

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, April 9, 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, April 9, 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. February 12, 2015
- B. March 12, 2015

IV. Scheduled Business

- A. Determination of Significance
 - 1437 McDaniels
 - 1670 Ridgelee
 - 2717 Ridge Road
 - 863 Broadview Avenue

V. Discussion Items

- A. Highland Park Real Estate Rider
- B. Modernist House Program & Tour

VI. Business From the Public

VII. Other Business

- A. Next meeting scheduled for May 14, 2015

VIII. Adjournment

Historic Preservation Commission

1474 McDaniels Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross
Date: 4/9/15

<i>Year Built:</i>	1920
<i>Style:</i>	Gable Front
<i>Petitioner:</i>	Peter Sperling, Owner
<i>Size:</i>	1,548 Square Feet
<i>Original Owner:</i>	A.J. Mooney
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Front Gable Roof
<i>Alterations:</i>	<ul style="list-style-type: none">• Aluminum Siding• Front Porch (1971)• Rear Addition
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1437 McDaniels Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1437 McDaniels Avenue. The house was built around 1920, according to Lake County's property tax records. The earlier building permit for the house is for a detached garage built in 1926. There have been significant alterations and modifications to the house over the years, including a one-story addition off the back, removal of some window openings on the north elevation, and new porch on the front. The house was given a C – Contributing historical status in the 2005 Green Bay Corridor architectural survey, likely due to the age of the house. But the survey entry notes the major alterations on the house.

Historic Preservation Commission

The owner, who has applied for the demolition, intended to rehab the old house. Inspections revealed significant deterioration, however, and the costs associated with repairs made the project unfeasible.

Architectural Analysis

The house at 1437 McDaniels is classified as a vernacular Gable Front design. The Green Bay Road Corridor architectural survey provides the following write-up on the Gable Front style:

Some simple vernacular house types are based on general massing and overall floor plan. The Gable Front house and Gable Front cottage are vernacular house types from the late 19th and early 20th centuries characterized by roof type. The roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In a Gable Front house or cottage, the gable end faces the street and is the front of the house. It is often a working-class home; usually frame, with a rectangular plan, minimal projections on the front façade, and the front entry on the open end of the gable. Often the porch extends the full width of the front of the house. A Gable Front house is two or more stories tall, while a cottage is one to 1½ stories. The Gable Front type is the most common 19th-century vernacular type in the [Green Bay Corridor] survey area. There are two Gable Front houses in the district. Both are rated as contributing structures.



Figure 1: 1437 McDaniels Avenue

Biographical Information

The original owner of the property was A.J. Mooney. The Mooney name has a long history in Highland Park. Jim Mooney was one of the earliest settlers in the area and his grown children remained active in the community for decades. Staff research was unable to confirm the relationship of A.J. Mooney to the original family lineage, but Ex-Officio member Julia Johnas has been consulted for assistance. 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.

Historic Preservation Commission

- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.
- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Recommended Action

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

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

Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current)

WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original)

WINDOW TYPE

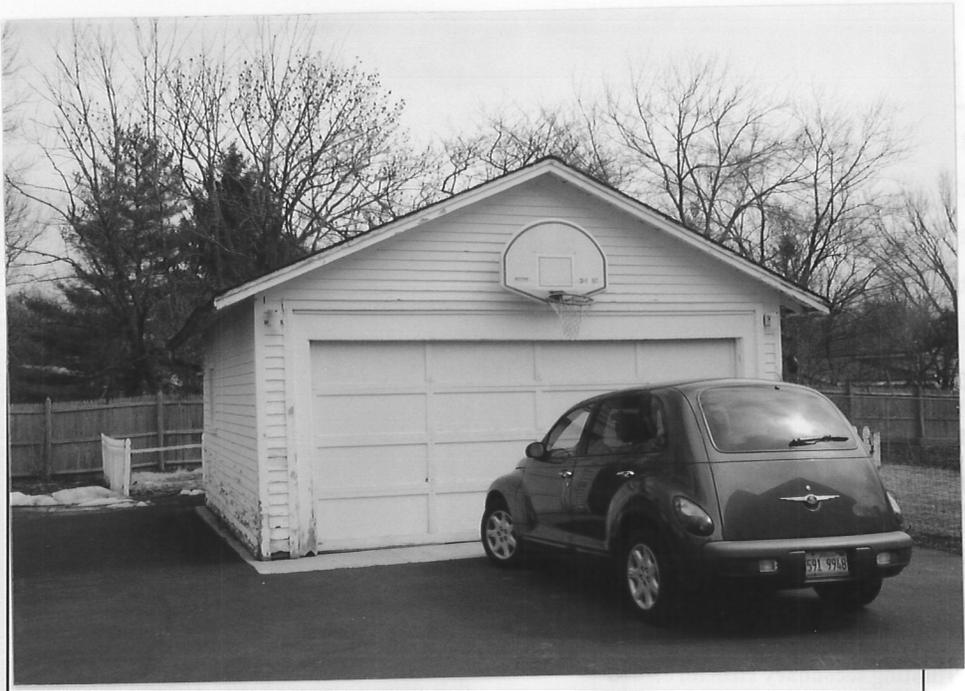
WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

