

## 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, May 14, 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, May 14, 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. April 9, 2015

**IV. Scheduled Business**

A. Determination of Significance

- 585 Hyacinth Place
- 558 Hill Avenue
- 21 Lakewood Place

**V. Certificate of Appropriateness**

- 326 Central Avenue
- 434 Marshman Street

**VI. Discussion Items**

**VII. Business From the Public**

**VIII. Other Business**

A. Next meeting scheduled for June 11, 2015

**IX. Adjournment**

# Historic Preservation Commission

## 585 Hyacinth Avenue Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 5/14/2015

<i>Year Built:</i>	1956
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Seth Mindez
<i>Size:</i>	1,894 square feet
<i>Original Owner:</i>	Manilow Construction Company / Marion Mortonaber
<i>Architect:</i>	J. Goldman
<i>Original Cost:</i>	\$20,000
<i>Significant Features:</i>	Typical mid-century Ranch characteristics
<i>Alterations:</i>	<ul style="list-style-type: none"><li>• None identified</li></ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 585 Hyacinth Place and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the 1956 Ranch house at 585 Hyacinth in the northern part of Highland Park. There are no architectural surveys for this part of town, so the demolition request has been brought before the Commission as a matter of policy. Furthermore, no historical status has been given to the structure at this point.

The house is a fairly standard 1950's Ranch design. It was designed by J. Goldman of Chicago and built by the Manilow Construction Company. This part of Highland Park has not been surveyed. But if an architectural survey were commissioned in this area or research undertaken on the builders in the Krenn & Dato subdivision, it is likely that more houses by Goldman and the Manilow Company would be discovered. The Ranch style house at 558 Hill Street, which is on this same HPC agenda, is a very similar house designed by Goldman and built by Manilow.

# Historic Preservation Commission

## **Architectural Analysis**

The 2002 Northeast Area Architectural survey provides a detailed write-up on 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 contours of the land. Using the Spanish Hacienda or “rancho” as inspiration, May designed many Ranch houses throughout the West. Because of the Midwest’s close association with Prairie School architecture, however, many Chicago-area Ranch houses owe much to the architecture of Frank Lloyd Wright, especially his Usonian houses of the 1930s. Ranch houses became popular in the late 1940s and 1950s, when the idea was widely published, and were built nationwide in suburban communities. Characteristics of a Ranch house include its wide, ground-hugging profile, low-pitched roof, and deep eaves. Due to the popularity of the car, the garage has a prominent position in the front of the house and is an integral part of the architecture of the Ranch house.

A difference can be seen between architect-designed Ranch houses frequently found in Highland Park, and the mass-produced housing typically found in new post-World War II suburban subdivisions. There are basically two types of architect-designed Ranch houses: those without reference to historical styles, which are International Style or Contemporary, and those that take their designs from historical precedents. Contemporary Ranch houses are very simple, and tend to have hipped or gabled roofs and deep overhangs. International Style houses generally have flat roofs and a greater amount of glass. Some other Ranch houses clearly take design cues from previous historical styles, often incorporating Colonial details such as double-hung windows with shutters or classical elements such as rows of columns or front porticos.

The house at 585 Hyacinth Place was built for \$20,000 and exhibits many of the traditional Ranch characteristics: low slung roof, deep eaves, and varied materials on the exterior. It falls more into the Contemporary Ranch description identified above.

## **Biographical Information**

The original owner’s name is hand-written on the original 1956 building permit and is difficult to make out. The last name appears to be Mortonaber. No information about the family or their potential impact in the community was located.

## **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.

# Historic Preservation Commission

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

## **Recommended Action**

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

- (1) Three or more of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 365-day Review Period commencing on the Application Completion date will be in effect.
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,
- (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

585 Hyacinth Pl

SOUTH

~~Michael Goldner~~

---



585 Hyacinth #1

WEST



585 Hyacinth P1

EAST



585 Nyaciato #1

NORTH



Date ..... June. 69 ..... 56.

Building Permit No. ... 9030 .....

Inspected by *C. M. Reuser* Date *7-10-57*  
For certificate of occupancy



Location of Building - No. .... 585 ..... Street Hyacinth Pl.

Name of Owner ..... ~~Manilow Const. Co.~~ *Manilow & Montomaberi* .....

Present Address *2998 Summit Ave.* Phone .....

Type of Construction *BF1R6 BSTWA0AG1 1/2*

Architect *J. Goldman* Address *105 W. Monroe* Phone .....

General Contractor *Manilow* Address ..... Phone .....

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

building on ..... Lot *305* Blk. .... Sub'n. *Krenn & Dato*

Builder's estimate *\$20,000* Permit fee *\$67.67* Job Order No. .... Amt. \$ .....

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

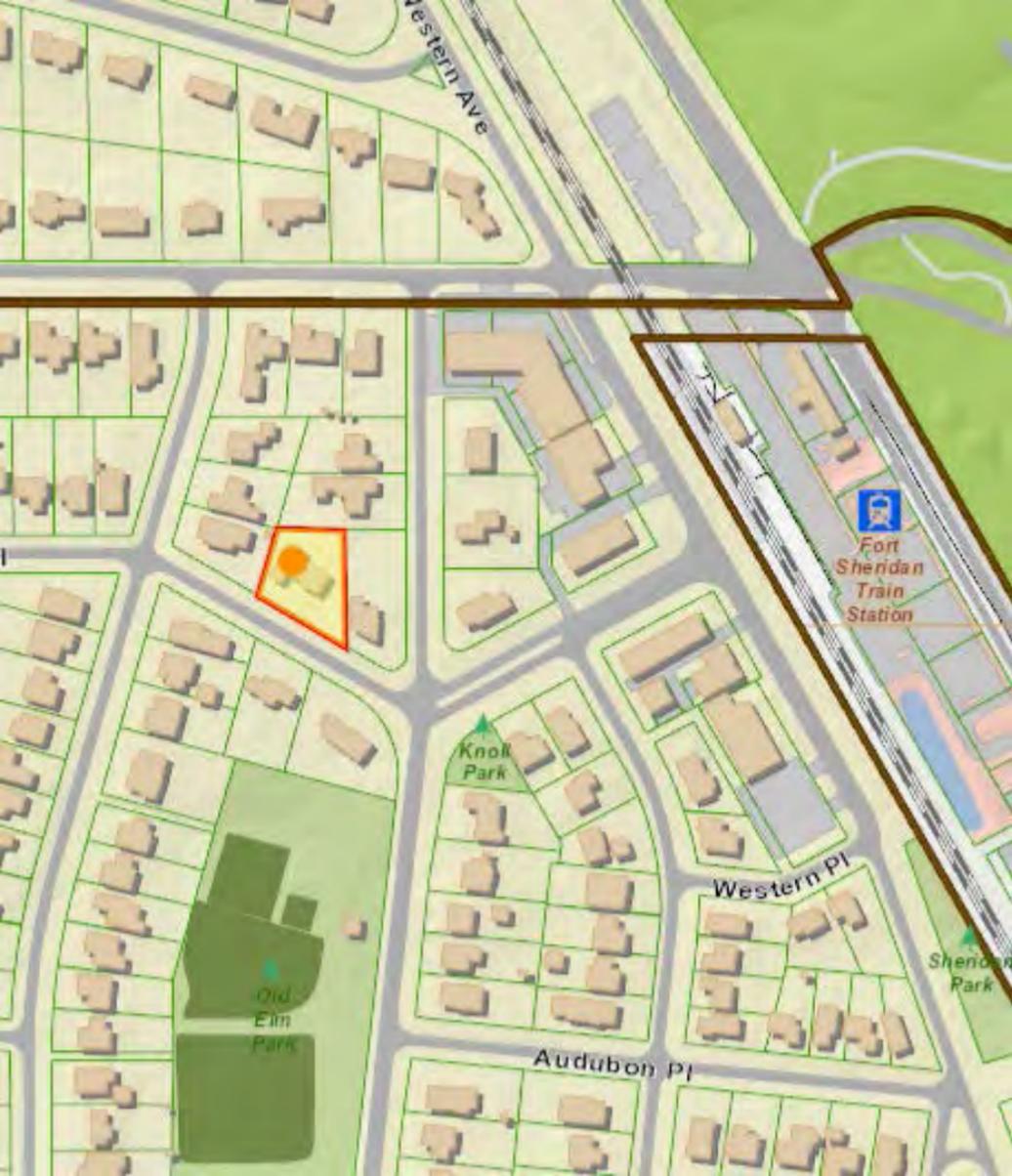
Sanitary provisions approved by *SANITARY & STORM DEPT 9/23/56 et*

Other Inspections *705 W. MONROE & REPAIR TILE 7/27/56*

*GROUND WORK PASSED*

*Permitted by June 6-11-57 In 10-4-57*

Electrical Contractor M. G. Electric Address 5910 W. 35th St. Cicero  
 Wiring Permit No. 7195 Issued 10-17-57 No. Fixtures 20  
 Floor Area..... No. 15 Amp. Circuits required ..... No. 20 Amp. Circuits required .....  
 Size of main wire ..... Size of branch wire ..... System .....  
 No. of Openings 60 No. Sockets ..... No. Circuits ..... No. Motors ..... No. Ranges .....  
 Other Appliances .....  
 Inspected by ..... Date .....  
 Plumbing Contractor Keystone Plumbing Co. Address 4451 W. Oakton Skokie  
 Water Tap No. 6394 Sewer Tap No. 5475 Job Order No. - Issued 7-11-56 Paid 90.00  
 Work Order No. 2427 Storm Tap No. 1864  
 No. Catch Basins 1 No. Lavatories 2 No. Toilets 2  
 No. Baths 2 No. Sinks 1 No. Laundry Tubs 1  
 No. Shower Baths 20 No. Stacks 1-4 1-2 Other Items ESPAIN  
 Inspections 9/25/56  
 Downspouts connected to ..... 19..... No. ....  
 Kind of heat #2707 6-6-56 Name of Burner GE  
 Tank and Burner Inspection .....  
 Driveway Permit No. 2109 Date 6-6-56 Contractor Siljstrom  
 Type .....



Western Ave

Fort Sheridan  
Train Station

Knoll  
Park

Old  
Elm  
Park

Sherman  
Park

Western Pl

Audubon Pl



## Lake County, Illinois

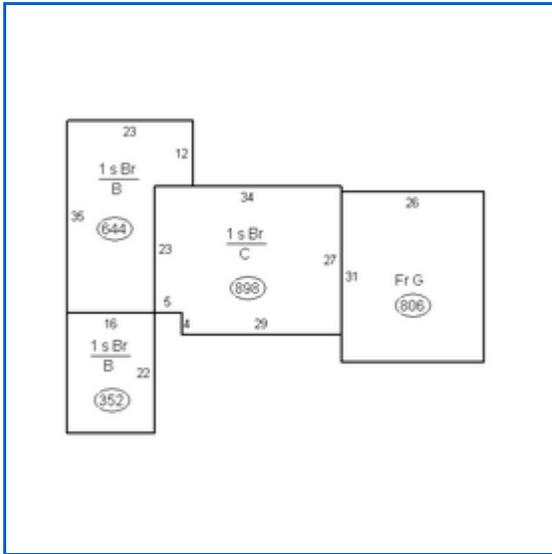
### Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-10-303-009	Neighborhood Number:	1810040
Street Address:	585 HYACINTH PL	Neighborhood Name:	The Highlands
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$61,391	Total Land Square Footage:	18657
Building Amount:	\$57,823	House Type Code:	43
Total Amount:	\$119,214	Structure Type / Stories:	1.0
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):	1894
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	996
		Finished Basement Area (Square Feet):	441
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	806 / 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
10/1/2014	\$320,000	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.

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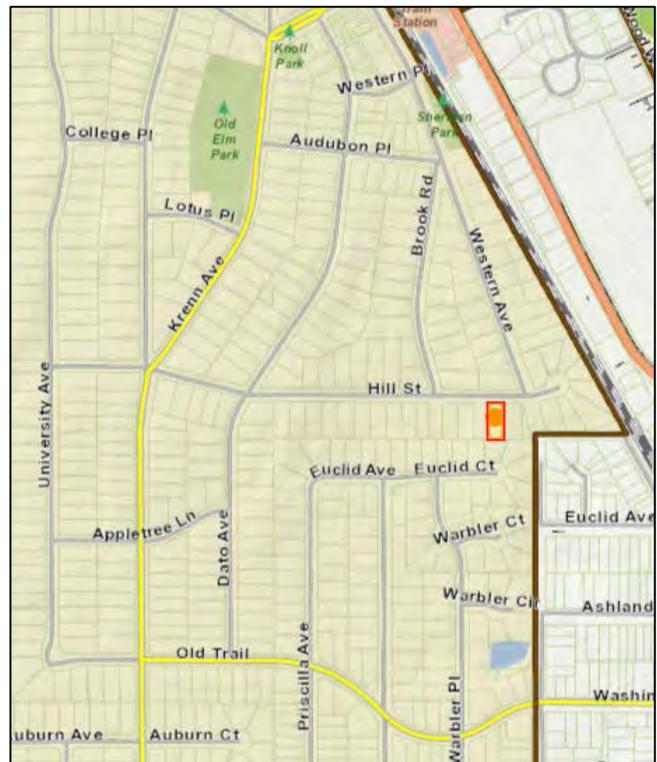
<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1610303009>

# Historic Preservation Commission

## 585 Hill Avenue Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 5/14/2015

<i>Year Built:</i>	1955
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Harry Krajcer
<i>Size:</i>	1,519 square feet
<i>Original Owner:</i>	Joseph Schroeder
<i>Architect:</i>	J. Goldman, Chicago
<i>Original Cost:</i>	\$20,000
<i>Significant Features:</i>	Typical mid-century Ranch characteristics
<i>Alterations:</i>	<ul style="list-style-type: none"><li>Finished Basement (1964)</li></ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 558 Hill Street and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 558 Hill Street. The house is in the northern part of Highland Park and not located within a Highland Park survey area, so no determination of historic significance has been made.

An original building permit in the City archives indicates the house was built in 1955 and improved in 1964 with a finished basement by the same owner in 1964. Other records since then are only for minor upkeep and small improvements on the property.



# Historic Preservation Commission

The house was built for \$20,000 in 1955 and hasn't been expanded or added onto since the original construction. The assessed value for the land and house as of 2014 was \$96,426.

## **Biographical Information**

The original owner of the house was Joseph Schroeder. He lived there at least 9 years, having improved the basement in 1964 following the 1955 construction. Ex-Officio member Julia Johnas has been consulted for biographical information on Mr. Schroeder. Findings will be presented at the upcoming HPC meeting.

The architect, J. Goldman of 105 W. Monroe in Chicago, doesn't appear in any of the surveys and no AIA references could be located for him.

## **Landmark Criteria**

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# Historic Preservation Commission

## **Recommended Action**

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## **Attachments**

Location Map

Site Photos

County Assessor Data

Original Building Permits

558 Hill St.



NORTH





WEST

RECEIVED

APR 22 2015

City of Highland Park  
Building Dept.

SOUTH



RECEIVED

APR 22 2015

City of Memphis Park  
Building Dept

SOUTH

RECEIVED

APR 22 2015

City of Highland Park  
Building Dept

EAST



Date Nov. 15 19 55

Building Permit No. 8721

Inspected by ..... Date .....  
For certificate of occupancy

Location of Building - No. 558 Street Hill St.

