even the moon can be seen from inside the house."⁴

The Reynolds House by Edward Dart shares a similar comfortable setting in its openness and plan. The outdoors flows inside, with exterior walls that are large sheets of glass. Brick paths on the outside continue into the house through the glass walls. Dart even brought the outdoors directly inside, creating an interior garden that flows continuously from exterior to interior. Gently sloping ceilings extend into broad overhangs. They not only provide a sheltered presence. Many facing south have large rectangular openings, allowing the low winter sun to flood the home's interior with light and warmth. Materials are all natural--Cedar and redwood siding, brick flooring, and naturally stained wood ceilings. There are few painted surfaces.

David and Ellen Muslin, owners of an Edward Dart house in Glencoe, purchased the Louis Ancel House thinking they would likely tear it down. They fell in love--rehabbed and restored it. Upon completion of their restoration by Becker Architects, the Muslins won a coveted Richard H. Driehaus Foundation Preservation Award from Landmarks Illinois in 2011 and an AIA Chicago 2012 Design Excellence Award for their efforts.

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Edward Dart was a prolific Modernist Chicago architect, designing numerous houses and churches from the 1950s through the 1970s-- until his sudden death from an embolism at age 53. He is known for beautiful brick structures that are carefully related to their site, that utilize natural materials and that are elegantly designed.

Edward Dupaquier Dart was born on May 28, 1922, in New Orleans, Louisiana. Following high school, Edward Dart attended the University of Virginia and Yale School of Architecture. At Yale, he encountered such noteworthy visiting professors as Pietro Belluschi, Marcel Breuer, Richard Neutra, Louis Kahn, Eero Saarinen and Paul Schweikher. These architects introduced Dart to the modern movement and ultimately influenced the development of his design philosophy.

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Schlossman & Bennett, which then became Loeb, Schlossman, Bennett & Dart. Dart designed 31 buildings with the firm, including what is considered to be one of his best designs— St. Procopius Abbey in Lisle, Illinois, completed in 1970. In the same year, he became the principal architect of Water Tower Place on Michigan Avenue in Chicago.

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The Reynolds House incorporates Modern design features that make it significant, unique, innovative and relevant for the informal lifestyle that families wanted during the 1950's. Today there is a resurgence of interest in Modern design and there are many enthusiasts who desire to live in just the kind of house that Edward Dart created for the Reynolds family.

Dart made it a point to create a new blueprint for each home; no two houses are the same, but they all incorporate natural materials--brick, wood and sometimes stone-- inside and out. Most are sited carefully on their lots and have large window areas, allowing owners to interact with nature.

The Reynolds House combines Chicago Common brick, which gives the house an element of softness and warmth, with wood, glass and elegant stainless steel supports. These materials are combined in a unique design with exquisite detailing governed by geometric forms, not traditional ornamentation or a particular historical style. The International Style, with its flat surfaces,

orderliness of design, lack of ornament and repetition of geometric shapes governed Dart's architecture. Wright's almost seamless incorporation of a home to its site through broad overhangs and a low profile clearly impacted Dart's thinking. Influenced by master architects and incorporating his own aesthetic, Dart created a work of art.

“Developing your own style, being inventive, and trying to design buildings that don’t look like anything else had to be really hard,” Seymour notes in his book. “It’s his own style, and I think it does have a place in the history and evolution of architecture.” Using simple forms and familiar materials, Edward Dart embraces Modernism, creates artistic designs and instills drama in his architecture, ensuring its place in the history of Mid Century design.