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



HISTORIC INFO	
---------------	--

LANDSCAPE	Midblock on east side of residential street; front sidewalk; shared side driveway; similar setback; mature trees
-----------	--

PHOTO INFORMATION

ROLL1	13
FRAMES1	4-5
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	K:\Historic Preservation\SU

SURVEY INFORMATION

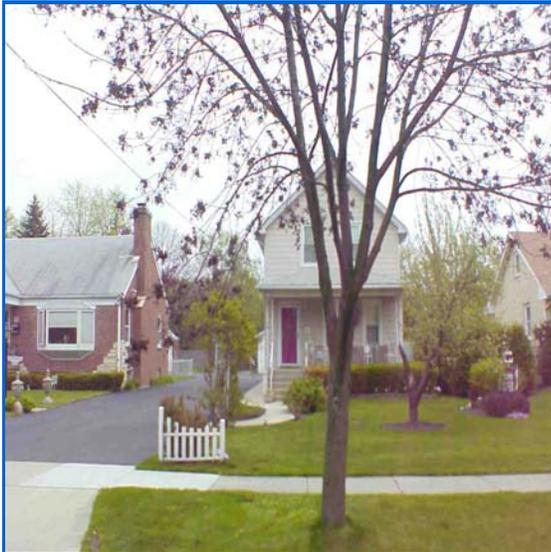
PREPARER	Lara Ramsey
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/25/2005
SURVEYAREA	Bob-o-link



Lake County, Illinois

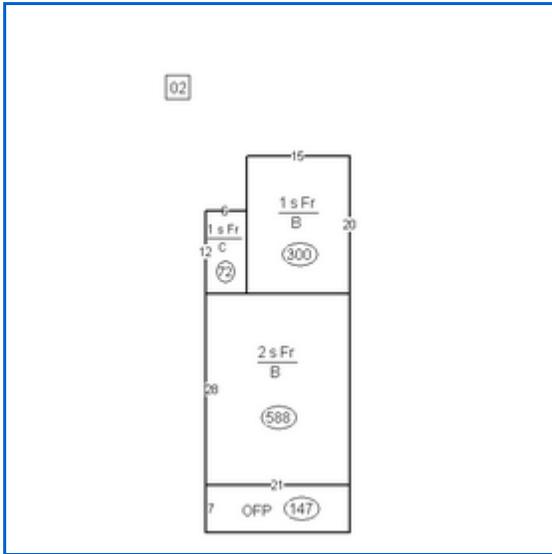
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-26-104-007	Neighborhood Number:	1826010
Street Address:	1437 MC DANIELS AVE	Neighborhood Name:	McDaniels/Golf/Thrntr
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$45,301	Total Land Square Footage:	8923
Building Amount:	\$42,744	House Type Code:	21
Total Amount:	\$88,045	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1920 / 1920
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1548
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	888
		Finished Basement Area (Square Feet):	710
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 580 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 0
		Porches Open / Enclosed Area:	147 / 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=1626104007>











Historic Preservation Commission

1670 Ridgelee Road Demolition Review

To: Historic Preservation Commission
From: Andy Cross
Date: 4/9/2015

<i>Year Built:</i>	1951
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Roy & Orit Blavise
<i>Size:</i>	1775 square feet
<i>Original Owner:</i>	Jack Lipson
<i>Architect:</i>	JW Atkinson, Consulting Architect for a construction company
<i>Original Cost:</i>	\$20,000
<i>Significant Features:</i>	None noted
<i>Alterations:</i>	<ul style="list-style-type: none">• Attached garage (1978)• Carport (1993)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1670 Ridgelee Road and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1670 Ridgelee Road, which is located off Ridge Road slightly west of Crossroads Shopping Center in the south end of town. The single-story house was built in 1951, but has been expanded over the decades with an

addition in 1978 and a garage in 1990s. The house was approved for demolition in 2008 (see attachments), but the demolition was never carried out and the permit applications have expired.