Name of Owner ~~Manilew Const. Co., Inc.~~ Joseph Schneider

Present Address 2998 Summit, Highland Park, Ill. Phone

Type of Construction BF1R6BstAG1 1/2 WA 0

Architect J. Goldman Address 105 W. Monroe Chgo. Phone

General Contractor owner Address Phone

Permit issued to owner to construct a single family dwelling

building on Lot 100 Blk. Sub'n. Krenn & Dato's H. Pk. Addn. Sub. #1

Builder's estimate \$20,000.00 Permit fee \$67.66 Job Order No. Amt. \$

Location of building on Lot verified 19 by

Sanitary provisions approved by

Other Inspections 7/13/56 1/30/56 & DIT

Sanitary & Storm Sewer Sump

PLB 6 Ground Work 3/22/56

OK



Electrical Contractor M. G. Electric Address 5910 W. 35th Cicero  
Wiring Permit No. 6743 Issued 10-3-56 No. Fixtures .....  
Floor Area..... No. 15 Amp. Circuits required ..... No. 20 Amp. Circuits required .....  
Size of main wire ..... Size of branch wire ..... System .....  
No. of Openings ..... No. Sockets ..... No. Circuits ..... No. Motors ..... No. Ranges .....  
Other Appliances .....  
Inspected by ..... Date .....

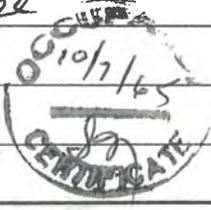
Plumbing Contractor Kupstare Plumbing Address 4451 Oakton, Skokie  
Water Tap No. 615 Sewer Tap No. 5319 Job Order No. \_\_\_\_\_ Issued 1/3/56 Paid ✓  
Work Order No. 5183 Storm Tap No. 176  
No. Catch Basins 1 No. Lavatories 2 No. Toilets 2  
No. Baths 3 No. Sinks 1 No. Laundry Tubs .....  
No. Shower Baths 207 No. Stacks 1-4 1-2 Other Items EDRAIN  
Inspections 4-6-56

Downspouts connected to ..... 19..... No. ....  
Kind of heat # 2570 3/13/56 Name of Burner Sunbeam

Tank and Burner Inspection .....  
Driveway Permit No. 1909 Date 3/12 19 56 Contractor Superior  
Type .....

DATE PERMIT ISSUED 4-9-64		BUILDING ADDRESS 558 Hill Street		BUILDING PERMIT NO. 12710	
BUILDING ON					
OF LOT 100		BLOCK		SUBDIVISION Krenn & Dato's Add.	
NAME OF OWNER J. F. Schroeder		ADDRESS 558 Hill Street, H.P.		PHONE ID3-0227	
ARCHITECT		ADDRESS		PHONE	
GENERAL CONTRACTOR Owner		ADDRESS		PHONE	
TYPE OF CONSTRUCTION SFD-Alter.Finishing basm't		USE GROUP L3	FIRE GRADING 4B	ZONING DISTRICT C	
BUILDER'S ESTIMATE \$	BUILDING DEPT. EST. \$ 600.00	PERMIT FEE \$ 5.00	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NO.	
PLUMBING CONTRACTOR		ADDRESS		PHONE	
PLUMBING PERMIT NO.	TOTAL FEE	NEW FIXTURES	REPLACE FIXTURES	OTHER	
SEWER & WATER CONTRACTOR		ADDRESS		PHONE	
WATER TAP NO.	SIZE	FEE	SANITARY SEWER NO.	INSP. FEE	TAP CHARGE
HEATING & AIR COND. CONTRACTOR		ADDRESS		PHONE	
HEATING PERMIT NOL	TOTAL FEE	HEATING TOTAL BTU		AIR CONDITIONING TONS	
ELECTRICAL CONTRACTOR Owner		ADDRESS		PHONE	
ELECT. PERMIT NO. 11256	TOTAL FEE \$4.00	OUTLETS NO. 4	FIXTURES NO.	MOTORS H.P.	HEAT KWH
DRIVEWAY PERMIT NO.	TOTAL FEE	DEPOSIT NO. AMT.	CONTRACTOR		

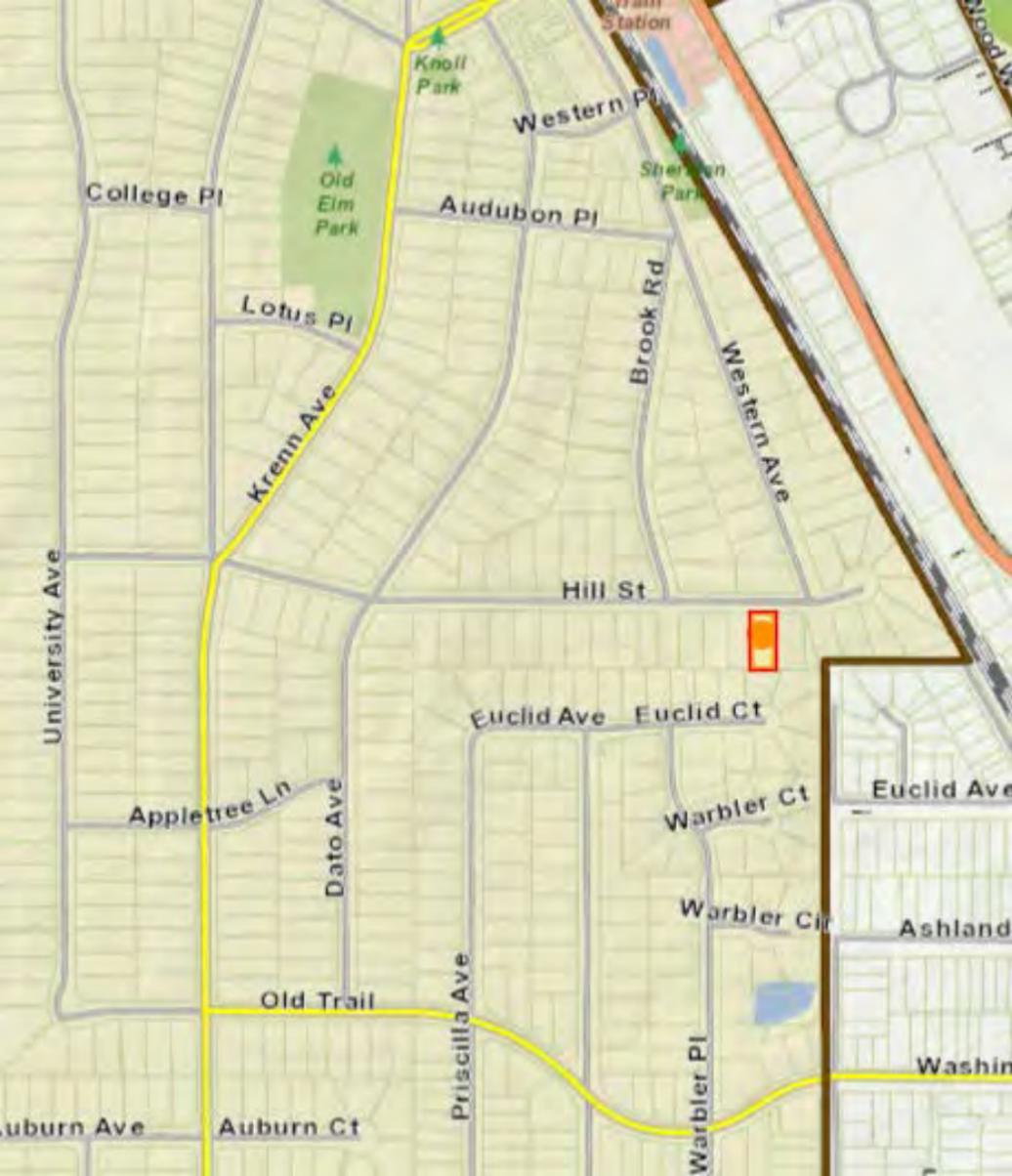
INSPECTIONS

SITE 4/14/64WR	
FOOTING none	FOUNDATION none
FRAMING Partial covered without permit - corrections 4/30/64WR	
FINAL BLDG. 10/1/65WR	FIRE REGULATIONS
DRIVEWAY none	
SANITARY SEWER none	
STORM SEWER none	
PLUMBING UNDERGROUND none	STACK TEST none
ROUGH PLUMBING none	FINAL PLUMBING none
ROUGH HEATING none	FINAL HEATING none
ELECTRICAL SERVICE	ELECTRICAL UNDERGROUND
ROUGH ELECTRICAL 4-24-64 - Portions Covered - Ceiling open	
FINAL ELECTRICAL 10/1/65WR	
PLOTTED SURVEY SUBMITTED N.R.	CERTIFICATE OF OCCUPANCY ISSUED

CITY OF HIGHLAND PARK, ILLINOIS  
BUILDING DEPARTMENT

558 HILL STREET

BUILDING PERMIT FILE CARD



University Ave

College Pl

Lotus Pl

Krenn Ave

Appletree Ln

Dato Ave

Old Trail

Auburn Ave

Auburn Ct

Priscilla Ave

Euclid Ave

Euclid Ct

Warbler Ct

Warbler Cir

Warbler Pl

Knoll Park

Old Elm Park

Sherman Park

Western Pl

Audubon Pl

Brook Rd

Western Ave

Hill St

Euclid Ave

Ashland

Washing





## Lake County, Illinois

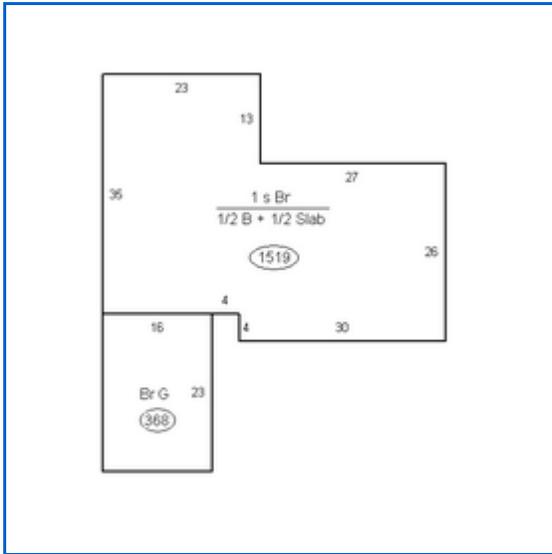
### Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-10-323-004	Neighborhood Number:	1810040
Street Address:	558 HILL ST	Neighborhood Name:	The Highlands
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$52,927	Total Land Square Footage:	13366
Building Amount:	\$43,499	House Type Code:	43
Total Amount:	\$96,426	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1955 / 1955
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1519
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	759
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	368 / 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
7/24/2014	\$225,000	Unqualified	

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1610323004>

# Historic Preservation Commission

## 21 Lakewood Place Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 5/14/2015

<i>Year Built:</i>	1954
<i>Style:</i>	International Style / Late Prairie
<i>Petitioner:</i>	Ronald Levin
<i>Size:</i>	3,745 s.f.
<i>Original Owner:</i>	Edgar & Dolly Anstett
<i>Architect:</i>	Stade & Cooley
<i>Original Cost:</i>	\$56,000
<i>Significant Features:</i>	Stone exterior, decorative coping, shed roof, modular design
<i>Alterations:</i>	<ul style="list-style-type: none"><li>• None noted</li></ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 21 Lakewood Place and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 21 Lakewood Place, just south of Rosewood Park in Ravinia. Built in 1956, the International Style house cost \$28,000 to construct. It was built for Edgar Anstett, who founded a manufacturing company with his brother in 1946 called *Powernail*. The company is still around with offices in Lake Zurich. Additional biographical



# Historic Preservation Commission

information is available in the attachments to this memo.

## **Architectural Analysis**

Color photographs of the house show the stone and roman brick exterior and the decorative aluminum coping around the house. Architectural drawings on microfilm provide details of the design and siting of the house on the lakefront property. The photo below shows extensive windows on the elevation facing the lake and detail can be seen on the coping as it decreases in height from the center of the house outward.

The house was designed by Stade & Cooley. Charles E. Stade was a Chicago architect well-known for his design of churches. An exhibit in the attachments provides more information on this. He passed away in 1993. No information is immediately available on Mr. Charles Stade.



Stade & Cooley are credited with six other houses in the surveys, both as a firm and as solo architects. All the work is from the early 1950's and has a C – Contributing historical status. None of the houses have been demolished. Survey entries for all the homes are included in the exhibits to this memo.

## **Landmark Criteria**

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# 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.
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## **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 March 19, 19 54

Building Permit No. 7623

Inspected by June 15 Date 5-29-58

For certificate of occupancy

Location of Building — No. 21 Street Lakewood Place

Name of Owner Edgar P. & Dolly W. Anstett

Present Address 961 Montana Street, Chicago. Phone EA 7-1811

Type of Construction StnStlWd<sup>2</sup>F<sup>1</sup>R<sup>8</sup>WA<sup>4</sup>Bst Ag<sup>4</sup>

Architect Stade & Ceoley Address 532 Busse Hwy., Park Ridge

General Contractor Owner Address \_\_\_\_\_ Phone \_\_\_\_\_

Permit issued to Owner to construct a Single family dwelling

building on Lot 17 Blk. \_\_\_\_\_ Sub'n. Hill & Stone's "Shore Crest"

Builder's estimate \$66,000 Permit fee \$221.00 Job Order No. 7304 Amt. \$ 50.00

Location of building on Lot verified 3-19- 19 54 by H. Sasch

Sanitary provisions approved by \_\_\_\_\_

Other Inspections Posted Bldg Permit

4-19-55

Replied to Permit Card issued

Footings Inspected are O.K.

H. Sasch

11-17-54.