10. This structure is eligible for designation on the basis of the following criteria:

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11. Name of Applicant: Susan S. Benjamin

Address: 711 Marion Avenue, Highland Park, IL

Signature: *Susan S. Benjamin*


12. Affiliation (commission member, owner, city council, preservation organization) Advisory Member to the Historic Preservation Commission

















**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 15-01

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION
RECOMMENDATION FOR 1021 COUNTY LINE ROAD**

WHEREAS, on November 20, 2014, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("**City Code**"), the Chairman of the Commission received a written nomination to designate as a landmark the property located at the address commonly known as 1021 County Line Road in Highland Park, Illinois ("**Property**"); and

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

WHEREAS, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the Property was held on February 12, 2015, notices of which meeting were delivered on January 29, 2015 to the owner of the Property; and

WHEREAS, the single-family residential structure on the Property was built in the Mid-Century Modern style, and includes many of the architectural features of that style, including natural materials, walls of glass, and an open floor plan; and

WHEREAS, the original architect for the Property, Edward Dart, was a notable mid-century architect; and

WHEREAS, the residential structure on the property displays many architecturally and visually significant elements of design and detailing; and

WHEREAS, the Commission has determined that the proposed landmark designation of the Property satisfies the criteria for landmark designation set forth in the City Code;

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

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

SECTION TWO: PRELIMINARY LANDMARK DESIGNATION. In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission hereby finds that the Property satisfies the criteria for landmark designation set forth in Sections 24.015(4), 24.015(5), and 24.015(6) of the City Code. Pursuant to those findings

and Section 24.025(B)(2) of the City Code, the Commission hereby makes a preliminary recommendation to designate the Property as a landmark.

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

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

Barbara Thomas, Chairwoman

ATTEST:

Andy Cross, Commission Secretary

HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

DATE REFERRED: February 12, 2015
ORIGINATED BY: Department of Community Development
SUBJECT: Planning Report for Landmark Nomination of 1021 County Line Road

SUMMARY AND BACKGROUND OF SUBJECT MATERIAL

Address: 1021 County Line Road
The Robert John Reynolds House

Owner: Donald & Patricia Mintmire

Zoning: R5 Moderate Density Single Family Residential

Style: Mid-Century Modern

Date of Construction: 1958

Architect: Edward Dart

ADMINISTRATIVE HISTORY

The house at 1021 County Line Road was placed under a 365-day demolition delay on December 11, 2014. The following month, a landmark nomination was submitted for the house by an Ex Officio member of the Historic Preservation Commission. As part of the consideration of the nomination and following the adoption of a resolution making a preliminary recommendation for the landmark, the Historic Preservation Commission requested a Planning Report from the Director of Community Development per the requirements of Sec. 24.025(C) of the Historic Preservation Ordinance,

DESCRIPTION OF THE PROPERTY

The landmark nomination provides the following description of the house:

The Robert John Reynolds house at 1021 County Line Road, designed in 1958 by the noted architect Edward Dart, is an excellent example of Modern residential architecture, utilizing natural materials, walls of glass, and featuring an open plan.

The house sits on approximately five acres of land and is sited very well on the property. The large window walls offer uninterrupted views of the open lot, and the house was constructed to complement large old trees on the property.

The Mid-Century Modern style is reflected in the house's design. The landmark nomination contains this summary:

The Reynolds house is a textbook example of Modern architecture that was influenced by the International Style, a style that was featured in an exhibition by the Museum of

HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

Modern Art in 1932. Its catalogue defined the principles of the style that is today associated with Modern architecture:

- 1) Architecture as volume, with walls serving as screens to divide spaces
- 2) Regularity, where there is an orderliness of structure and similarity of parts
- 3) The avoidance of applied decoration.

These concepts translated into buildings that featured open plans, walls with vast expanses of windows, simple flat surfaces, repetition of design elements, and simple forms based on geometry and not historical precedent.

FINDING OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE

The Historic Preservation Commission discussed a landmark nomination for 1021 County Line Road at the February 12, 2015 meeting and made the preliminary determination that the Property met 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.
- (6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

By Code, any proposed individual landmark must meet two or more Landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation. The property at 1021 County Line Road meets three Landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.