The house appears to have been a catalog model. The drawings, titled "Series No. 122", were produced for the Harold Sawunson Construction Company & General Contractors, Berwyn, Illinois have an issue date of either 1930 or 1950 (the microfilm can be hard to read sometimes). The original drawings show the house within only one forward-facing gable, visible on the right side of the house in the photo above. The second matching gable on the left side of the house was added in 1978.

Historic Preservation Commission

This house is in the West Side Survey Area and no survey entry was created for it. Because no survey gave the house an NC – Non-Contributing historical status, the application was not eligible for an administrative approval.

Biographical Information

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

Landmark Criteria

Below are the landmark criteria from the City Code:

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

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

Original Building Permit (1951)

2008 Demo Approval for 1670 Ridgelee



Bhar Rd

lee Rd

Lawrence Ln

Acorn Ln

Ridgelee Rd

Ridge Rd

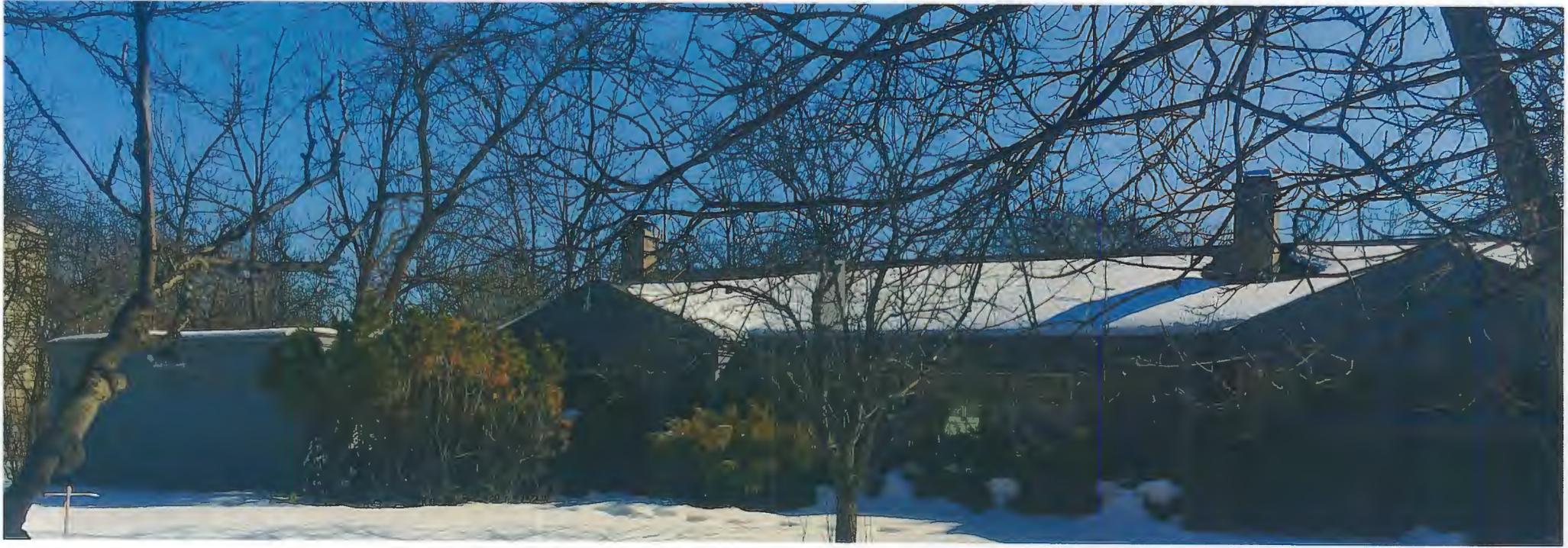
Skokie Valley Rd

Skokie Valley Rd


Cross
Roads
Shopping
Center

Woodridge
Park











01.30.2008





01-30-2009



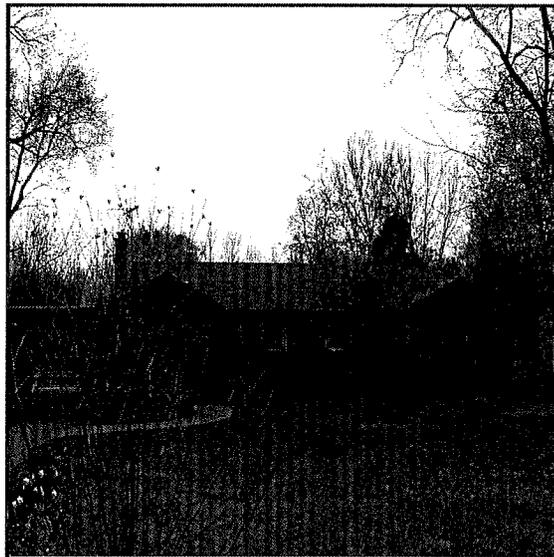
01.30.2008



Lake County, Illinois

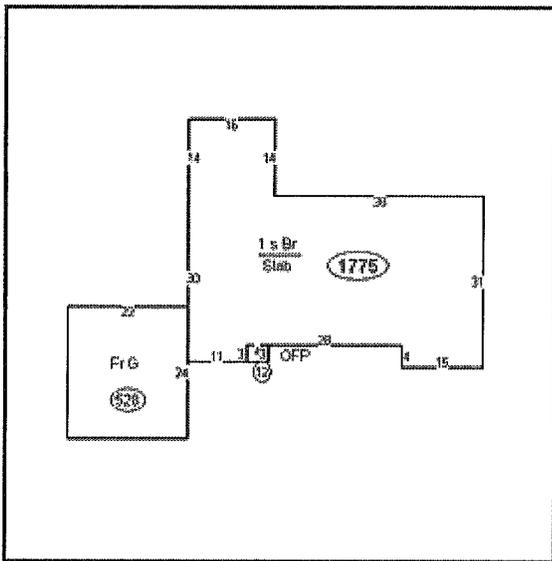
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-35-307-002	Neighborhood Number:	1834060
Street Address:	1670 RIDGELEE RD	Neighborhood Name:	Barberry/Sumac
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$75,679	Total Land Square Footage:	26161