*check for permit.*



Electrical Contractor R. B. Cesar Address Woodvale 353 Catalpa  
Wiring Permit No. 5993 Issued 12/10/54 No. Fixtures \_\_\_\_\_  
Floor Area \_\_\_\_\_ No. 15 Amp. Circuits required \_\_\_\_\_ No. 20 Amp. Circuits required \_\_\_\_\_  
Size of main wire # 4 - Size of branch wire 12+14 System Conduit  
No. of Openings 132 No. Sockets \_\_\_\_\_ No. Circuits 12 No. Motors \_\_\_\_\_ No. Ranges \_\_\_\_\_  
Other Appliances \_\_\_\_\_  
Inspection by \_\_\_\_\_ Date \_\_\_\_\_

Plumbing Contractor C. P. Sullivan Co. Address 2015 St. Johns, H.P.K. I.I.I.  
Water Tap No. 5745 Sewer Tap No. 4964 Job Order No. 8033 Issued 12/27/54 Paid 140.00/50.00  
6711 Work Order No. 2745 Storm Tap No. 1513 2045 10-10-57 150.00/50.00  
No. Catch Basins 1 No. Lavatories 2 No. Toilets 2  
No. Baths 2 - No. Sinks 1 - No. Laundry Tubs 1 Tray  
No. Shower Baths 1 O.T. No. Stacks 24" - 1 - 2" Other Items 1 F. Drain  
Inspections W. Basch. 9-7-54, also 6-16-55  
Downspouts connected to \_\_\_\_\_ 19 \_\_\_\_\_ No. \_\_\_\_\_  
Kind of heat nat gas Name of Burner \_\_\_\_\_

Tank and Burner Inspection \_\_\_\_\_  
Driveway Permit No. \_\_\_\_\_ Date \_\_\_\_\_ 19 \_\_\_\_\_ Contractor \_\_\_\_\_  
Type \_\_\_\_\_

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="excellent"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="not altered"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="-"/>		
SECONDARY STRUCTURE	<input type="text" value="-"/>		

### ARCHITECTURAL DESCRIPTION

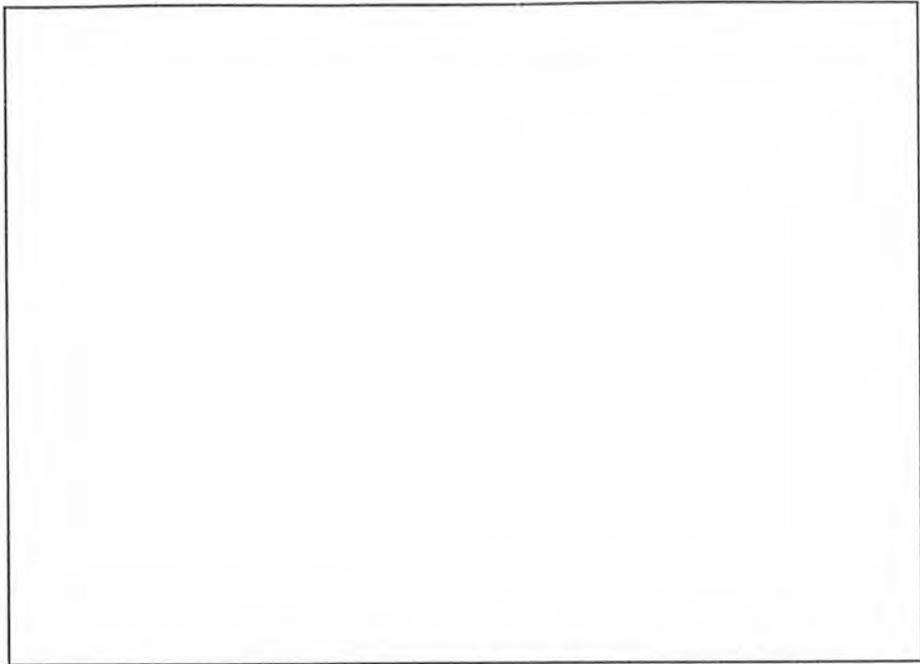
ARCHITECTURAL CLASSIFICATION	<input type="text" value="International Style"/>	PLAN	<input type="text" value="irregular"/>
DETAILS	<input type="text" value="Late Prairie"/>	NO OF STORIES	<input type="text" value="1.5"/>
DATE of construction	<input type="text" value="1954"/>	ROOF TYPE	<input type="text" value="Flat; Shed"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Not visible"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Stone"/>	PORCH	<input type="text" value="Recessed front"/>
WALL MATERIAL 2 (current)	<input type="text" value="Aluminum"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Stone"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Aluminum"/>	WINDOW TYPE	<input type="text" value="casement; fixed"/>
		WINDOW CONFIG	<input type="text" value="grouped; picture"/>

SIGNIFICANT FEATURES

ALTERATIONS

**HISTORIC INFORMATION**

HISTORIC NAME	Anstett, Edgar R. & Dolly W. House
COMMON NAME	
PERMIT NO	7623
COST	\$66,000
ARCHITECT	Stade & Cooley
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



**HISTORIC INFO**

--

**LANDSCAPE**

Lake bluff lot at end of no-outlet residential street; front driveway w/parking; bushes lining west and south lot lines; stone privacy wall along north lot line; foundation plantings & bushes; mature trees

**PHOTO INFORMATION**

ROLL1	2
FRAMES1	32
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\lakewood0021.jpg

**SURVEY INFORMATION**

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	7/29/03
SURVEYAREA	Braeside Survey Area

21 LAKEWOOD PLACE  
HIGHLAND PARK, IL 60035



STREET VIEW



FRONT ELEVATION LOOKING EAST

21 LAKEWOOD PLACE  
HIGHLAND PARK, IL 60035



SOUTH ELEVATION



SOUTH ELEVATION AT BLUFF

21 LAKEWOOD PLACE  
HIGHLAND PARK, IL 60035



LAKE VIEW - LOOKING WEST



NORTH VIEW - LOOKING WEST

21 LAKEWOOD PLACE  
HIGHLAND PARK, IL 60035



NORTH ELEVATION - LOOKING EAST



## Lake County, Illinois

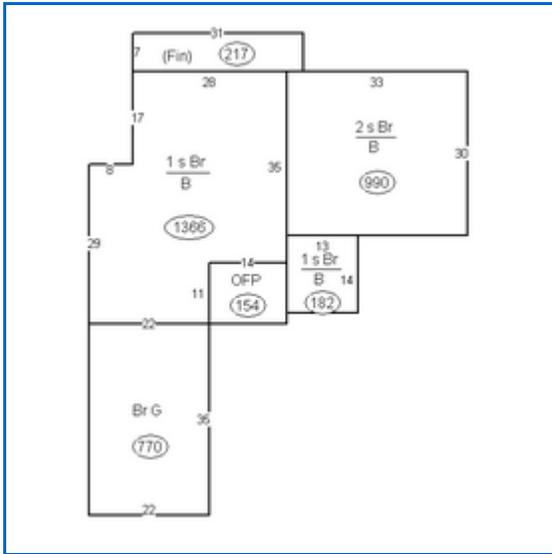
### Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	17-31-102-010	Neighborhood Number:	1800002
Street Address:	21 LAKEWOOD PL	Neighborhood Name:	Moraine Lake Front
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$683,636	Total Land Square Footage:	64869
Building Amount:	\$228,176	House Type Code:	22
Total Amount:	\$911,812	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Stone
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1955 / 1955
		Condition:	Average
		Quality Grade:	VGd
		Above Ground Living Area (Square Feet):	3745
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	2538
		Finished Basement Area (Square Feet):	2030
		Number of Full Bathrooms:	3
		Number of Half Bathrooms:	1
		Fireplaces:	3
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	770 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 0
		Porches Open / Enclosed Area:	154 / 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
10/22/2014	\$3,100,000	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=1731102010>

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY  CURRENT FUNCTION

CONDITION  HISTORIC FUNCTION

INTEGRITY  REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION  PLAN

DETAILS  NO OF STORIES

DATE of construction  ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE  FOUNDATION

WALL MATERIAL (current)  PORCH

WALL MATERIAL 2 (current)  WINDOW MATERIAL

WALL MATERIAL (original)  WINDOW MATERIAL

WALL MATERIAL 2 (original)  WINDOW TYPE

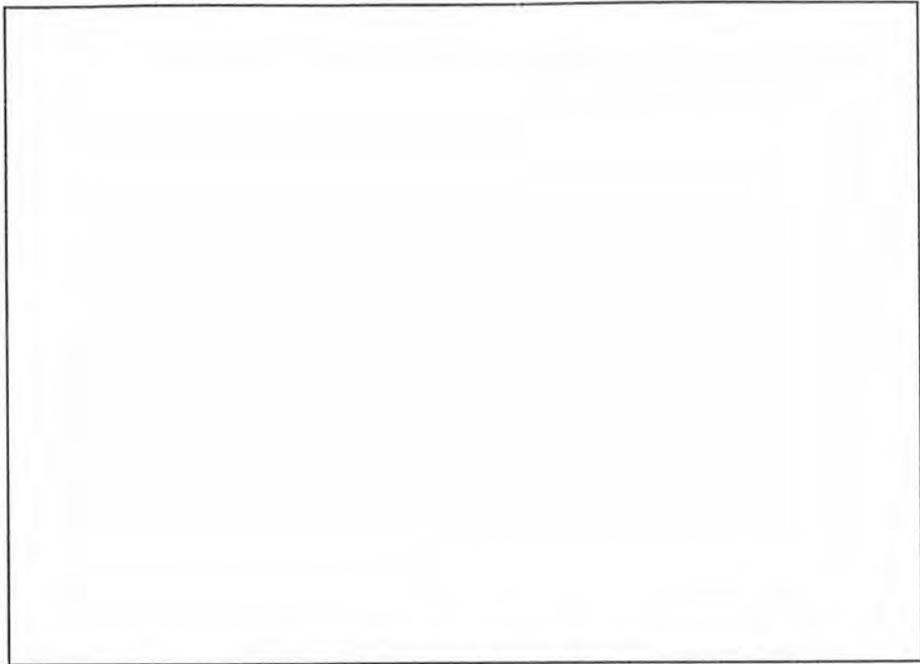
WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

**HISTORIC INFORMATION**

HISTORIC NAME	Anstett, Edgar R. & Dolly W. House
COMMON NAME	
PERMIT NO	7623
COST	\$66,000
ARCHITECT	Stade & Cooley
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



**HISTORIC INFO**

--

**LANDSCAPE**

Lake bluff lot at end of no-outlet residential street; front driveway w/parking; bushes lining west and south lot lines; stone privacy wall along north lot line; foundation plantings & bushes; mature trees

**PHOTO INFORMATION**

ROLL1	2
FRAMES1	32
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\lakewood0021.jpg

**SURVEY INFORMATION**

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	7/29/03
SURVEYAREA	Braeside Survey Area

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY  CURRENT FUNCTION

CONDITION  HISTORIC FUNCTION

INTEGRITY  REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

### ARCHITECTURAL DESCRIPTION

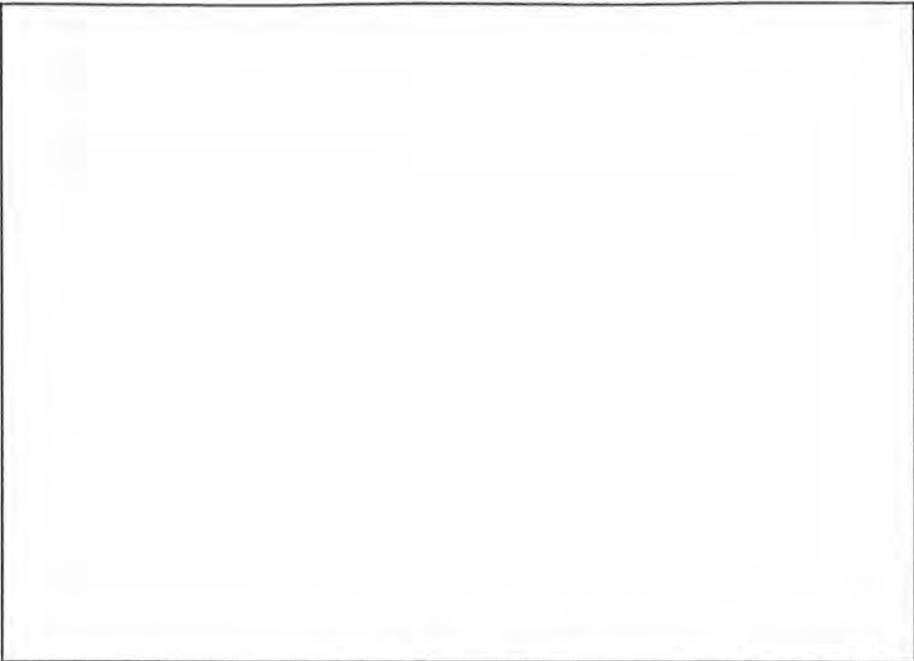
ARCHITECTURAL CLASSIFICATION	<input type="text" value="Colonial Revival"/>	PLAN	<input type="text" value="rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="1950"/>	ROOF TYPE	<input type="text" value="Side gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="Front"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="casement; fixed"/>
		WINDOW CONFIG	<input type="text" value="multi-light; stacked; picture"/>

SIGNIFICANT FEATURES

ALTERATIONS

**HISTORIC INFORMATION**

HISTORIC NAME	Sager, Ben W. House
COMMON NAME	
PERMIT NO	6364
COST	\$36,000
ARCHITECT	Stade, Charles Edward
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	building permit



HISTORIC INFO	
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LANDSCAPE	Midblock of curvilinear residential street; uniform setback; front driveway; front sidewalk and parkway; curved front walkway; foundation shrubs; mature trees
-----------	--

**PHOTO INFORMATION**

ROLL1	24
FRAMES1	7
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\ivy0239.jpg

**SURVEY INFORMATION**

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/14/03
SURVEYAREA	Braeside Survey Area

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY  CURRENT FUNCTION

CONDITION  HISTORIC FUNCTION

INTEGRITY  REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

### ARCHITECTURAL DESCRIPTION

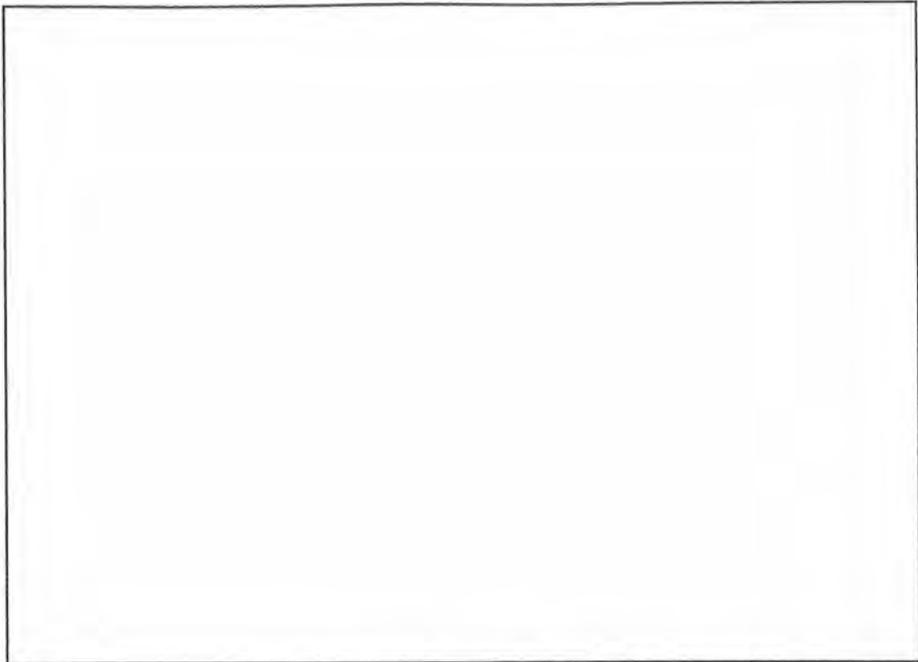
ARCHITECTURAL CLASSIFICATION	<input type="text" value="Art Moderne"/>	PLAN	<input type="text" value="rectangular"/>
DETAILS	<input type="text" value="Late Prairie"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="1950"/>	ROOF TYPE	<input type="text" value="Hipped"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="Recessed entry"/>
WALL MATERIAL 2 (current)	<input type="text" value="Aluminum"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Wood"/>	WINDOW TYPE	<input type="text" value="casement; ribbon"/>
		WINDOW CONFIG	<input type="text" value="ribbon"/>

SIGNIFICANT FEATURES

ALTERATIONS

**HISTORIC INFORMATION**

HISTORIC NAME	Kadison, Joseph L. House
COMMON NAME	
PERMIT NO	6037; 6451; 20502; 30957
COST	\$32,000
ARCHITECT	Stade, Charles
ARCHITECT2	
BUILDER	Stade Construction Co.
ARCHITECT SOURCE	building permit



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

LANDSCAPE	Midblock of curvilinear residential street; uniform setback; front sidewalk and parkway; front driveway; foundation plantings; trees lining east and west lot lines; mature trees
-----------	---

**PHOTO INFORMATION**

ROLL1	24
FRAMES1	6
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\ivy0255.jpg

**SURVEY INFORMATION**

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/14/03
SURVEYAREA	Braeside Survey Area