HISTORIC PRESERVATION COMMISSION POLICY

The Historic Preservation Commission discussed a preliminary Landmark designation recommendation on February 12, 2015. Upon adoption of the proposed resolution, the property at 1021 County Line Road will become a Regulated Structure. No building permits or demolition permits shall be issued per Section 24.025(B)(3):

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

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

HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

HISTORIC PRESERVATION AND THE CITY OF HIGHLAND PARK MASTER PLAN

The City of Highland Park Master Plan asks that the city “sustain a philosophy of preservation,” adding a call to “maintain Highland Park’s sense of place, character, and history; maintain quality of architecture in residential and public structures,” preserving “the quality of residential neighborhoods” and protecting the City’s “natural, historic and physical resources.” The Neighborhood Improvements Plan for the Central District recommends that the Department of Community Development encourage the landmarking of historic homes in response to resident concerns for new construction and additions. Therefore, the effect of the proposed Landmark designation of the Robert John Reynolds house at 1021 County Line Road on the surrounding neighborhood would be in keeping with the interests outlined in the City’s Comprehensive Plan.

RECOMMENDATION

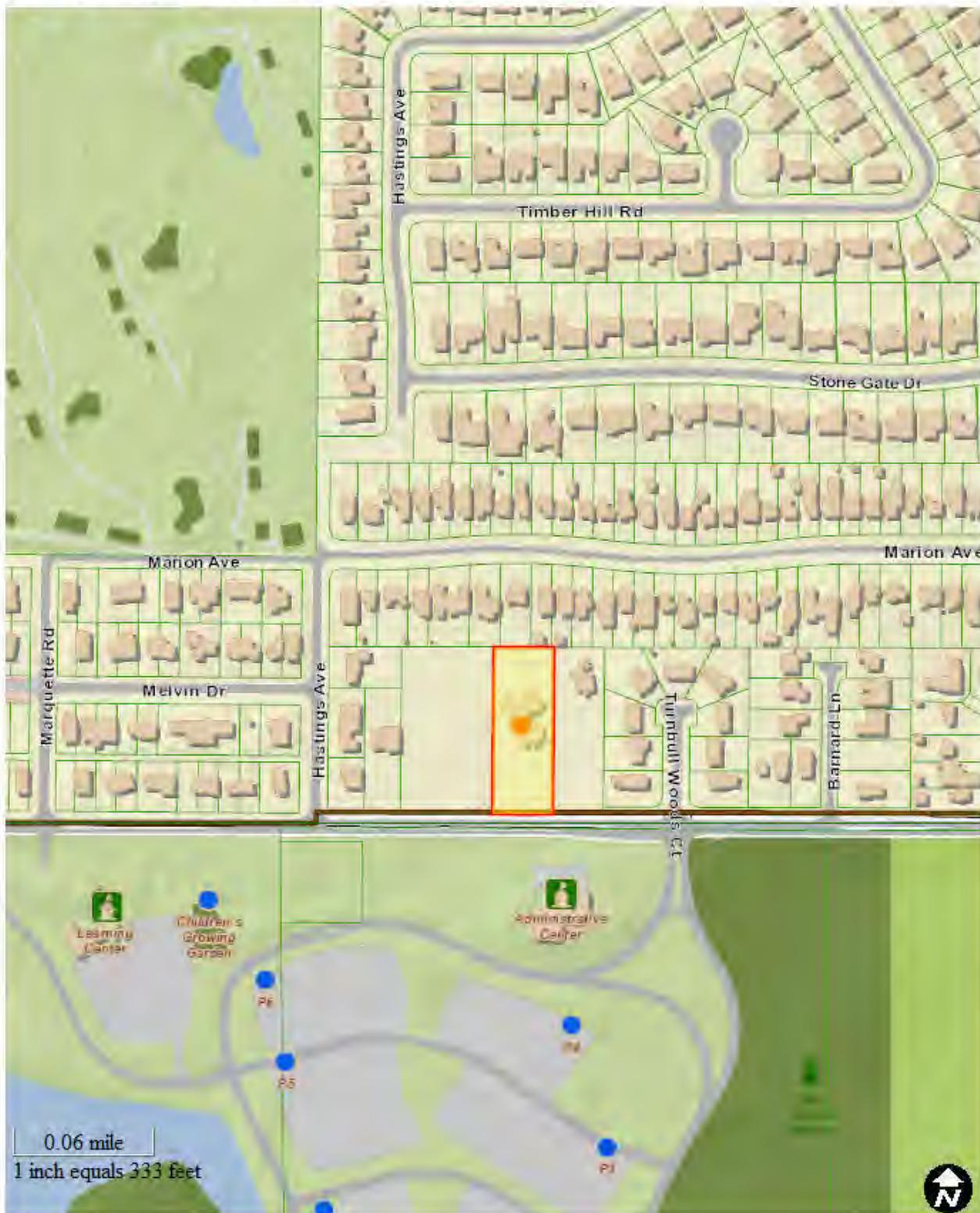
Based on the information presented, the Department of Community Development recommends that the Historic Preservation Commission continue with the Landmark designation of the property at 1021 County Line Road.