Building Amount:	\$55,893	House Type Code:	43
Total Amount:	\$131,572	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1951 / 1951
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1775
		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:	1
		Fireplaces:	1
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	528 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 0
		Porches Open / Enclosed Area:	12 / 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
6/6/2014	\$355,000	Qualified	
12/10/2007	\$450,000	Qualified	

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

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

<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1635307002>

Memorandum

To: Kathy Rafferty, Building Division
From: Jason Berry, Planner
Date: February 1, 2008
Re: Administrative Approval of Wrecking Permit

A wrecking permit for the following address has received administrative approval from the Historic Preservation Commission chairman, Jim Fraerman:

- 1670 Ridgelee Road

Thank you.

Date 3-6- 19 51

Building Permit No. 6427



Location of Building—No. 1670 Street RIDGELEE RD

Name of Owner JACK LIPSON

Present Owner ADD. 5031 WINTHROP, CHGO. Phone UP 8-3981

Type of Construction BRK Vau 7' R⁷ UR 6° HW 6 Remodeling

Architect ARTHUR COHEN Address CHICAGO, ILL Phone

General Contractor H. SAWUSCH Address 1908 WESLEY Phone BERWYN

Permit issued to CONTRACTOR to construct a SINGLE FAMILY DWELLING

building on EX W 22' of Lot 2 EX EX Lot 2 of 413 Blk Sub'n BEARING ACRES ADDN

Builder's estimate 20,000- Permit fee 6767 Job Order No. 5586 Amt. \$ 50-

Location of Lot verified 3-6 19 51 by N Saack + Catchpole

Other inspections Posted Card.