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

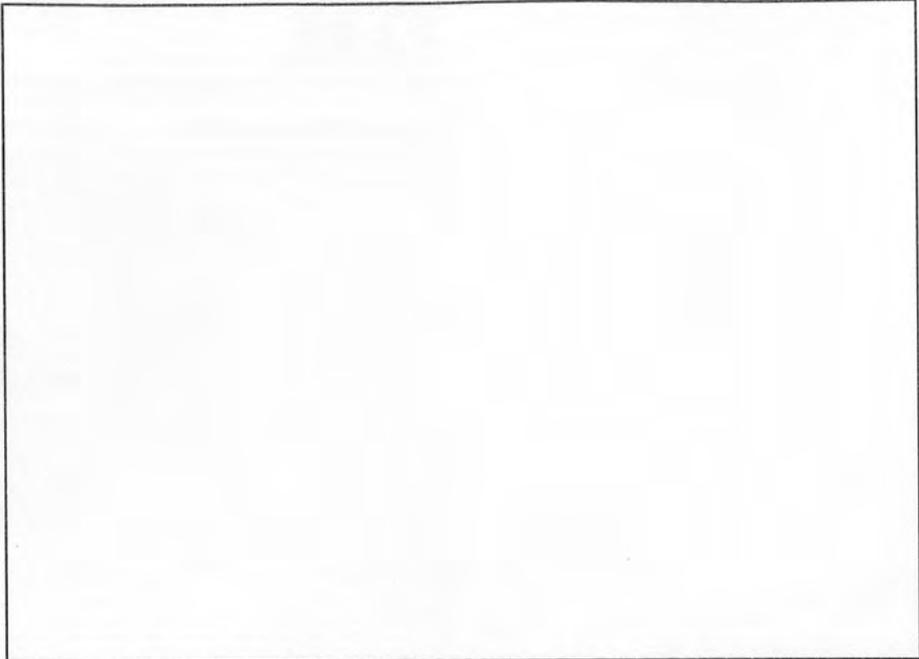
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CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="not altered"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="-"/>		
SECONDARY STRUCTURE	<input type="text" value="-"/>		

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Ranch"/>	PLAN	<input type="text" value="rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="1"/>
DATE of construction	<input type="text" value="1951"/>	ROOF TYPE	<input type="text" value="Hipped"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick veneer"/>	PORCH	<input type="text" value="Recessed entry"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick veneer"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Wood"/>	WINDOW TYPE	<input type="text" value="casement; fixed"/>
SIGNIFICANT FEATURES	<input type="text" value="Decorative vents projecting at hip of the roof; cantilevered ravine overhang; wide chimney rising through the roof; recessed front entry; picture windows"/>		
ALTERATIONS	<input type="text" value="-"/>		

**HISTORIC INFORMATION**

HISTORIC NAME	Lawrence, James J. House
COMMON NAME	
PERMIT NO	6470
COST	\$42,000
ARCHITECT	Stade, C. C.
ARCHITECT2	
BUILDER	Universal Contr. Co.
ARCHITECT SOURCE	building permit



**HISTORIC INFO**

[Empty box for historic information]

**LANDSCAPE**

Midblock of residential street; uniform setback; front driveway; front sidewalk and parkway; foundation bushes; yard plantings; side ravine overlook; mature trees

**PHOTO INFORMATION**

ROLL1	14
FRAMES1	35
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\dell0335.jpg

**SURVEY INFORMATION**

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/13/03
SURVEYAREA	Braeside Survey Area

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 406  
 DIRECTION  
 STREET SHERIDAN  
 ABB RD  
 PIN 1636403010  
 LOCAL SIGNIFICANCE RATING C  
 POTENTIAL IND NR? (Y or N) N  
 CRITERIA -  
 Contributing to a NR DISTRICT? C  
 Contributing secondary structure? -  
 Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	-		
SECONDARY STRUCTURE	-		

### ARCHITECTURAL DESCRIPTION

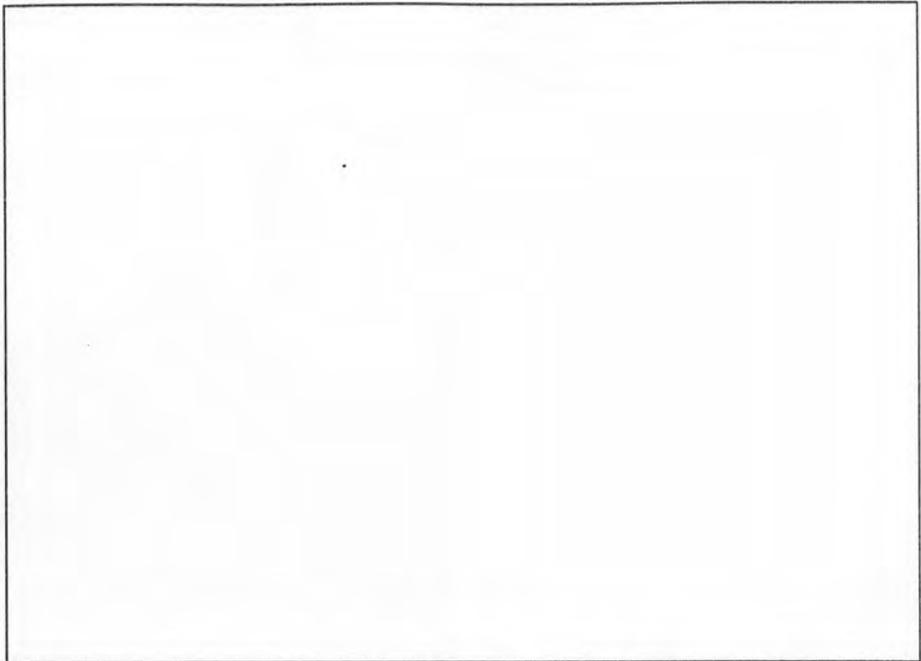
ARCHITECTURAL CLASSIFICATION	Ranch	PLAN	rectangular
DETAILS		NO OF STORIES	1
DATE of construction	1952	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	building permit	FOUNDATION	Concrete - poured
WALL MATERIAL (current)	Brick	PORCH	Front
WALL MATERIAL 2 (current)	Wood	WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	Aluminum
WALL MATERIAL 2 (original)	Wood	WINDOW TYPE	awning; casement; fixed
		WINDOW CONFIG	grouped; stacked; picture

SIGNIFICANT FEATURES Stacked awning windows; square porch supports; wide central chimney rising through the roof

ALTERATIONS Enclosed side porch; replacement aluminum windows

**HISTORIC INFORMATION**

HISTORIC NAME	
COMMON NAME	
PERMIT NO	6728; 32545
COST	\$30,000
ARCHITECT	Stade, Charles Edward
ARCHITECT2	
BUILDER	Universal Constr. Co.
ARCHITECT SOURCE	building permit



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

LANDSCAPE	Corner lot residential thoroughfare & residential street, facing thoroughfare; uniform setback; front sidewalk & parkway; side driveway; foundation bushes & plantings; bushes lining front lot line; mature trees
-----------	--

**PHOTO INFORMATION**

ROLL1	15
FRAMES1	32
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\sheridan0406.jpg

**SURVEY INFORMATION**

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

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

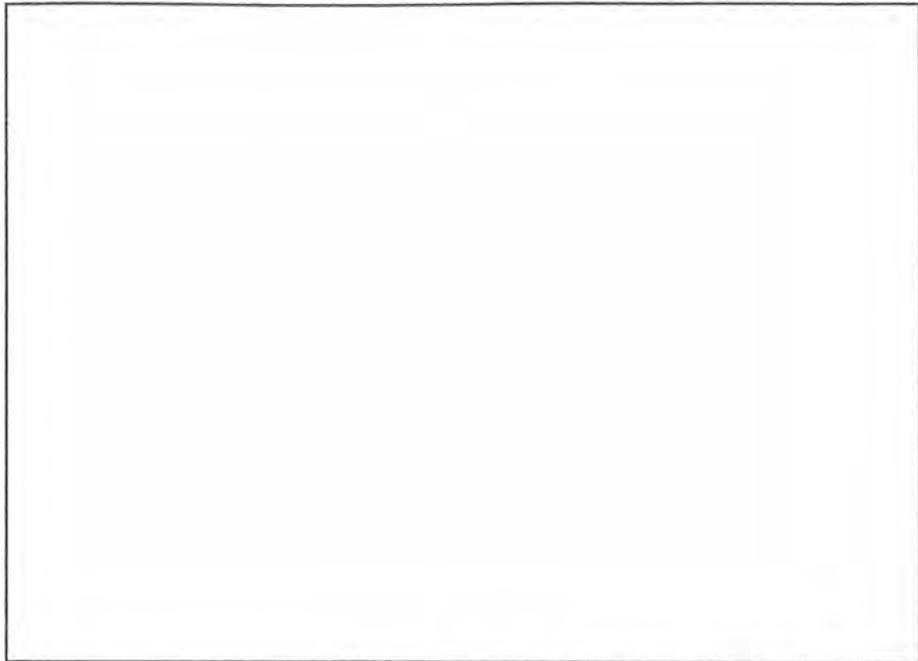
CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="not altered"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="-"/>		
SECONDARY STRUCTURE	<input type="text" value="-"/>		

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Contemporary"/>	PLAN	<input type="text" value="square"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="1"/>
DATE of construction	<input type="text" value="1953"/>	ROOF TYPE	<input type="text" value="Front gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="Front"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Wood"/>	WINDOW TYPE	<input type="text" value="Fixed; casement"/>
SIGNIFICANT FEATURES	<input type="text" value="Multiple gables; window walls"/>		
ALTERATIONS	<input type="text" value="-"/>		

**HISTORIC INFORMATION**

HISTORIC NAME	Gurnick, L. House
COMMON NAME	
PERMIT NO	7489; 9445
COST	\$24,000
ARCHITECT	Stade, C. Cooley Assoc.
ARCHITECT2	
BUILDER	Universal Construction
ARCHITECT SOURCE	building permit



HISTORIC INFO

LANDSCAPE Midblock of residential street; uniform setback; front driveway; foundation shrubs; shrubs lining north perimeter of lot

**PHOTO INFORMATION**

ROLL1	6
FRAMES1	1
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\kincaid0580.jpg

**SURVEY INFORMATION**

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	4/11/03
SURVEYAREA	Braeside Survey Area

# 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	Baumann, Stephen House
COMMON NAME	
PERMIT NO	7732
COST	18000
ARCHITECT	Stade, C. E.
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit

PERMITINFO: #7732 (5/24/1954)--frame, brick & concrete 1 story SFD with attached garage

HISTORIC INFO	
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LANDSCAPE	Midblock on north side of two lane road; front sidewalk; side driveway; privacy plantings; similar setbacks; mature trees
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**PHOTO INFORMATION**

ROLL1	10
FRAMES1	11
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\LakeCo ok621.jpg

**SURVEY INFORMATION**

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	4/2/2007
SURVEYAREA	GREEN BAY CORRIDOR

# Machine Shop Proposal Stirs Ire of Residents

BY ERWIN BACH

Neighborhood protests erupted last week over a proposal before the city zoning board of appeals to allow a machine and printing shop to operate at 961-65 Montana st., in a residential district.

The Rev. Preston Kavanagh, co-pastor of the Seminary Federated [Congregational-Presbyterian] church and chairman of the Wrightwood Neighbors association, said home owners wish to avoid heavy truck traffic on the area's narrow streets as well as machine noises.

"This is the only commercial building in a neighborhood that is strictly residential," he told the zoning board chairman, B. Emmet Hartnett. "If a machine shop is allowed, it will pull down the district's residential value."

## Under Advisement

The appellant, Robert L. Heiss, president of Business Systems Laboratories, Inc., now at 5400 N. Clark st., told the board there would be no noise connected with his business, which prepares technical manuals for photo and electronic firms. The board took the case under advisement.

Heiss said most of his company's deliveries are made by parcel post and that his company owned no trucks. He said the only machine work to be done in the 3 story building would be making photo slide viewers for which only small machines would be used.

He said the business would

operate from 8:30 a. m. to 6 p. m., six days a week. Off-street parking for employees also was planned in an area near the plant. He is seeking a certificate of occupancy for a machine and printing shop in the building.

## Used Large Machines

Arthur Seward, general manager of a metalworking business that formerly occupied the building, said his company operated large metal stamping machines from 1942 until October of 1961 when the company moved.

Seward said the metal business brought as many as 25 trucks daily to the plant. The property is owned by Edgar and Dolly Anstett.

The board also continued until 3 p. m. Tuesday, the request of Continental Illinois National Bank and Trust for a use permit allowing an off-street parking lot on the southeast corner of Clark street and Jackson boulevard, in a central business zone.

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# Obituaries

## Mrs. Edgar Anstett

Services for Dolly W. Anstett, 63, secretary-treasurer of Pownail Co., will be held at 1 p.m. Wednesday in the chapel at 9200 N. Skokie Blvd., Skokie. Mrs. Anstett, who lived at 21 Lakewood Pl., Highland Park, died Monday in Lake Forest Hospital. She is survived by her husband, Edgar; three sons, Paul, John, and Mark; her mother, Ruth Weintroub; a sister; and four grandchildren.

Chicago Tribune, July 16, 1980

From the Pownail website: <http://www.pownail.com/>

Pownail is the premier company in the hardwood flooring industry for the manufacture of pneumatic nailers and flooring cleats. These products are used for the installation of Tongue & Groove hardwood flooring and sub-flooring.

In 1946, Carl and Ed Anstett founded Pownail Company. The two brothers developed the first "L" Cleat Pownail and the Model 45 Pownailer. These inventors revolutionized the hardwood flooring industry, making installations much easier than previous methods.

**Pownail products have been the industry's standard for over 65 years, why not choose the best!**

*326 Central Avenue  
Highland Park Historical Society  
Highland Park Building Company House*

**Application for a Certificate of Appropriateness**

TO:	The Historic Preservation Commission
DATE:	May 14, 2015
FROM:	Andy Cross, Planner II
SUBJECT:	Subdivision of Property

**PETITIONERS / OWNERS:**

Highland Park Historical  
Society  
326 Central Avenue

**PROPERTY LOCATION:**

326 Central Avenue

**STRUCTURE**

Style: Italianate  
Built: 1871  
Original Architect: Unknown

**HISTORIC STATUS:**

Local Landmark (1982)

**ARCHITECT/BUILDER:**

Highland Park Building  
Company Spec House

**BACKGROUND OF THE SUBJECT PROPERTY**

The Highland Park Historical Society took ownership of the house at 326 Central Avenue after Jean Butz James donated the house following the City's centennial in 1969. The house was designated as a local landmark in 1982 and served as a local museum for many years, but is transitioning now to a new location in the Highland Park Public Library. The Historical Society's board has applied for a Certificate of Appropriateness to subdivide the lot at 326 Central Avenue into two lots.



**SUMMARY OF PROPOSAL**

The property at 326 Central Avenue is 28,900 square feet in size, or about 2/3 of an acre. The house is in the R5 Single Family zoning district, which requires that new properties are at least 12,000 square feet. This means that the property at 326 Central Avenue can be subdivided into two smaller lots that each conform to the minimum lot size for the district. A property survey included in the attachments illustrates the proposed line of subdivision.

There is a detached garage on the back of the existing property, which must be moved onto the same property as the museum building, or removed from the site entirely. The historical society could apply for zoning relief to maintain the small garage, but has not pursued that at this point.