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

ATTACHMENTS

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

Location Map for 1021 County Ln Rd



Map created on February 6, 2015

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



1021 Lake Cook Road

South Elevation (1)



1021 Lake Cook Road

West Elevation (2)



1021 Lake Cook Road

North Elevation (3)



1021 Lake Cook Road

East Elevation (4)

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

Landmark Nomination Form

Date:

1) Name of Property (original if known)			
2) Street Address:			
3) Legal description or P.I.N. (Permanent Index Number):			
4) Name and Address of Property Owner(s):			
5) Present Use:		6) Past Use:	
7) Architect:		8) Date of Construction:	
9) Written statement describing property and setting forth reasons it is eligible for landmark designation:			
<p><i>See attached form.</i></p>			
<small>(please include photos)</small>			
10) This structure is eligible for designation on the basis of the following criteria (see reverse page):			
11) Name(s) of Applicant(s):		<i>SUSAN BENJAMIN</i>	
Address:		<i>711 MARION AVE</i>	
Signature(s):		<i>Susan Benjamin</i>	
Address(es):			
12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):		<i>Advisor to</i>	

*Historic Preservation
 Commission*

Please return this form to:
 Department of Community Development
 Historic Preservation Commission
 1150 Half Day Road
 Highland Park, IL 60035

FAX (847) 432-0964

Edward Dart Landmark Nomination Form

Date: January 19, 2015

1. Name of Property: The Robert John Reynolds Home
2. Street Address: 1021 Lake Cook Road, Highland Park Illinois 60035
3. Legal Description: 16-36-300-008
4. Name and address of property owner:
5. Present use: Residential
6. Past use: Residential
7. Architect: Edward Dart
8. Date of Construction: 1958
9. Written statement describing property and setting forth reasons it is eligible for landmark designation: See below

The Robert John Reynolds House at 1021 County Line Road, designed in 1958 by the noted architect Edward Dart, is an excellent example of Modern residential architecture--utilizing natural materials, walls of glass and featuring an open plan. It is a house that accommodated the casual lifestyle of homes designed for young families during the years following World War II. Because of its orientation on the site, the house takes advantage of solar energy. Like his contemporary, architect George Fred Keck, Dart was well ahead of his time in utilizing passive solar power. Having visited Taliesin and entranced by the work of Frank Lloyd Wright, Dart absorbed Wright's influences, creating a house for the Reynolds that respected the home's wooded setting, with vast expanses of glass and numerous details that established a dialogue between the exterior and the interior. He even built the house around a large tree, interrupting the home's broad overhangs to respect its location.

Dart's talent was recognized early on. After returning from service in the war, but before opening his own office, he worked briefly for Paul Schweikher, Skidmore, Owings & Merrill and then Edward Durrell Stone. While with Stone, who he knew from his days at Yale, he was asked to design the "House of the Fifties" for *Good Housekeeping* and a model house for *Popular Mechanics*. In 1951, he was

awarded \$250 for a house he entered in the National Association of Home Builders design competition.

