

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, September 10, 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, September 10, 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. August 13, 2015
- IV. **Scheduled Business**
 - A. **Certificate of Appropriateness**
 - Jens Jensen Park – Ravinia Streetscape Signage
 - B. **Determination of Significance**
 - 1434 Ferndale Avenue
 - 2725 Fort Sheridan Avenue
 - 788 Marion Avenue
 - 975 Sheridan Road
 - C. **Resolution for a Request for Information:** Adopt Resolution 15-02
- V. **Discussion Items**
 - 1689 Lake Avenue – George Millard House
 - Update on Yard Signs for Historic Preservation Month
 - HPC Participation in the Historic Ravinia Event
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for October 8, 2015
- VIII. **Adjournment**

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**MINUTES OF A REGULAR MEETING OF
HISTORIC PRESERVATION COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

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MEETING DATE: Thursday, August 13, 2015

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MEETING LOCATION: Pre-Session Conference Room, City Hall, 1707 St. Johns Avenue, Highland Park, IL

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CALL TO ORDER

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At 7:33 p.m., Vice Chair Bramson called the meeting to order & asked Staff to call the roll.

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ROLL CALL

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23

Commissioners Present: Vice Chair Bramson, Commissioners Reinstein, Temkin, Fradin, Curran

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Commissioners Absent: Chairwoman Thomas, Commissioner Becker

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Ex-Officio Members Present: Axelrod

28
29

Park District Liaison Present: Mike Evans

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Library Liaison Present: Julia Jonas

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Student Council Present: Bartell

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Councilman Absent: Blumberg

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Staff declared that a quorum was present.

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39

Staff Present: Sloan, Cross

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41

Also Present: Cerabona

42
43

APPROVAL OF MINUTES

- 44
45
1. Commissioner Fradin moved to approve the July 9, 2015, regular meeting minutes. Commissioner Temkin seconded the motion.

46
47

On a roll call vote

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Voting Yea: Vice Chair Bramson, Commissioners Reinstein, Temkin, Fradin, Curran

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Voting Nay: None

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Vice Chair Bramson declared that the motion passed unanimously.

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SCHEDULED BUSINESS

- 56
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1. Determination of Significance

- 58
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- 500 Clavey Court

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61

Staff reviewed the proposal:

- 62
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65
- 3,000 sq. ft. ranch
 - Built in 1881
 - Signature peak elements
 - Elevations were shown
 - Background on architect and owner was provided

1 Commissioner Fradin asked and Planner Cross advised the current owner is a development company.

2
3 Petitioner is Andrew Venamore, Mach 1, Inc., 602 Academy Drive, Northbrook, IL.

4
5 Commissioner Fradin moved that the house doesn't meet the criteria of being significant/landmark status.
6 Commission Reinstein seconded the motion.

7
8 On a roll call vote

9 Voting Yea: Vice Chair Bramson, Commissioners Reinstein, Temkin, Fradin, Curran

10 Voting Nay: None

11
12 Vice Chair Bramson declared that the motion passed unanimously.

13
14 Planner Cross advised the demolition cannot continue.

15
16 2. Certificate of Appropriateness

17 a. 545 Green Bay Road – Exterior Improvement

18
19 Staff reviewed the proposal:

- 20 • Owners purchased the home because it's historic
- 21 • Built in 1938
- 22 • Additions were made
- 23 • Intent is to make an even roof line on front elevation (increase by 2 ft. on one side & 4 ½ ft. on other)
- 24 • Windows are being added on South & West sides
- 25 • Slope roof
- 26 • Standards were referenced

27
28 Petitioners are Henry & Ellen Criz, 545 Green Bay Road, Highland Park, IL.

29
30 Commissioner Temkin asked if the added windows will be taller than the chimney height. Mr. Criz illustrated
31 same and referenced 5 ft. Mrs. Criz identified Page 3 on the plans. Mr. Criz noted when finished, it will look
32 like an extension of the first floor.

33
34 Vice Chair Bramson concluded that the standards are met from a structural standpoint.

35
36 Mrs. Criz referenced Page 1 regarding the slope roof intention.

37
38 Commissioner Reinstein asked about the original intentions. Mrs. Criz explained the additions. It was confirmed
39 there was no courtyard. Commissioner Reinstein asked why the owners wish to enclose it. Mrs. Criz advised
40 they are utilizing existing space.

41
42 Planning Division Manager Sloan asked if the house has drains and if they are maintained. Mr. Criz responded
43 in the affirmative.

44
45 Commissioner Reinstein expressed that the improvements are wonderfully done. He noted this is against
46 Dubin's linear intention. Commissioner Temkin concurred. It was stated the curved part would not have been
47 the intention though this would not be visible from the street. Since it is pushed back, it appears acceptable.
48 Mrs. Criz advised if windows are placed on the East side, the view would be looking at a structure.

49
50 Commissioner Curran inquired about a skylight. Mrs. Criz advised the concern is a skylight on a flat roof (water
51 damage). She illustrated interior windows.