## **POLICY**

The house at 326 Central Avenue is a Regulated Structure because of its status as a Local Landmark. The subdivision of the underlying property is subject to a historical review because of the potential impact it may have on the historic home.

## **STANDARDS FOR CERTIFICATES OF APPROPRIATENESS**

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(D) of the City Code. Few will apply to this application because there are no alterations to the house.

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

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

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

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

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

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

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

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

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

**(10) Scale of a structure.** The size and mass of a Landmark, Regulated Structure, or a Contributing Regulated Structure in relation to open spaces, windows, door openings, porches,

adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.

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

*- The subdivision of property underlying a historic landmark could, in some circumstances, impact this standard. However, the subdivision of 326 Central is not impacting where the house faces, i.e. its frontage on a public right-of-way.*

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

*- The environment around the historic structure will be modified because the underlying property will be reduced in size by half. But the Commission may discuss whether the subdivision amounts to the destruction of the environment surrounding the landmark.*

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

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

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

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

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

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

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

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

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

### **RECOMMENDATION**

Staff recommends that the Historic Preservation Commission discuss the proposed subdivision of 326 Central Avenue and whether the standards listed above are satisfied. The Commission may approve the COA for the Subdivision, or render a denial.

### **ATTACHMENTS**

- Project Narrative
- Photographs of the house and property
- Property survey showing the proposed line of subdivision

**326 Central Avenue**  
**Application to Historic Preservation Commission**  
**Description of Project**

**Type of Work Proposed:**

The Historical Society is going to sell its landmarked property at 326 Central. With 29,000 square feet, it could be two lots. Our hope is that we will find a buyer who wants to buy the house on the large lot. But we would like the option of selling the property in two parts:

1. a landmarked home on a 117 x145' lot
2. a vacant, buildable lot, 83 x 145' without landmark designation

**Since the landmark designation is on both structures and the land, our request to the Historic Preservation Commission is to remove the landmark designation on the rear 83 feet of the property. The structures on this portion of the property include a small, one car garage, built around 1920 and the circular portion of the cobblestone driveway. As shown on the survey, the existing trees on the newly created lot are all at the periphery, with the exception of a recently planted, 8" red flowering chestnut which would probably be removed to make way for a new house.**

Our understanding is that all structures need to be removed to qualify as a vacant, buildable lot. Therefore, if we need permission to demolish, in addition to the removal of the landmark designation, then we would also ask for the following:

1. Permission to demolish the 20 x 15 foot garage at the southeast corner of the property. We believe the garage was built in the 1920's, about 50 years after the house itself.
2. Permission to remove the portion of the cobblestone driveway that is on the rear 83 feet of the property.

The request to subdivide the lot needs Planning Commission approval. Therefore our requests to the HPC are on the assumption that the subdivision request will be approved.

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 326  
 STREET Central Ave  
 ROLL # 9  
 FRAME #s 12a  
 ROLL # 26  
 FRAME #s 12a

### GENERAL INFORMATION

<u>CLASSIFICATION</u>	building	<u>PRESENT USE</u>	museum	<u>CONDITION</u>	excellent
<u>SECONDARY STRUCTURES</u>	detached garage	<u>ORIGINAL USE</u>	single-family	<u>INTEGRITY</u>	minor alterations

### ARCHITECTURAL INFORMATION

<u>ARCHITECTURAL STYLE/TYPE</u>	Italianate	<u>NO. OF STORIES</u>	2
<u>ARCHITECTURAL DETAILS</u>		<u>EXT. WALLS (current)</u>	brick
<u>ORIGINAL CONSTRUCTION DATE</u>	1871	<u>EXT. WALLS (original)</u>	brick
<u>SOURCE</u>	Highland Park, p. 59	<u>FOUNDATION</u>	brick
<u>OVERALL SHAPE OR PLAN</u>	irregular	<u>ROOF (type &amp; materials)</u>	hip/gable asphalt shingle
<u>LANDSCAPE FEATURES</u>	25' setback; on residential street with central parkway; mature trees	<u>WINDOW MATERIAL, TYPE(S)</u>	wood double hung 2/2; 1/1
		<u>PORCH</u>	front entry

**SIGNIFICANT FEATURES:** Paired scroll brackets under eaves; dentils in cornice; widow's walk; brick label molding and segmental arch lintels over windows; one story side bay; hipped front entry porch with brackets and wood box columns

**ALTERATIONS (removals, replacements, additions, date (if known), etc.):** Enclosed side addition with Italianate style elements; restoration work; rear addition

**SIGNIFICANCE**

LOCAL SIGNIFICANCE RATING: S

Significant (S) \_\_\_\_\_  
Non-Contributing (NC) \_\_\_\_\_  
Contributing (C) \_\_\_\_\_

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) Y

Criteria C

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

Contributing secondary structure? (C or NC) C

LISTED ON EXISTING SURVEY:(IHSS, NR, etc.) HP,HPL,NR,IHSS



**RESEARCH INFORMATION**

**HISTORY**

HISTORIC NAME: \_\_\_\_\_

COMMON NAME: Highland Park Historical Society

**HISTORIC INFORMATION:**

The house is one of the speculative houses built by the Highland Park Building Company. It was donated to the Historical Society in 1969 by Jean Butz James.

**ARCHITECTURE**

ARCHITECT \_\_\_\_\_

SOURCE \_\_\_\_\_

BUILDER Highland Park Building Company

COST \_\_\_\_\_

**OTHER ARCHITECTURAL INFORMATION:**

The house is fabricated of native bricks made in Highland Park brickyards. Highland Park, p. 59.

AREA Central East

SURVEYOR Jennifer Kenny

DATE 11/17/1998

PIN \_\_\_\_\_

RESEARCHER \_\_\_\_\_

DATE \_\_\_\_\_



---

## 1 147 Central Avenue

Highland Park Building Company director Cornelius Field built this house for himself. The mixture of design elements suggests it was built in two sections. Photographs show it had attained its present size by 1896. During the 1880's it served as a boy's school but in 1899 it was purchased by Henry B. Clarke, whose grandparents built the oldest house now standing in Chicago. It has been a private residence ever since.



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## 2 326 Central Avenue

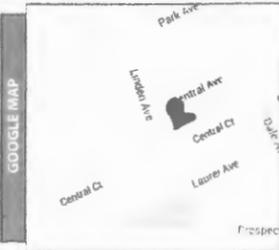
This Italianate house built in 1871 is now the headquarters of the Highland Park Historical Society. It was donated to the Society during Highland Park's Centennial in 1969 by Jean Butz James, in whose honor the Society Museum is named. Fabricated of native bricks made in Highland Park brickyards, it is one of the speculative houses built by the Highland Park Building Company during the period.

Included on the property is the Walt Durbahn Tool Museum, named for the Highland Park High School Industrial Arts teacher who left the Society his fine collection of tools.

# EXACTA ILLINOIS SURVEYORS INC

PROPERTY ADDRESS SURVEY NUMBER 1501.1117

326 CENTRAL AVENUE HIGHLAND PARK, ILLINOIS 60035



CLIENT ORDER NUMBER: DATE: 2/27/2015

BUYER: Stephennie Freeman

SELLER:  
STEPHENNIE FREEMAN

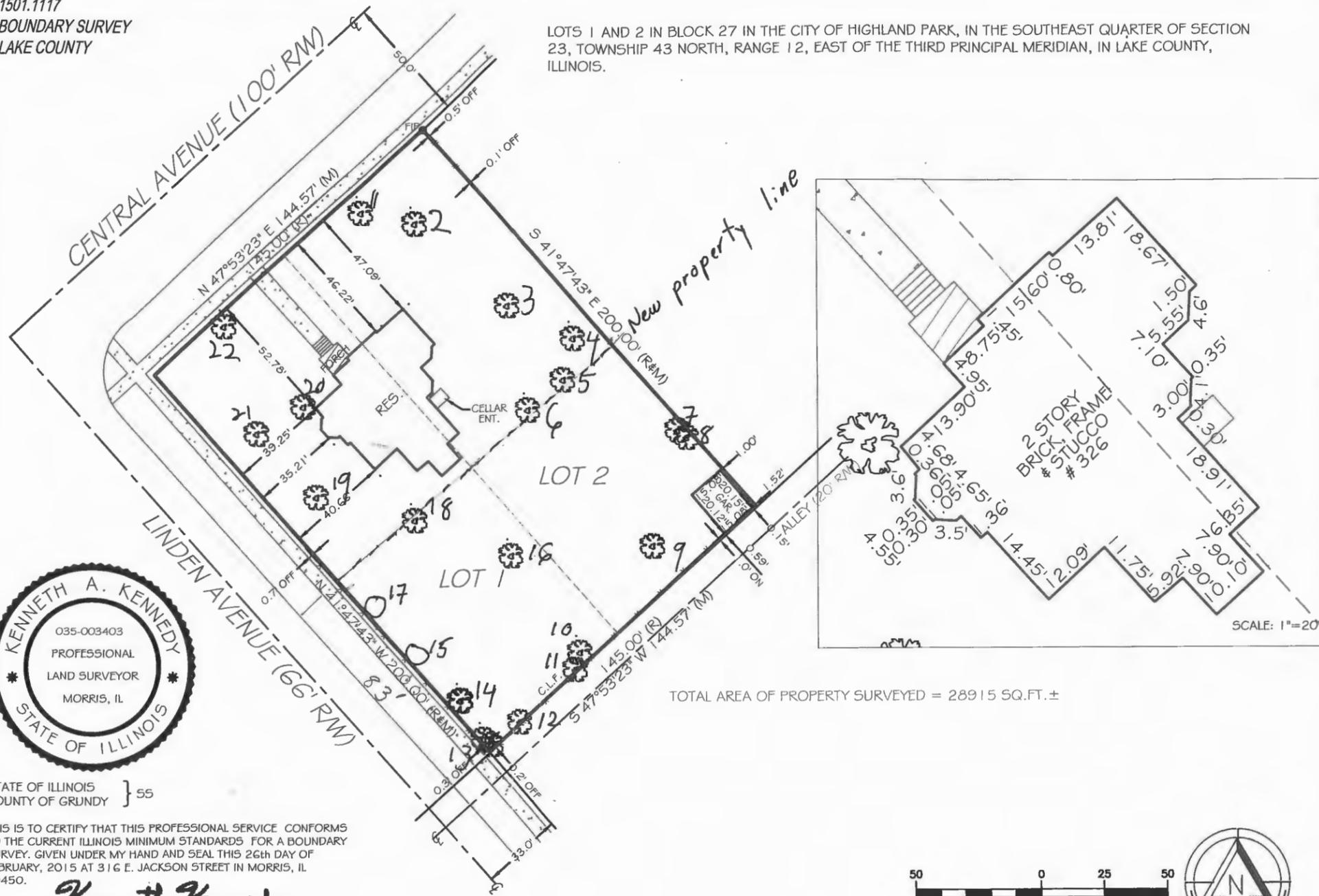
LOTS 1 AND 2 IN BLOCK 27 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

NONE VISIBLE

FIELD WORK DATE: 2/25/2015 REVISION DATES: (REV.0 2/27/2015)

1501.1117  
BOUNDARY SURVEY  
LAKE COUNTY

LOTS 1 AND 2 IN BLOCK 27 IN THE CITY OF HIGHLAND PARK, IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



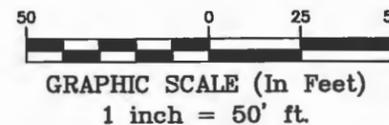
STATE OF ILLINOIS } 55  
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF FEBRUARY, 2015 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

*Kenneth Kennedy*

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2016  
EXACTA LAND SURVEYORS LB# 5763

TOTAL AREA OF PROPERTY SURVEYED = 28915 SQ.FT. ±



SURVEYOR'S LEGEND

BOUNDARY LINE	CONCRETE BLOCK WALL
STRUCTURE	CHAIN LINK or WIRE FENCE
WOOD FENCE	WOOD FENCE
IRON FENCE	IRON FENCE
EASEMENT	EASEMENT
EDGE OF WATER	EDGE OF WATER
WOOD	CONCRETE
ASPHALT	BRICK or TILE
WATER	COVERED AREA
BENCH MARK	BENCH MARK
CALC. # PVI	CALCULATED POINT
A	CENTRAL ANGLE or DELTA
▲	CONTROL POINT
□	CONCRETE MONUMENT
○	CATCH BASIN
▽	ELEVATION
⊕	FIRE HYDRANT
⊙	SANITARY MANHOLE
⊗	DRAINAGE MANHOLE
⊘	UTILITY POLE
⊙	WELL
⊙	CORNER CHANGES
⊙	AIR CONDITIONING
⊙	BEARING REFERENCE
⊙	BLOCK
⊙	BLOCK CORNER
⊙	BUILDING RESTRICTION LINE
⊙	BASEMENT
⊙	BANK WINDOW
⊙	CALCULATED
⊙	CURVE
⊙	CABLE TV, RISK
⊙	CONCRETE BLOCK
⊙	CHAIN
⊙	CHAIN LINK FENCE
⊙	CLEAN OUT
⊙	CONCRETE
⊙	CONCRETE VALLEY GUTTER
⊙	CENTER LINE
⊙	CONCRETE SLAB
⊙	COVERED WOOD
⊙	CONCRETE SIDEWALK
⊙	CORNER
⊙	DEED
⊙	DRIVEWAY
⊙	URBAN FIELD
⊙	ELECTRIC UTILITY BOX
⊙	ENCLOSURE
⊙	ENTRANCE
⊙	EDGE OF EASEMENT
⊙	EDGE OF WATER
⊙	FENCE LINE
⊙	FENCE POST
⊙	FIELD
⊙	FISHED FLOOR
⊙	FLUORIDE POWER & LIGHT
⊙	FOUND DRILL HOLE
⊙	FOUND IRON PIPE & CAP
⊙	FOUND IRON ROD & CAP
⊙	FOUND IRON ROD
⊙	FOUND IRON PIPE
⊙	FOUND NAIL & DISC
⊙	FOUND NAIL
⊙	FOUND NAIL & DISC
⊙	GARAGE
⊙	GAS METER
⊙	IDENTIFICATION
⊙	INTERSECTION
⊙	IRON ROD
⊙	IRON PIPE
⊙	LENGTH
⊙	LICENSE # - BUSINESS
⊙	LICENSE # - SURVEYOR
⊙	LIGHT POST
⊙	MEASURED
⊙	NON RADIAL
⊙	NOT TO SCALE
⊙	ON CONCRETE SLAB
⊙	ON GROUND
⊙	OVERHEAD LINE
⊙	OFFICIAL RECORD BOOK
⊙	OVERHANG
⊙	OVERALL
⊙	OFFICE
⊙	PARADELSON NAIL
⊙	PROFESSIONAL SURVEYOR
⊙	AND MAPPER
⊙	PROFESSIONAL LAND SURVEYOR
⊙	PLAT
⊙	POOL EQUIPMENT
⊙	PLASTER
⊙	FINISHED PIPE
⊙	PLAT BOOK
⊙	POINT OF INTERSECTION
⊙	POINT OF BEGINNING
⊙	POINT OF COMMENCEMENT
⊙	POINT OF TANGENCY
⊙	POINT OF CURVATURE
⊙	POINT OF COMPOUND CURVATURE
⊙	POINT OF REVERSE CURVATURE
⊙	PERMANENT CONTROL POINT
⊙	PERMANENT REFERENCE MONUMENT
⊙	RADIUS or RADIAL
⊙	RECORD
⊙	RESIDENCE
⊙	RIGHT OF WAY
⊙	SURVEY
⊙	SETBACK LINE
⊙	SURVEY CLOSURE LINE
⊙	SECTION
⊙	SET DRILL HOLE
⊙	SEWER
⊙	SQUARE FEET
⊙	SET IRON ROD & CAP
⊙	SET NAIL
⊙	SET NAIL & DISC
⊙	STORY
⊙	SURVEY TIE LINE
⊙	SEWER VALVE
⊙	SIDEWALK
⊙	SEAWALL
⊙	TELEPHONE FACILITIES
⊙	TOP OF BANK
⊙	TRANSFORMER
⊙	TYPICAL
⊙	WITNESS CORNER
⊙	WATER FILTER
⊙	WOODEN FENCE
⊙	WATER METER/VALVE BOX
⊙	WATER VALVE
⊙	UTILITY POLE
⊙	VINYL FENCE
⊙	SEPTIC TANK
⊙	ANCHOR EASEMENT
⊙	CANAL MAINTENANCE ESMT
⊙	COUNTY UTILITY ESMT
⊙	DRAINAGE EASEMENT
⊙	EASEMENT
⊙	INGRESS/EGRESS ESMT
⊙	LIMITED ACCESS ESMT
⊙	LANDSCAPE BUFFER ESMT
⊙	LAKE OR LANDSCAPE
⊙	MAINTENANCE EASEMENT
⊙	MAINTENANCE EASEMENT
⊙	PUBLIC UTILITY EASEMENT
⊙	ROOF OVERHANG ESMT
⊙	STORM WATER
⊙	MANAGEMENT ESMT
⊙	TECHNOLOGICAL UTILITY ESMT
⊙	UTILITY EASEMENT

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.