Sometimes one-story Modern houses are described as "ranch Houses", a term often associated with post-War tract housing. But ranch houses found in Highland Park don't meet this profile at all. These homes, as described in the *Central East and Central Avenue/Deerfield Road Survey* document were not mass-produced and were often architect designed. Some reference historical precedents--Colonial or Tudor houses. The Modern "ranch" like Edward Dart's Reynolds House doesn't reference any historical style. Of wood, brick and glass, this house contains no details that are associated with traditional architecture. Governed by a thoughtful arrangement of geometric shapes, it is a pure and handsome example of Modern design.

Edward Dart's architecture is highly respected within Highland Park. He is recognized in multiple Highland Park surveys for his residential work. The Central East and Central Avenue/Deerfield Road, West Highland Park, the South Central, and Northeast Survey areas all feature buildings designed by Dart, houses considered significant or contributing to the historic context of the community. The Reynolds home has not been surveyed and is not located within one of the Highland Park survey areas.

Susan Dart, a Lake Forest resident and his sister, wrote a book in 1993 titled "Edward Dart Architect" that recounts his life and career. She wrote this because "people started asking me questions nobody else could answer but me." In 2012, Matthew Seymour published his Master's thesis for the Historic Preservation Program at the School of the Art Institute on Dart. Titled EDWARD DART: PRESERVING THE WORKS OF A MID-CENTURY ARCHITECT, it features an interior photo and drawings of the Reynolds House. There is continued interest in the architecture of Edward Dart and his place in the history of Mid Century Modern architecture in Chicago.

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The Reynolds House combines Chicago Common brick, which gives the house an element of softness and warmth, with wood, glass and elegant stainless steel supports. These materials are combined in a unique design with exquisite detailing governed by geometric forms, not traditional ornamentation or a particular historical style. The International Style, with its flat surfaces,

orderliness of design, lack of ornament and repetition of geometric shapes governed Dart's architecture. Wright's almost seamless incorporation of a home to its site through broad overhangs and a low profile clearly impacted Dart's thinking. Influenced by master architects and incorporating his own aesthetic, Dart created a work of art.

“Developing your own style, being inventive, and trying to design buildings that don’t look like anything else had to be really hard,” Seymour notes in his book. “It’s his own style, and I think it does have a place in the history and evolution of architecture.” Using simple forms and familiar materials, Edward Dart embraces Modernism, creates artistic designs and instills drama in his architecture, ensuring its place in the history of Mid Century design.

10. This structure is eligible for designation on the basis of the following 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.

(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.

11. Name of Applicant: Susan S. Benjamin

Address: 711 Marion Avenue, Highland Park, IL

Signature: Susan S. Benjamin

A handwritten signature in black ink that reads "Susan S. Benjamin". The signature is written in a cursive style with a large, prominent initial 'S'.

12. Affiliation (commission member, owner, city council, preservation organization) Advisory Member to the Historic Preservation Commission

















**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 15-01

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION
RECOMMENDATION FOR 1021 COUNTY LINE ROAD**

WHEREAS, on November 20, 2014, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("*City Code*"), the Chairman of the Commission received a written nomination to designate as a landmark the property located at the address commonly known as 1021 County Line Road in Highland Park, Illinois ("*Property*"); and

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

WHEREAS, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the Property was held on February 12, 2015, notices of which meeting were delivered on January 29, 2015 to the owner of the Property; and

WHEREAS, the single-family residential structure on the Property was built in the Mid-Century Modern style, and includes many of the architectural features of that style, including natural materials, walls of glass, and an open floor plan; and

WHEREAS, the original architect for the Property, Edward Dart, was a notable mid-century architect; and

WHEREAS, the residential structure on the property displays many architecturally and visually significant elements of design and detailing; and

WHEREAS, the Commission has determined that the proposed landmark designation of the Property satisfies the criteria for landmark designation set forth in the City Code;

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

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

SECTION TWO: PRELIMINARY LANDMARK DESIGNATION. In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission hereby finds that the Property satisfies the criteria for landmark designation set forth in Sections 24.015(4), 24.015(5), and 24.015(6) of the City Code. Pursuant to those findings

and Section 24.025(B)(2) of the City Code, the Commission hereby makes a preliminary recommendation to designate the Property as a landmark.