Deposits Sidewalks Planked

Remarks

Electrical Contractor Bondart Elec Co Address Wilmette 222

Wiring Permit No. 4831 Issued 4-18-51 Fixture Permit No. 4831 Issued 4-18-51

Size of main wire #6 Size of branch wire 12+14 System Conduit

No. of Openings 46 No. Sockets..... No. Circuits 5 No. Motors..... No. Ranges.....

Certificate of Inspection issued 16- Pictures 19..... No.....

Inspector H. S. Sichel 4-18-51

✓ Plumbing Contractor JOHN DREW PLUMBING Address 1818 ROOSEVELT, HOYWOOD

Water Tap No. 4643 Sewer Tap No. 4606 Job Order No. 5008 Issued 4-23-51 Paid 80-50-

No. Catch Basins 1 No. Lavatories 2 No. Toilets..... 2

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

No. Shower Baths 1- O.T. No. Stacks 1-4"-12" Other Items 1- 2 Drain

Certificate of Inspection issued 4-26-51- H. S. Sichel

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

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

Tank and Burner Inspection.....

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

Type.....

Historic Preservation Commission

2717 Ridge Road Demolition Review

To: Historic Preservation Commission
From: Andy Cross
Date: 4/9/2015

<i>Year Built:</i>	2003
<i>Style:</i>	Contemporary Mansion
<i>Petitioner:</i>	Mitchell & Cathy Feiger
<i>Size:</i>	5,216 square feet
<i>Original Owner:</i>	Unknown
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	None noted
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 2717 Ridge Road and how it may satisfy any of the landmark criteria listed below.



A demolition permit has been submitted for the house located at 2717 Ridge Road. The house was built in 2003, so historic research on the structure is of limited value. The previous house on the property was a 1955 Ranch that was approved for demolition in 2001.



Figure 1: 2717 Ridge Road

Historic Preservation Commission

The applicants have not indicated whether the intent is to demolish the entire house, or renovate significant portions such that an interior demolition may take place.

It may be worth noting that Chapter 170 regulating the demolition of single-family dwellings does not allow for the administrative approval of newer houses like this. The Commission may wish to discuss whether an amendment allowing the administrative demolition review of recent construction would be valuable.

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

Site Photos

County Assessor Data

RECEIVED

MAR 12 2015

City of Highland Park
Building Dept.