GENERAL SURVEYOR NOTES

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
- This survey is exclusively for the use of the parties to whom it is certified.
- Any additions or deletions to this 2 page survey document are strictly prohibited.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. research to obtain such data was performed at www.fema.gov.
- All pins marked as set 5/8 diameter, 18" iron bar.
- An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.

Phone 866.735.1916  
Fax 866.744.2882  
www.exactachicago.com

**EXACTA**  
ILLINOIS SURVEYORS

LB# 184005763

316 East Jackson Street • Morris, IL 60450





*434 Marshman Street  
Albert Campbell House*

**Application for a Certificate of Appropriateness**

TO:	The Historic Preservation Commission
DATE:	May 14, 2015
FROM:	Andy Cross, Planner II
SUBJECT:	Demolition of 434 Marshman

<b><u>PETITIONERS / OWNERS:</u></b>	<b><u>PROPERTY LOCATION:</u></b>	<b><u>STRUCTURE</u></b>
Green Building Technologies, Inc. 395 Carol Court Highland Park, IL 60035	434 Marshman Street	Albert Campbell House Style: Bungalow Year Built: Unknown Original Architect: Unknown

**HISTORIC STATUS:**  
Local Landmark (1991)

**BACKGROUND OF THE SUBJECT PROPERTY**

The Albert Campbell house at 434 Marshman Street was designated a local landmark in 1991. A nomination form was submitted by Irv Wagner, then the Chairman of the Historic Preservation Commission. According to the nomination form, the “low-slung bungalow style house was probably built in the late 20’s and early 30’s. Interesting stained glass and etched glass windows and window configurations make this one of the finest bungalows in Highland Park.” The landmark nomination suggested that the structure met Landmark Criteria #4 and #6:

- (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;
- (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;

The owner of the property in 1991, Ms. Janet Steinberg, consented to the landmark designation. In a letter dated 10/31/91, she indicated that she intended to pursue a tax freeze on the property, but there is no documentation that one was put into effect at that time. Importantly, there is no tax freeze on the property currently.

In 2013, the Historic Preservation Commission approved a COA allowing the house to be relocated on the property and an addition built onto it. As the project moved forward, financial challenges arose that made the project impractical. The applicants sold the property to the current owners.

**SUMMARY OF PROPOSAL**

The current owners of 434 Marshman have submitted an application for a Certificate of Appropriateness (COA) to demolish the house. As a landmark, the house is considered a

Regulated Structure and a COA is required to undertake any Regulated Activity on the house. A Regulated Activity is, “Any act or process involving the erection, construction, reconstruction, rehabilitation, repair, relocation, alteration, *or demolition* of a Regulated Structure.”

The owners have provided six exhibits demonstrating how the house poses a threat to public safety because of its physical condition. For this reason, they are requesting a Certificate of Appropriateness to demolish the house.

The exhibits do not examine the historic or architectural characteristics of the house, which is what the Historic Preservation Commission typically considers when reviewing a Certificate of Appropriateness. The standards for a COA relate to the impact of a proposed modification to a structure, its relationship to other structures, and its appearance from the street. The Commission can discuss how the applicant’s exhibits satisfy these standards when considering the COA application.

### **PROCESS**

If the Commission approves the Certificate of Appropriateness, then a demolition can move forward on the property. Should the Commission deny the COA, then the owners can petition the HPC for a Certificate of Economic Hardship at a future meeting. According to the provisions in Chapter 24 of the City Code, the Commission may issue a Certificate of Economic Hardship to allow the performance of Regulated Activity for which a Certificate of Appropriateness *has been denied*. The standards and list of required information for a Certificate of Economic Hardship are outlined in Chapter 24, “Historic Preservation.”

### **STANDARDS FOR CERTIFICATES OF APPROPRIATENESS**

Section 24.030(D) of the City Code identifies the Standards for Certificates of Appropriateness. The standards are intended to provide guidance and regulation for alterations and improvements on historic structures. Of the 21 standards enumerated in the Code, only #12 deals directly with the demolition of Regulated Structures:

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

The Commission may wish to discuss how this standard may apply to the current petition.

### **RECOMMENDATION**

Staff recommends that the Historic Preservation Commission consider the owner’s petition for a Certificate of Appropriateness to demolish the house at 434 Marshman Street.

### **ATTACHMENTS**

- COA Application
- Six exhibits documenting the condition of the property

APPLICATION FOR HISTORIC PRESERVATION REVIEW

OFFICE USE ONLY



CITY OF HIGHLAND PARK
1150 Half Day Road
Highland Park, IL 60035
phone: 847/ 432-0867 fax: 847/432-0964
www.cityhpil.com

Submission Date:
Case No.:
Hearing Date:

Address: 434 Marshman Ave. Within a District or an Individual Landmark? Individual Landmark

Description of Project: (use additional sheet if necessary) demolition of a structure that poses a threat to public safety

Petitioner's Name (s): Green Building Technologies, Inc.
Address: 395 Carol Court, HP, IL 60035 Daytime Phone: 847 926 8888
Home Phone: 847 926 8888 Fax: 847 926 8873
Email: fortunato1@comcast.net

Title Holder's Name (s): Green Building Technologies, Inc.
Address: 395 Carol Court, Highland Park, IL 60035
Phone: 847 926 8888 Fax: 847 926 8873
Email: fortunato1@comcast.net

If Petitioner Is Different From Title Holder, Explain:

Attorney's Name: Sarah Anastasia Mindes, Esq.
Address: 395 Carol Court, Highland Park, IL 60035
Phone: 847 828 2580 Fax: 847 926 8873

Architect/Builder: Green Building Technologies, Inc. Contact: Neil Fortunato
Address: 395 Carol Court, Highland Park, IL 60035
Phone: 847 926 8888 Fax: 847 926 8873
Email: fortunato1@comcast.net

AFFIDAVIT

I HEREBY DEPOSE AND SAY THAT I HAVE READ THE REQUIREMENTS AND PROCEDURES OUTLINED IN CHAPTER 24 OF THE 1997 HIGHLAND PARK HISTORIC PRESERVATION ORDINANCE, AS AMENDED, AND ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN MY APPLICATION PACKET ARE TRUE.

Property Owner(s) [Signature]

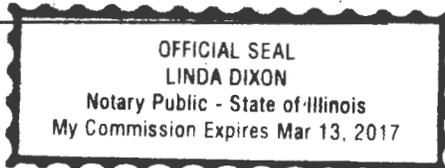
Petitioner, if different from Property Owner

Sworn to before me this 16 day of April, 2015

Sworn to before me this \_\_\_ day of \_\_\_, 20\_\_.

[Signature]
Notary

Notary



# APPLICATION FOR HISTORIC PRESERVATION REVIEW CHECKLIST



## CITY OF HIGHLAND PARK

1150 Half Day Road  
Highland Park, IL 60035  
phone: 847/432-0867 fax: 847/432-0964  
[www.cityhpil.com](http://www.cityhpil.com)

### TYPE OF REVIEW REQUESTED: (check all that apply)

- Certificate of Appropriateness  
 Certificate of Economic Hardship (see staff for additional requirements)  
 Letter of Support  
 Other (please describe)

### TYPE OF WORK PROPOSED: (check all that apply)

- Addition  
 Alteration  
 New Construction  
 Restoration/Rehabilitation  
 Relocation  
 Demolition

### CHECKLIST: (Full-sized copy and reduced 11x17 copy to be submitted)

#### For Alteration/Additions

- Existing and Proposed Floor plans  
 Existing and Proposed Elevations  
 Photographs of all exterior elevations which will be impacted  
 Building materials described in relation to existing materials  
 Other supporting documentation (please describe below)

#### For ~~New Construction~~

### Demolition

- Floor plans for each level of proposed construction  
 Front, side yard and rear yard elevations  
 Site plan showing existing trees, driveway, walkways, required ravine setbacks, zoning information (setbacks and FAR calculations, etc.)  
 Photographs of the site and its surroundings within 250' radius  
 Samples of major building materials  
 Typical building details  
 Model (optional)  
 Other supporting documentation (please describe below)

Exhibit 1: Photos of Structure's foundation; Exhibit 2: Structural Engineer Inspection Report, August 30, 2014; Exhibit 3: Structural Engineer Inspection Report, January 26, 2015; Exhibit 4: Home Inspection Report, September 21, 2014; Exhibit 5: Masonry Contractor Report, September 24, 2014; Exhibit 6: Illinois Department of Labor (OSHA) Inspection Report, November 19, 2014.

Signature of Applicant

Date

April 16, 2015

# EXHIBIT 1





# EXHIBIT 2

August 30, 2014

## Structural Inspection at 434 Marshman, Highland Park, IL

On August 30, 2014 Bleck Engineering Company undertook a limited visual assessment of possible structural deficiencies noted within the foundation system of the residence located at 434 Marshman, Highland Park, IL. The scope of services performed by Bleck Engineering Company was limited to assessing the structural adequacy of a series of concrete block and brick piers installed under timber beams located throughout the crawl space of the residence.

Access to view the existing concrete block and brick piers located within the crawl space was attained from the existing basement, which is located in approximately 20% of the building 'footprint'. The remaining 80% of the building 'footprint' is comprised of a crawl space. The existing foundation system consists of wooden floor joists constructed in an east-west direction. These floor joists are of various sizes (2"x8"; 2"x10"; 2"x12") and are supported by timber beams of various sizes (3"x12"; 4"x8") constructed in a north-south direction. In addition to the pier system, the existing timber beams distribute loads onto concrete block foundation walls located along the perimeter of the residence as well as the limits of the basement area. It was noted during the inspection of the concrete block and brick pier system that one end of a timber beam was distributing its load onto a concrete block pier located near the center of the residence.

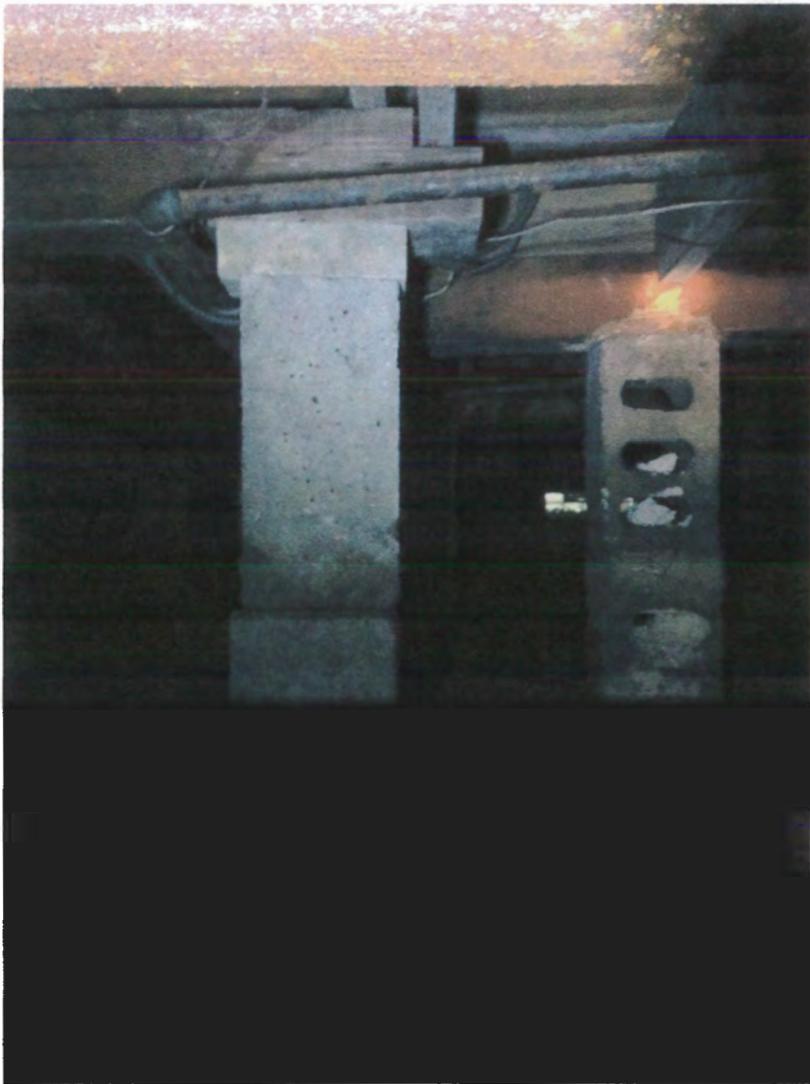
Upon inspection of the concrete block and brick pier system it was observed that they were positioned randomly and the hollow concrete blocks were 'stacked' vertically with many supporting the timber beams directly over the hollow areas of the concrete blocks, instead of perpendicular to the timber beams, thereby reducing its load bearing capacity. Stacking the hollow concrete blocks horizontally would have provided greater load bearing capacity. However, aside from the vertical stacking issue and the inconsistency in the positioning of the concrete blocks as well as the materials used (concrete block, brick with no mortar), the concrete block and brick piers are not supported on footings. Based on the inspection of a typical pier, the concrete block and brick pier system was set on a concrete slurry mixture that was placed on the floor of the crawl space. A footing on each pier is necessary to adequately carry loads. The absence of footings under the piers is the most noted defect in the concrete block and brick pier system.

Overall, the concrete block and brick pier foundation system was not constructed properly to provide adequate load bearing capacity in order to attain sustainable structural support of the residence. Replacing the entire concrete block and brick pier system would create an unsafe condition given the restricted space and inadequacy of the existing pier system.