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

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

Barbara Thomas, Chairwoman

ATTEST:

Andy Cross, Commission Secretary

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">• Possible 1bed/bath addition (1973)
<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

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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
(847) 217-1277
julie.deutsch@cbexchange.com

RESIDENTIAL BROKERAGE

Listing Activity Report

1021 Lake Cook Road, HIGHLAND PARK, Illinois 60035

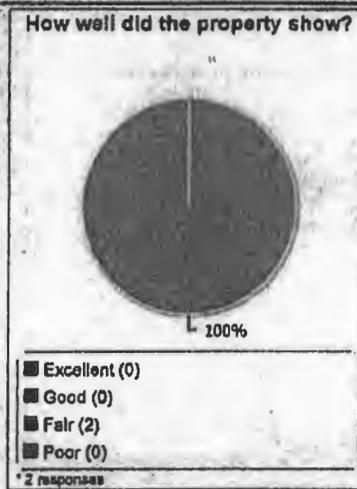
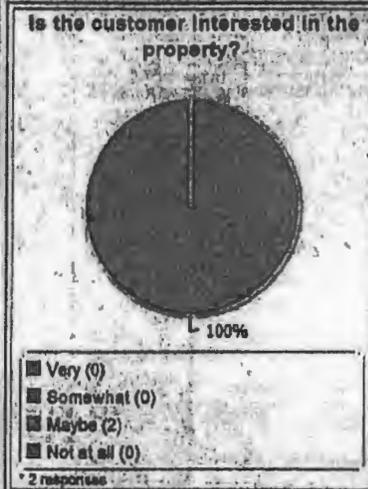
Snapshot for May 06, 2012 - Sep 15, 2014



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 (847) 826-3043 (847) 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 (847) 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 daverille.sher@cbexchange.com	This is the 1st Showing.	Feedback not sent on this canceled showing.
Status Change	09/11/2014 9:58 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	Maxim Gorenyuk Real People Realty (847) 912-8897 (847) 984-9191 max.gorenyuk@gmail.com	This is the 1st Showing.	Not received.
Past Agent Inquiry	07/18/2012 1:01 PM	Galina Glaubakh Unique Realty LLC (847) 409-0949 (847) 409-0949 (847) 409-0949 ggreal7@aol.com		Feedback not requested for inquiries.
Past Showing	06/22/2012 10:30 AM - 11:00 AM	Barbara Tarr Coldwell Banker Residential (847) 828-3043 (847) 828-3043 barbara@barbaratarr.com		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) 828-1672 barbara.tarr@cbexchange.com ; barbara@barbaratarr.com		Received on 06/14/2012 at 5:49 AM
Status Change	05/12/2012 8:09 PM		From NEW to ACTIVE	
New Listing	05/09/2012 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:

[Empty dropdown menu]

2. Select a banner from the list below:

[Empty dropdown menu]

3. Select an Ad Classification for this listing:

[Empty 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



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www.beckergurian.com

February 5, 2015

VIA EMAIL: across@cityhpil.com

Historic Preservation Commission
c/o Andy Cross
City of Highland Park
1150 Half Day Road
Highland Park, IL 60035

Re: Owner Objection to Landmark Nomination of 1021 Lake Cook Road

To the Chair and Commissioners:

The Historic Preservation Commission has received a Landmark Nomination Form nominating the structure at 1021 Lake Cook Road, Highland Park (the "Structure") for Landmark designation under Chapter 24 of the Highland Park City Code. Pursuant to Section 24.025(B)(2) of the City Code and on behalf of our clients, Patricia Mintmire, the owner of the Structure, and her husband Donald Mintmire, we are filing this letter as the owner's objection to the proposed Landmark designation.

Sincerely,

BECKER GURIAN

David Meek, Esq.
Of Counsel

cc: Patricia and Donald Mintmire
Martin Becker, Esq.
Calvin Bernstein, Esq.