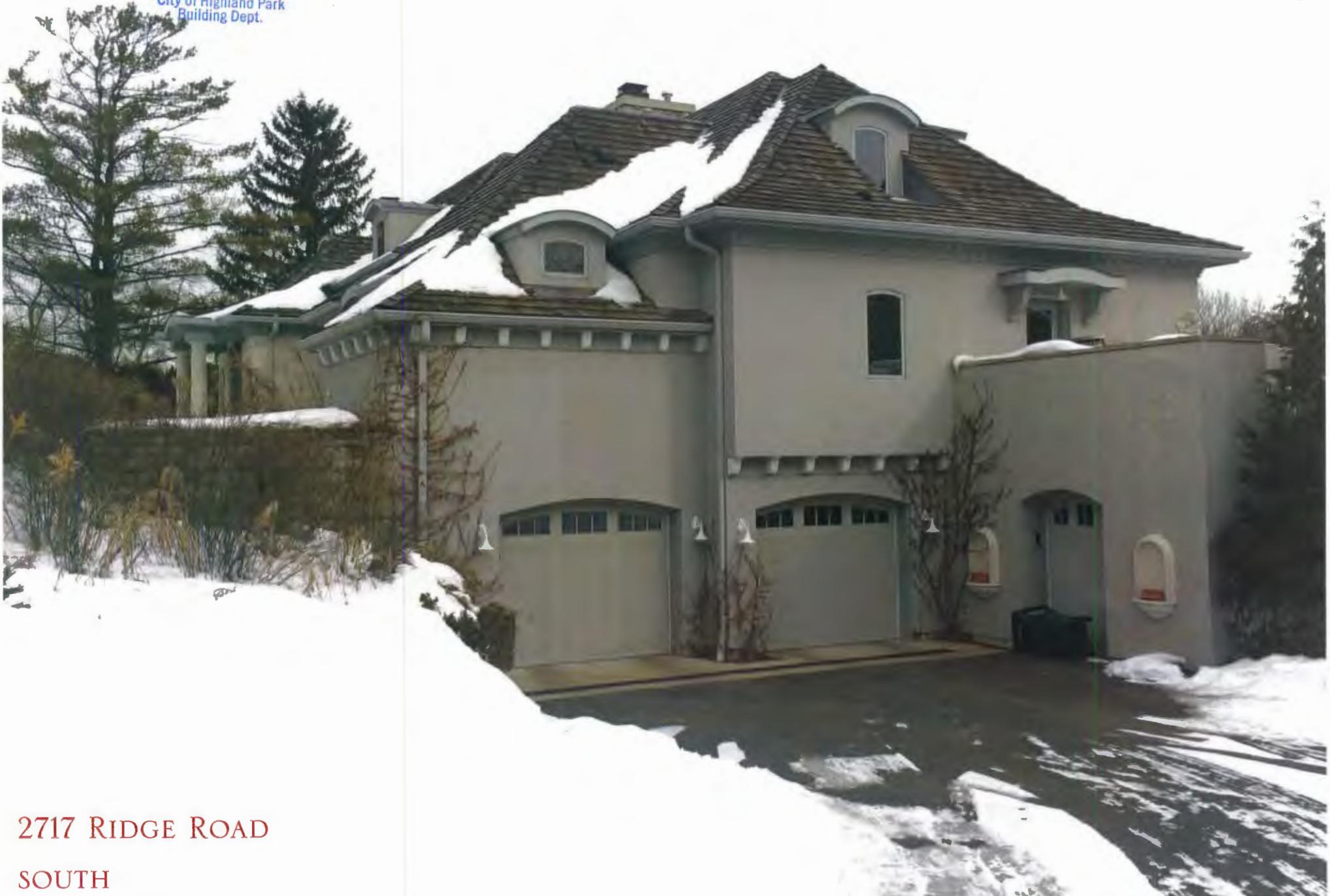
2717 RIDGE ROAD

WEST

RECEIVED

MAR 1 2 2015

City of Highland Park
Building Dept.



2717 RIDGE ROAD
SOUTH



2717 RIDGE ROAD
EAST 1

RECEIVED

MAR 12 2015

City of Highland Park
Building Dept.



2717 RIDGE ROAD

EAST 2

RECEIVED

MAR 12 2015

City of Highland Park
Building Dept.