Kenneth M. Magnus, P.E., CFM

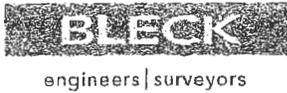
**Concrete Block and Brick Pier resting on a layer of concrete slurry mix located on the floor of the crawl space. No footing was noted.**





**A Timber Beam located near the center of the residence is supported on one end by a concrete block and brick pier with no concrete footing**

# EXHIBIT 3



Bleck Engineering Company, Inc  
1375 North Western Avenue Lake Forest, IL 60045  
T 847.295.5200 F 847.295.7081 W bleckeng.com

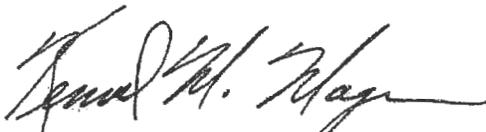
January 26, 2015

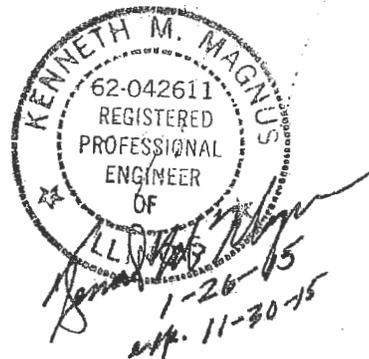
### Structural Inspection at 434 Marshman, Highland Park, IL

On January 21, 2015 Bleck Engineering Company undertook a supplemental structural assessment of the residential structure located at 434 Marshman, Highland Park, IL, to determine whether the structure would be able to withstand the construction work required to replace and/or repair the deficient foundation system. Bleck Engineering previously inspected the foundation system of the structure on August 30, 2014 and determined that the concrete block and brick pier foundation system was *not constructed properly*. *The existing foundation system does not provide adequate load bearing capacity to attain sustainable structural support of the structure.*

The current inspection concentrated on assessing the structural adequacy of the structure's roofing system. Access to view the structural elements of the roof was made through an access point in the ceiling located on the east side of the residence. It was found that the roof is constructed with 2"x4" wooden rafters spaced at 24" centers. The rafters support a 1"x6" wooden ridge board. It was noted that the rafters are showing signs of deflection (sagging) along the length of their spans. Excessive deflection can cause interior ceiling finishes to crack, which is evident in the living room of the structure (see attached photographs). Bleck Engineering also observed that the roof sheathing is constructed of wooden boards, many of which are showing signs of deterioration (see attached photographs).

Based on this inspection, it is my professional opinion that this structure is not structurally adequate to allow for the extensive construction work that would need to be performed to remediate the faulty, dangerous foundation. Attempting to do any construction work to the foundation and/or move the structure to allow for the requisite construction work to the foundation poses a real threat to worker safety. Based on these observations and the inherent threat to worker safety, Bleck Engineering cannot develop a plan to repair or to replace the existing deficient foundation system.

  
Kenneth M. Magnus, P.E., CFM





engineers | surveyors

Bleck Engineering Company, Inc  
1375 North Western Avenue Lake Forest, IL 60045  
T 847.295.5200 F 847.295.7081 W bleckeng.com

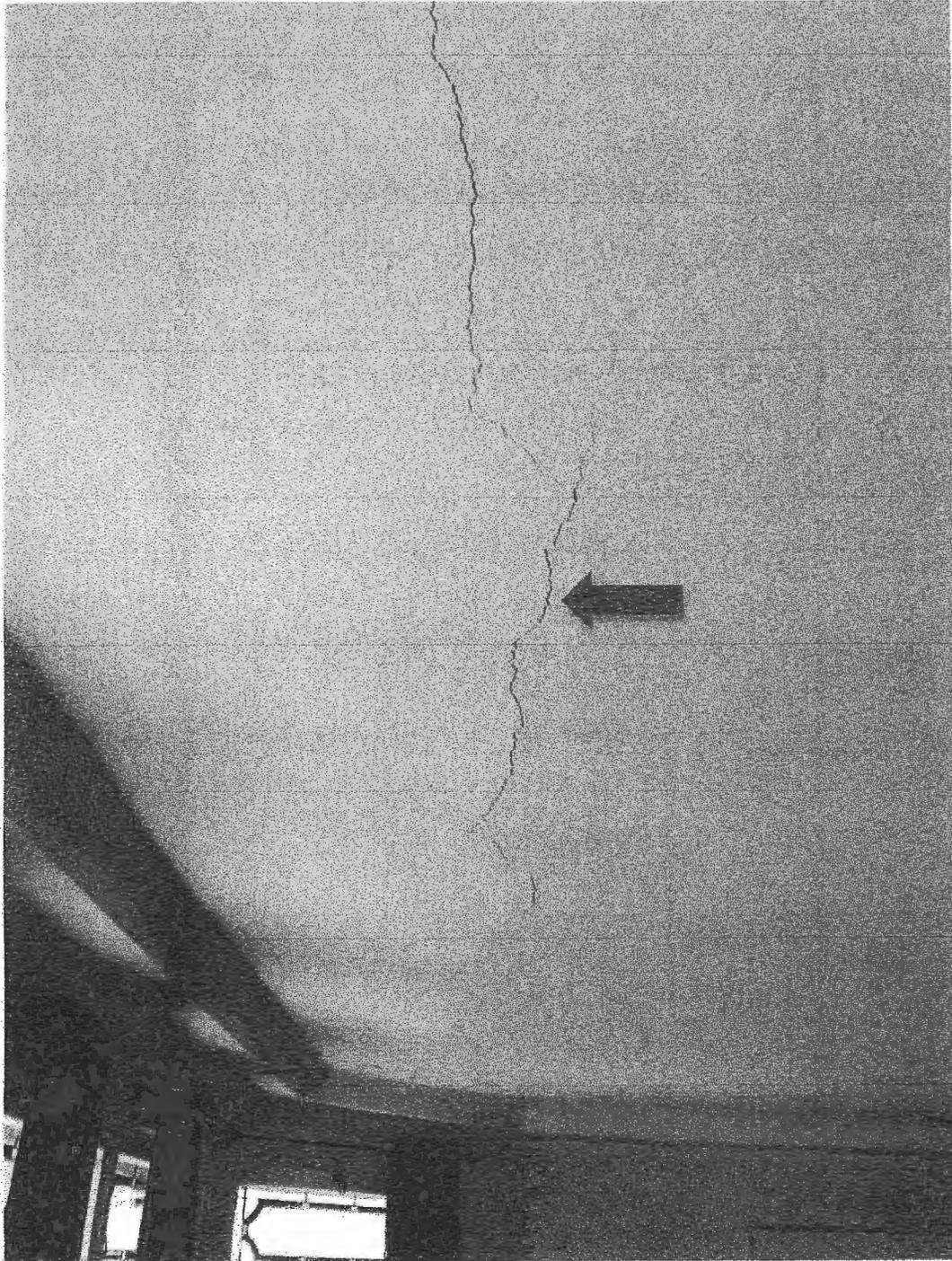


Rafters exhibiting deflection

**BLECK**

engineers | surveyors

Bleck Engineering Company, Inc  
1375 North Western Avenue Lake Forest, IL 60045  
T 847.295.5200 F 847.295.7081 W bleckeng.com

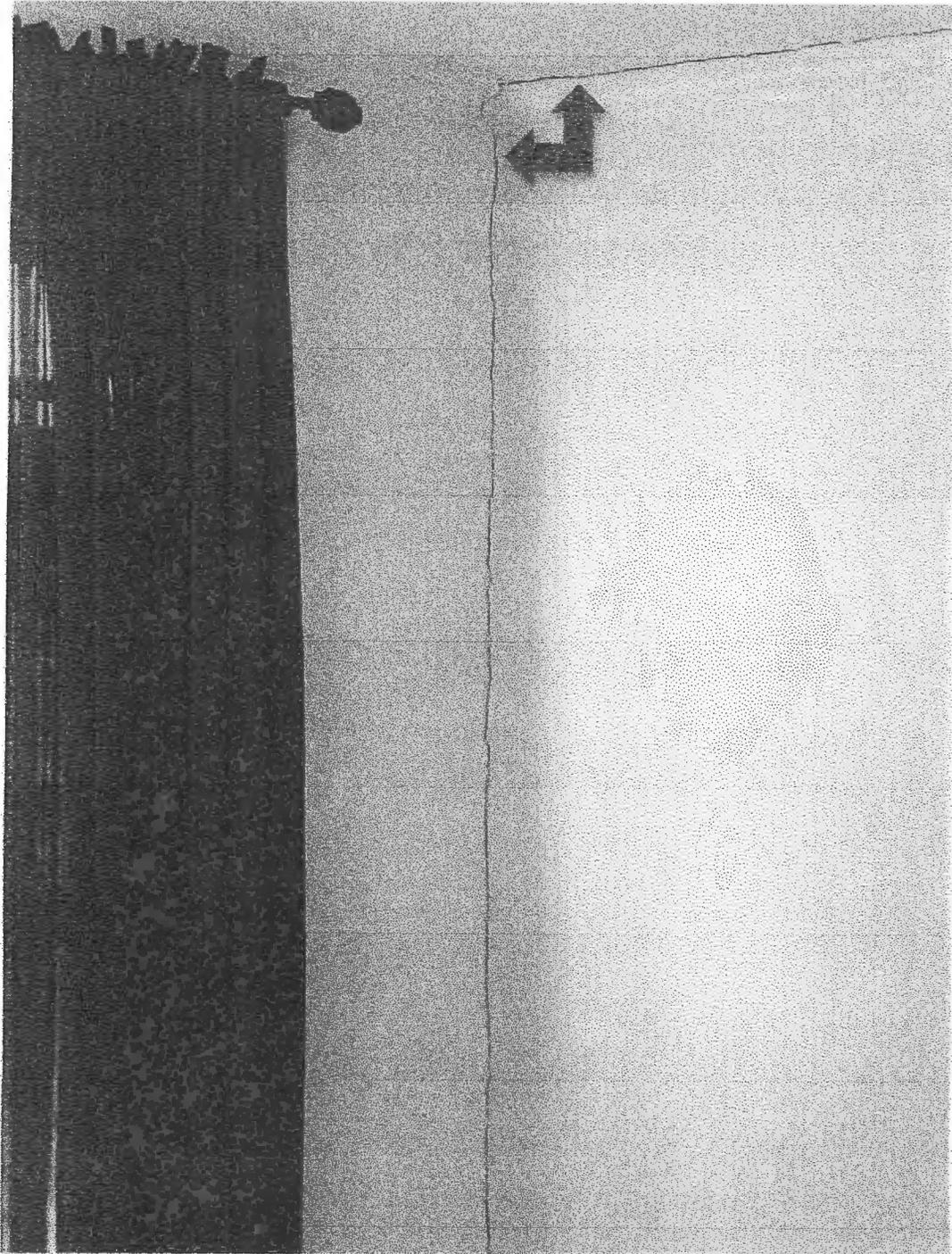


Cracks in ceiling below rafters exhibiting deflection

**BLECK**

engineers | surveyors

Bleck Engineering Company, Inc  
1375 North Western Avenue Lake Forest, IL 60045  
T 847.295.5200 F 847.295.7081 W bleckeng.com



Separation in wall and ceiling

**BLECK**

engineers | surveyors

Bleck Engineering Company, Inc  
1375 North Western Avenue Lake Forest, IL 60045  
T 847.295.5200 F 847.295.7081 W bleckeng.com



Deterioration of wooden sheathing

Vertical text on the right edge of the page, likely a page number or reference code.

# EXHIBIT 4

Building Inspectors Consortium Inc.  
900 Green Bay Road 60035  
Highland Park, IL  
847-609-5333  
jeffnathan1@gmail.com  
www.northshorehomeinspectors.com



09/21/14

**Neil Fortunato**  
**Green Building Technologies**  
395 Carol Court  
Highland Park, IL 60035

RE: 434 Marshman  
Highland Park, IL 60035

Neil,

It was nice seeing you yesterday. Thanks for thinking of me to review Marshman.

Unfortunately, there are some major structural problems with the home.

1. The joists are being held up by concrete blocks laid vertically rather than horizontally. There does not appear to be any footings under these blocks although some cement was poured around a couple of them. A quick count showed at least 20 of these and all are subject to failure at any time. To do any work in this crawl will be dangerous as any movement of the blocks may cause floor failure.
2. At least one of the major beams running north/south was supported in the same manner. This configuration makes the flooring above suspect to any weight bearing.
3. The crawl is insulated with foam board that is flammable and should be covered with a fire stop.
4. The crawl is actively seeping and may be undercutting the footings also
5. The roof structure is less than adequate with 2x4 framing set 24 inches on center and only toe nailed to a ridge beam that is also inadequate. The dead load requirements of this roof are probably lacking.
6. I observed a crack in the ceiling of the north bay and when checked from the outside I felt what may be a canted foundation. I was unable to see this visually but believe that this area may be failing. It is settling.

As the house currently stands, I do not believe it is safe for occupancy.

I have attached some photographs for you to review.

Thanks,

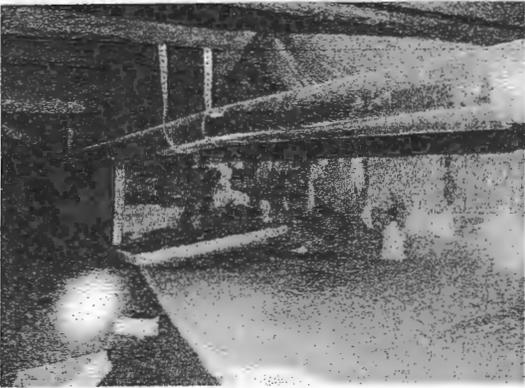
Jeff



Block supports



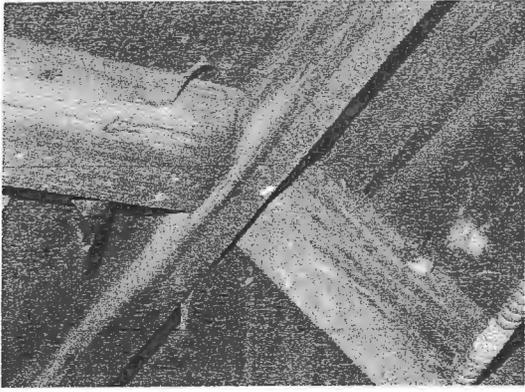
Block support under main beam



Foam insulation against walls



Active seepage



Attic framing

# EXHIBIT 5

THE ORIGINAL



**AA-1 MASONRY & TUCKPOINTING, INC.**

6479 N. Avondale Avenue • Chicago, Illinois 60631  
Tel. (773) 622-7300 • Fax (773) 622-5836

MASONRY RESTORATION • BRICKWORK • TUCKPOINTING • MASONRY SEALING  
COMMERCIAL • RESIDENTIAL • INDUSTRIAL  
SINCE 1954

September 24, 2014

Page 1 of 1

Contract Number:

GreenBuilding.434

## Contract

Mr. Neil Fortunato  
President  
Green Building Technologies, Inc.  
395 Carol Court  
Highland Park, Illinois 60035

JOB LOCATION: 434 Marshman  
Highland Park, IL

SCOPE OF WORK: Provide and Install Proper/Adequate Support Under House

It is with regret that we cannot provide the assistance you require to shore the existing structure. I cannot in good conscience have my men do the work necessary in the crawl space between the ground and first floor. The current supports are very poorly constructed and may collapse at any time while we did the required work. The working conditions are simply unsafe and dangerous.

Again, I apologize for turning down your offer to provide a bid. Be careful.

S. Howard Reese  
*Sent in Mr. Reese's absence in order to avoid delay.*

# EXHIBIT 6



ILLINOIS DEPARTMENT OF LABOR

Pat Quinn  
Governor

Joseph Costigan  
Director

Reply to the attention of:  
*Zoya Sotirova*  
11/19/2014

Mr. Neil Fortunato  
Owner  
Green Building Technologies Inc.  
395 Carol Court  
HIGHLAND PARK, IL 60035

Dear Mr. Fortunato:

In response to your request, on November 17<sup>th</sup>, 2012, Zoya Sotirova conducted an Initial Safety visit limited to the crawl space at your building on 434 Marshman, in Highland Park. We have included an Employer's Report of Action Taken, and require you to complete and return notifying us of your actions.

These recommendations also include a discussion concerning management practices to ensure ongoing, systematic hazard prevention. If you have any questions regarding the hazards identified or methods of abatement, feel free to contact our office.

We look forward to hearing from you concerning the steps you are taking, or plan to take, in response to this report. This information will help us to assist you in providing a safe and healthful workplace for your employees. It can also provide me with information about the effectiveness of your safety and health programs.

We encourage you to inform your employees of the action you take. This knowledge will help them to do their part in maintaining a safe and healthful workplace and it will let them know of your concern for their welfare.

Thank you for seeking our assistance. If you need additional information, we encourage you to contact us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gerald Cunningham".

Gerald Cunningham  
Safety Consultation Supervisor



ILLINOIS DEPARTMENT OF LABOR

Pat Quinn  
Governor

Joseph Costigan  
Director

**Consultation Report**

**For**

**Green Building Technologies Inc.  
395 Carol Court  
HIGHLAND PARK, IL 60035**

**Consultation Date  
11/17/2014**

**Request Number  
72204**

**Visit Number  
84929**

**Submitted By**

***IDOL*  
160 N. LaSalle Street, C-1300  
Chicago, IL 60601**

## Executive Summary

This report provides the results of the Initial Safety visit requested by Mr. Neil Fortunato, Owner of the company on 10/16/2014. The worksite occupies an old historic home structure. This visit was limited to review of the safety standards required for work in the crawl space of the building. Neither working equipment nor work activities were observed during the walk-through.

This visit was conducted to your facility on 11/17/2014. Zoya Sotirova held an opening conference with Mr. Fortunato to discuss the purpose and scope of the visit. The correction of all of the identified hazards is recommended to ensure a safe worksite.

Following the opening conference, your written safety programs were reviewed, a walk-through was conducted with Mr. Fortunato to identify safety and health hazards in the workplace along with recommended actions. The hazards found during the visit of your workplace are listed on Report of Hazards Found. Each hazard has been categorized by hazard type and described, and recommendations are given for its correction. Informal training was provided to in the area of confined space and employee training requirements.

A closing conference was conducted on 11/17/2014 at and Mr. Fortunato was informed that a written report would be sent. The employer's contact was informed that the report includes Employer's Report of Action Taken and you are urged to complete and return it.

## Employer's Obligations and Rights

In order to use our services, employers must agree to abide by certain obligations. Employee participation is required on all on-site visits involving hazard identification. Requirements vary depending on whether or not the site has a recognized employee representative. Consultants do not issue citations or propose penalties. The employer must correct imminent danger situations immediately or remove employees from the danger area. Failure to remove employees from an imminent danger area will result in immediate referral to enforcement. The employer must correct all serious hazards in accordance with mutually agreed upon correction due dates and provide to Zoya Sotirova documentation of the action taken to eliminate or control the hazards. Failure to do so will result in referral to enforcement.

The employer must agree to post the List of Hazards, as it was received from the Consultation Project, for a minimum of three working days, and it can only be removed once all hazards identified on the list are corrected. Agreed-upon modifications or extensions of correction due dates must also be posted. Posting must be in a prominent place where it is readily observable by all employees. While in most instances this will entail posting a hard copy of the List of Hazards, posting by electronic means is acceptable in cases where electronic transmission is the employer's normal means of providing notices to employees and each employee is equipped with an electronic communication device. Failure to post the List of Hazards will result in the termination of the Consultation "visit in progress" status.

## Interim Protection for Employees

Where a serious hazard(s) is identified and is not immediately corrected in the presence of the consultant, the employer must provide interim protections for affected employees at the worksite while the identified hazard(s) are being corrected. Interim protections include but are not limited to the following:

**Engineering Controls** Engineering controls consist of, but not limited to, substitution, isolation, ventilation and equipment modification.

**Administrative Controls** Any procedure that significantly limits daily exposure by control or manipulation of the work schedule or manner in which work is performed is considered a means of administrative control. The use of personal protective equipment is not considered a means of administrative control.

**Work Practice Controls** Work practice controls are one type of administrative control in which the employer modifies the manner in which the employee performs assigned work. Such modification may result in a reduction of exposure through such methods as changing work procedures, improving sanitation and hygiene practices, or making other changes in the way the employee performs the job.

**Personal Protective Equipment and/or Clothing** Providing the proper personal protective equipment (PPE) to all affected employees and training affected employees in the proper selection, use and maintenance of the PPE.

The recommended abatement action and interim protection recommendations in this report are intended as advisory in nature, informational in content, and are intended to assist employers in identifying potential engineering controls, administrative controls, work practice controls and personal protective equipment to reduce employee exposure to the hazard. It is the employer's responsibility to evaluate the work place and the controls necessary for their particular operation in order to reduce employee exposure.

The Occupational Safety and Health Act require employers to comply with hazard-specific safety and health standards. In addition, employers must provide their employees with a workplace free from recognized hazards likely to cause death or serious physical harm under Section 5(a)(1), the General Duty Clause of the Act. Employers can be cited for violating the General Duty Clause if there is a recognized hazard and they do not take steps to prevent or abate the hazard.

In the event of an OSHA inspection, it is important to remember that the Compliance Officer is not legally bound by the consultant's advice or by the consultant's failure to point out a specific hazard. You may, but are not required to, furnish a copy of this report to the Compliance Officer, who may use it to determine your good faith efforts toward safety and health and reduce any proposed penalties. You are, however, required to furnish any employee exposure data from this report as required by 29 CFR 1910.1020.

#### 4. Evaluation of Safety and Health Management System

Your safety and health programs were reviewed and discussed during our visit. Attachment D, Safety and Health Program Assessment Worksheet outlines the current status of your safety and health management system based upon your programs, interview of employees, and observations of your workplace.

A safe and healthful workplace depends on an effective management to ensure that hazards are identified, corrected, and that effective physical and administrative protection are established and maintained including the following key safety performance indicators.

- Hazard Anticipation and Detection:
- Hazard Prevention and Control:
- Planning and Evaluation:
- Administration and Supervision:
- Safety and Health Training:
- Management Leadership:
- Employee Participation:

## Report of Hazards Found

Hazards noted from the consultation could be in any of the following hazard type:

**Imminent Dangers** are hazards that can reasonably be expected to cause death or serious physical harm immediately or before this written report is received. Any such hazards would have been corrected immediately, and no correction dates or space for correction method would appear in Attachment A-Report of Hazards Found.

**Serious Hazards** can cause an accident or health hazard exposure resulting in death or serious physical harm. Each such hazard has been assigned a mutually agreed upon date by which correction is to be completed.

**Other-Than-Serious Hazards** lack the potential for causing serious physical harm, but could have a direct impact on employee safety and health. We encourage you to correct these hazards and notify us of the action taken.

**Regulatory Hazards** reflect violations of OSHA posting requirements, recordkeeping requirements, and reporting requirements as found in 29 CFR 1903 and 1904. No correction dates have been set, but we request notification of their correction.

<b>Item Number</b>	1	<b>Hazard Type</b>	Serious	<b># of Instances</b>	1
<b>Standard</b>	1926.651(i)(2)(iv)		<b>Correction Due Date</b>	12/31/2014	
<b>Description</b>	Excavation safety for the crawl space at 434 Marsham, Highland Park.				
<b>Condition</b>	A registered professional engineer has not approved the determination that such excavation work will not pose a hazard to employees.				
<b>Potential Effect</b>	Death, suffocation, contusions.				
<b>Recommended Action</b>	Provide certification by a registered professional engineer that the excavation work in the crawl space of the residential property located at 434 Marsham, Highland Park is safe for employee entry and required work activities				

<b>Item Number</b>	2	<b>Hazard Type</b>	Serious	<b># of Instances</b>	1
<b>Standard</b>	1926.20(f)(2)		<b>Correction Due Date</b>	12/31/2014	
<b>Description</b>	Employee Training. The employer must train each affected employee in the manner required by the standard, and failure to train an employee may be considered a separate violation.				
<b>Condition</b>	An overall plan for employee training as it relates to this planned construction project was not available for review at the time of this survey.				
<b>Potential Effect</b>	Death, suffocation, contusions.				
<b>Recommended Action</b>	Establish and implement an overall employee training plan based on the processes involved. Retain employee training records.				

<b>Item Number</b>	3	<b>Hazard Type</b>	Serious	<b># of Instances</b>	1
<b>Standard</b>	1926.21(b)(2)		<b>Correction Due Date</b>	12/31/2014	
<b>Description</b>	The employer shall instruct each employee in the recognition and avoidance of unsafe conditions and the regulations applicable to his work environment to control or eliminate any hazards or other exposure to illness or injury.				
<b>Condition</b>	A work site hazard assessment was not available for review at the time of this survey.				
<b>Potential Effect</b>	Cuts, abrasions, contusions and falls.				
<b>Recommended Action</b>	Conduct a written workplace hazard assessment and train employees on the proper use and limitations of the required precautions and personal protective equipment (PPE).				

<b>Item Number</b>	4	<b>Hazard Type</b>	Serious	<b># of Instances</b>	1
<b>Standard</b>	1926.21(b)(6)(i)		<b>Correction Due Date</b>	12/31/2014	
<b>Description</b>	Confined space safety.				
<b>Condition</b>	The crawl space of the residence (confined space) was not evaluated to determine the nature of the hazards involved; the necessary precautions to be taken, and in the use of protective and emergency equipment required.				
<b>Potential Effect</b>	Death, suffocation, contusions.				
<b>Recommended Action</b>	Evaluate the confined space and ensure that all employees required to enter and work into the crawl space of the building are instructed as to the nature of the hazards involved; the necessary precautions to be taken, and in the proper use of protective and emergency equipment required.				

**Employer Report of Action Taken**

From: Green Building Technologies Inc.  
434 Marshman Street  
HIGHLAND PARK, IL 60035

Visit Activity: 84929

Opening Conference Date: 11/17/2014

Item Number	1	Hazard Type	Serious	# of Instances	1
Correction Due Date	12/31/2014	Hazard Corrected Date			
Standard	1926.651(i)(2)(iv)				
Describe Corrective Action Taken	Demolish house using heavy equipment operated from outside of the building. Work will take place with no workers entering the home.				
Action Taken to Prevent Recurrence	N/A				
Item Number	2	Hazard Type	Serious	# of Instances	1
Correction Due Date	12/31/2014	Hazard Corrected Date			
Standard	1926.20(f)(2)				
Describe Corrective Action Taken	Demolish house using heavy equipment operated from outside of the building. Work will take place with no workers entering the home.				
Action Taken to Prevent Recurrence	N/A				
Item Number	3	Hazard Type	Serious	# of Instances	1
Correction Due Date	12/31/2014	Hazard Corrected Date			
Standard	1926.21(b)(2)				
Describe Corrective Action Taken	Demolish house using heavy equipment operated from outside of the building. Work will take place with no workers entering the home.				
Action Taken to Prevent Recurrence	N/A				
Item Number	4	Hazard Type	Serious	# of Instances	1
Correction Due Date	12/31/2014	Hazard Corrected Date			
Standard	1926.21(b)(6)(i)				
Describe Corrective Action Taken	Demolish house using heavy equipment operated from outside of the building. Work will take place with no workers entering the home.				
Action Taken to Prevent Recurrence	N/A				

Neil Fortunato

November 21, 2014

Employer's signature

Print Name

Date signed and sent

List of Hazard

**This List of Hazards must be posted, unedited, in a prominent place where it is readily observable by all affected employees for three (3) days, or until the hazards are corrected, whichever is later.**

**VISIT NUMBER: 84929**  
**VISIT DATE(S): 11/17/2014**

Green Building Technologies Inc.  
 434 Marshman Street  
 HIGHLAND PARK , IL 60035

This is a notification of serious hazards identified during the consultation visit. This notification is **not** a citation. Green Building Technologies Inc. is a voluntary participant in the consultation program and has agreed to correct the hazards on this list within the correction due dates(s) specified. Green Building Technologies Inc. has also agreed to make information on other-than-serious hazards as well as corrective action proposed by the consultant available to employees upon request.

<b>Item</b>	1	<b>Hazard Type</b>	Serious	<b># of Instances</b>	1
<b>Standard</b>	1926.651(i)(2)(iv)				
<b>Correction Due Date</b>	12/31/2014				
<b>Extended Correction Due Date</b>					
<b>Condition</b>	A registered professional engineer has not approved the determination that such excavation work will not pose a hazard to employees.				
<b>Description</b>	Excavation safety.				

<b>Item</b>	2	<b>Hazard Type</b>	Serious	<b># of Instances</b>	1
<b>Standard</b>	1926.20(f)(2)				
<b>Correction Due Date</b>	12/31/2014				
<b>Extended Correction Due Date</b>					
<b>Condition</b>	An overall plan for employee training as it relates to this planned construction project was not available for review at the time of this survey.				
<b>Description</b>	Employee Training. The employer must train each affected employee in the manner required by the standard. and failure to train an employee may be considered a separate violation.				

<b>Item</b>	3	<b>Hazard Type</b>	Serious	<b># of Instances</b>	1
<b>Standard</b>	1926.21(b)(2)				
<b>Correction Due Date</b>	12/31/2014				
<b>Extended Correction Due Date</b>					
<b>Condition</b>	A work site hazard assessment was not available for review at the time of this survey.				
<b>Description</b>	The employer shall instruct each employee in the recognition and avoidance of unsafe conditions and the regulations applicable to his work environment to control or eliminate any hazards or other exposure to illness or injury.				

<b>Item</b>	4	<b>Hazard Type</b>	Serious	<b># of Instances</b>	1
<b>Standard</b>	1926.21(b)(6)(i)				
<b>Correction Due Date</b>	12/31/2014				
<b>Extended Correction Due Date</b>					
<b>Condition</b>	The crawl space of the residence (confined space) was not evaluated to determine the nature of the hazards involved: the necessary precautions to be taken, and in the use of protective and emergency equipment required.				
<b>Description</b>	Confined space safety.				

**Survey/Questionnaire**

The Illinois Department of Labor's On-Site Safety and Health Consultation Program would like to take this opportunity to thank you for using our services and trust you will do so again. To insure the continued quality of our services we would greatly appreciate your feedback.

**Company:**                      **Visit Date:**                      **Consultant:**

**Strongly Agree= 5    Agree= 4    Somewhat Agree= 3    Somewhat Disagree= 2    Strongly Disagree= 1**

1. The consultant provided the service in a prompt, professional and courteous manner.

5                      4                      3                      2                      1

2. The consultant was knowledgeable regarding occupational safety/health.

5                      4                      3                      2                      1

3. The consultant dealt with your specific safety/health questions and/or concerns.

5                      4                      3                      2                      1

4. The report was timely, informative, and easy to understand.

5                      4                      3                      2                      1

5. The likelihood of using our services again and/or recommending the service to others.

5                      4                      3                      2                      1

General Comments:

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**PLEASE RETURN THIS DOCUMENT TO: [gerald.cunningham@illinois.gov](mailto:gerald.cunningham@illinois.gov)**  
**THANK YOU!**