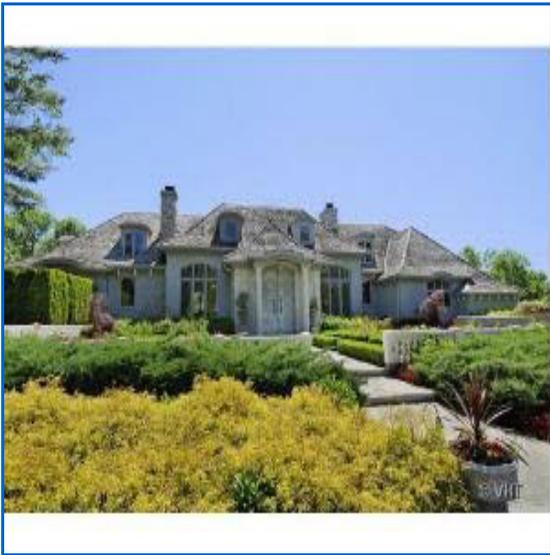
2717 RIDGE ROAD
NORTH



Lake County, Illinois

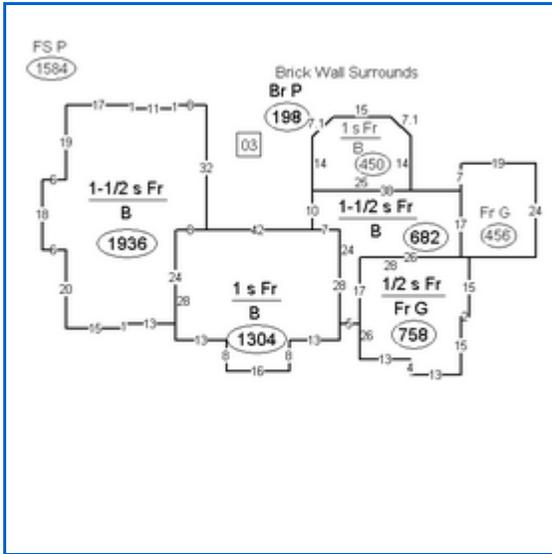
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-16-302-013	Neighborhood Number:	1716220
Street Address:	2717 N RIDGE RD	Neighborhood Name:	RIDGE GROVE AT HELLER
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$216,768	Total Land Square Footage:	209959.2
Building Amount:	\$379,017	House Type Code:	51
Total Amount:	\$595,785	Structure Type / Stories:	1.5
Township:	West Deerfield	Exterior Cover:	Wood siding
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	2003 / 2003
		Condition:	Average
		Quality Grade:	Exc
		Above Ground Living Area (Square Feet):	5216
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	4372
		Finished Basement Area (Square Feet):	3800
		Number of Full Bathrooms:	3
		Number of Half Bathrooms:	3
		Fireplaces:	2
		Garage Attached / Detached / Carport:	2 / 0 / 0
		Garage Attached / Detached / Carport Area:	1214 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	512



[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
11/21/2013	\$1,825,000	Qualified	

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

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

<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1616302013>

Historic Preservation Commission

863 Broadview Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross
Date: 4/9/2015

<i>Year Built:</i>	1956
<i>Style:</i>	Split Level
<i>Petitioner:</i>	Neil Fortunado, Green Building Tech.
<i>Size:</i>	1600 square feet
<i>Original Owner:</i>	Marshall Salzman
<i>Architect:</i>	Salzman & Sons
<i>Original Cost:</i>	\$18,000
<i>Significant Features:</i>	1.5 and 1-story side gable sections, multiple wall materials, wood casement windows
<i>Alterations:</i>	<ul style="list-style-type: none">• Front car port addition (1988)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 863 Broadview Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 863 Broadview Avenue. The split-level house was built in 1956 for \$18,000 and was designed by the owner, Marshall Salzman. The house has not been altered, other than a car port off the front of the house added in 1988.

The architectural survey for the Green Bay Road Corridor, completed in 2005, gives the house a C – Contributing historical status. This means that if a historic district were created in the area, this house would be a contributing structure within it. But the house wasn't thought to have enough historical significance on its own to warrant local landmark status.

Historic Preservation Commission

Architectural Analysis

The house is identified as a Split Level design. The 2005 Green Bay Corridor Architectural Survey provides the following write-up on the style:

The Split-Level originated during the 1950s as a variant of the Ranch type. As such, it borrows from the Ranch the overhanging eaves, low-pitched roof, and horizontal emphasis.



Figure 1: 863 Broadview

However, the Split-Level incorporates a two-story section met at mid-height by a one-story wing into the form of the structure. Also common to the type is the inclusion of a prominent garage in the main façade. Three levels of interior space are created by this plan and correspond to a family's need for quiet living areas, noisy living areas, and sleeping areas. Exterior treatments commonly include Colonial Revival-style detailing. Wall cladding materials span a wide range and can be mixed. There are 80 examples of this type in the survey area, 44 of which are rated contributing and three—the M. L. Daris House at 367 Flora Place, the J. W. Franklin House at 633 Lake Cook Road, and 610 Melody Lane—are rated locally significant.

Biographical Information

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

Landmark Criteria

Below are the landmark criteria from the City Code:

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

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

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

Date July 23 19 56.....

Building Permit No. 9125.....

Inspected by L01220 Date 7-30-57

For certificate of occupancy

Location of Building - No. 863 Street Broadview Avenue.....

Name of Owner Marshall Salzman.....

Present Address 3049 Granyille Phone

Type of Construction BF¹R⁶ BST G^{CP}WA⁰.....

Architect Owner..... Address Phone

General Contractor Salzman & Sons..... Address 3524 Peterson..... Phone JMR-3682

Permit issued to Owner..... to construct a Single Family Dwelling.....

building on Lot ... 25 Blk. Sub'n.

Builder's estimate \$18,000.00..... Permit fee \$69.00..... Job Order No. 1352..... Amt. \$.69.00/\$50.

Location of building on Lot verified 19..... by

Sanitary provisions approved by

Other Inspections 2nd & 3rd WANS EUSE - DRAIN TILE 7/27/56.....

STORM + SANITARY SEWER 8-356

Spot IN

FINAL - METAL CLAD DOOR & SELF CLOSER - Bury copper tubing in

Electrical Contractor Central Electric Address 5514 Lake
Wiring Permit No. 6862 Issued 11-16-56 No. Fixtures 15
Floor Area..... No. 15 Amp. Circuits required No. 20 Amp. Circuits required
Size of main wire Size of branch wire System
No. of Openings 40 No. Sockets No. Circuits No. Motors No. Ranges
Other Appliances
Inspected by Date

Plumbing Contractor Leifer Plumbing Company Address 2014 W. Montrose Chicago
Water Tap No. 6416 Sewer Tap No. 5500 Job Order No. 1368 Issued 7-27-56 Paid 105.00/\$50.
Work Order No. 2449 Storm Tap No. 1885
No. Catch Basins 1 No. Lavatories 3 No. Toilets 3
No. Baths 2 No. Sinks 1 No. Laundry Tubs 1
No. Shower Baths 1 No. Stacks 2-4" 1-1/2 Other Items
Inspections 7-2-56 HES
Downspouts connected to 19..... No.
Kind of heat T&B Permit #2758 7-23-56 Name of Burner

Tank and Burner Inspection
Driveway Permit No. 2199 Date July 23 1956 Contractor Omar
Type

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY	<input type="text" value="Building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="Good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="Addition(s)"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="-"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Split-Level"/>	PLAN	<input type="text" value="Rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="1.5/1"/>
DATE of construction	<input type="text" value="1956"/>	ROOF TYPE	<input type="text" value="Side gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="Permit"/>	FOUNDATION	<input type="text" value="Not visible"/>
WALL MATERIAL (current)	<input type="text" value="Stone/brick veneer"/>	PORCH	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood - vertical board"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Stone/brick veneer"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Wood - vertical board"/>	WINDOW TYPE	<input type="text" value="Casement/fixed/awning"/>
		WINDOW CONFIG	<input type="text" value="1-light"/>

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Salzman, Marshall House
COMMON NAME	
PERMIT NO	9125
COST	18000
ARCHITECT	Salzman, Marshall
ARCHITECT2	
BUILDER	Salzman & Sons
ARCHITECT SOURCE	Permit

PERMITINFO:	#9125 (7/23/1956)--brick 6 room SFD; #31385 (1988)--shed; #31417 (1988)--car port
-------------	---

HISTORIC INFO	
---------------	--

LANDSCAPE	Midblock on north side of curving residential street; house set at slight angle to street; front sidewalk; circular front driveway; similar setbacks; mature trees
-----------	--

PHOTO INFORMATION

ROLL1	7
FRAMES1	31
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Broadview863.jpg

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	3/20/2007
SURVEYAREA	GREEN BAY CORRIDOR



Lake County, Illinois

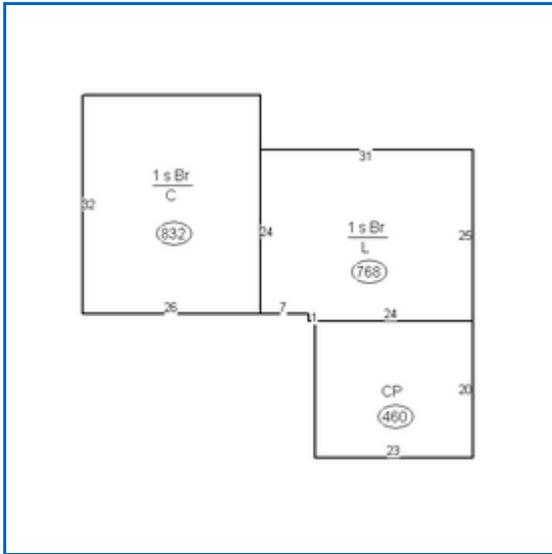
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-26-413-020	Neighborhood Number:	1826050
Street Address:	863 BROADVIEW AVE	Neighborhood Name:	Ravinia Highlands
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$75,210	Total Land Square Footage:	12728
Building Amount:	\$67,363	House Type Code:	72
Total Amount:	\$142,573	Structure Type / Stories:	Tri
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1956 / 1956
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1600
		Lower Level Area (Square Feet):	768
		Finished Lower Level (Square Feet):	768
		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:	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=1626413020>