52
53 Planner Cross referenced the original landmark designation document.

1 Commissioner Fradin moved to approve the Certificate of Appropriateness. Commission Temkin seconded the
2 motion.

3
4 On a roll call vote

5 Voting Yea: Vice Chair Bramson, Commissioners Reinstein, Temkin, Fradin, Curran

6 Voting Nay: None

7
8 Vice Chair Bramson declared that the motion passed unanimously.

9
10 b. 326 Central Avenue – Application Withdrawal & Discussion

11 Planner Cross advised this will still have historic designation. He noted the application is still in process
12 and recommended the HPC accept the withdrawal.

13 Commissioner Temkin inquired about the garage on the new lot. Planner Cross noted that will be subject to
14 a Subdivision Review (variance option).

15 Discussion took place on listing the property.

16 Commissioner Fradin advised he believes it's a reasonable interpretation of the Ordinance. Planning Division
17 Manager Sloan stated that normally an accessory structure would be demolished. She advised and shared
18 the possible avenues for the Applicant to come before the HPC. Rationale was discussed as to altering
19 precedence. Planning Division Manager Sloan stated she will ask the Applicant to supply more
20 information.

21 Commissioner Reinstein inquired and Planning Division Manager Sloan agreed that a letter/list of concerns
22 may be submitted to City Council & the Plan Commission. Vice Chair Bramson recommended a concise,
23 factual summary be drafted by Chairwoman Thomas (with the HPC's input).

24 Ex-Officio Member Axelrod stated the house and land were not considered as a whole. Planning Division
25 Manager Sloan explained resubdividing. Planner Cross concluded the HRC will be in the loop.

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32 **BUSINESS FROM THE PUBLIC**

33 Audience member, Brad Zwirn, introduced himself as the general contractor of the property at 1434 Ferndale.
34 Planning Division Manager Sloan & Planner Cross advised they will review his application and schedule his
35 petition as an agenda item at the next HPC meeting.

36
37
38 **DISCUSSION ITEMS**

39 1. Yard Signs for Historic Preservation Month

40
41 Planner Cross displayed the template and described where/why/how these signs would be used. Vice Chair
42 Bramson stated she is not in favor of placing this sign on her home.

43 Commissioner Reinstein stated he believes broader outreach makes the most sense. Vice Chair suggested
44 sending a mailing to the 500 landmark property owners, inviting them to an event with a dynamic speaker, and
45 offering the landmark signs; a grassroots approach to create interest. She shared information on a similar event
46 being hosted by Fort Sheridan. Commissioner Reinstein suggested including a letter from the Mayor, relating to
47 October Preservation Month, and inviting the 500 residents to attend and be involved in the event.

48 Commissioner Temkin suggested developing an annual Action Plan which would specify the HPC's
49 events/happenings. She stated she believes this will create awareness. Discussion ensued about placing articles
50 in the Highlander. Student Council Bartell stated she would be willing to write articles on historic homes.

1 For the sign, it was suggested to recruit high school students for assistance with a graphic design.

2
3 Discussion took place on highlighting landmark homes in October or May,

4
5 2. 2016 Work Plan

6
7 Planner Cross recommended obtaining recognition in districts.

8
9 Planner Cross asked if Commissioners wish to conduct a historic survey or move to approve educational
10 initiatives and outreach. Discussion took place on both options. Commissioner Reinstein advised that data is
11 available without conducting a survey. Planning Division Manager Sloan suggested that surveys be used to
12 inform residents how their homes are significant or how they and their neighbors may develop a district.

13
14 Planner Cross advised he will request that the Mayor designate October as Historic Preservation Month. He
15 noted the distribution of letters to residents would then follow.

16
17 Commissioner Reinstein moved to delay the survey to 2017 or later and focus on educational initiatives.
18 Commission Fradin seconded the motion.

19
20 On a roll call vote

21 Voting Yea: Commissioners Reinstein, Temkin, Fradin, Curran

22 Voting Nay: Vice Chair Bramson

23
24 Vice Chair Bramson declared that the motion passed 4-1.

25
26 3. HPC Participation in the Historic Ravinia Event

27
28 Commissioner Temkin shared specifics on the October 18th Historic Ravinia Event (trolley tours, coloring
29 books, etc.). She suggested the HPC develop a banner. Planner Cross advised he will research and obtain bids
30 for trolleys, etc.

31
32 **OTHER BUSINESS**

- 33
34 1. Next meeting is scheduled for September 10, 2015.

35
36 **ADJOURNMENT**

37
38 Commissioner Fradin moved to adjourn the meeting at 9:32 p.m. Commission Reinstein seconded the motion.

39
40 On a roll call vote

41 Voting Yea: Vice Chair Bramson, Commissioners Reinstein, Temkin, Fradin, Curran

42 Voting Nay: None

43
44 Vice Chair Bramson declared that the motion passed unanimously.

45
46 Respectfully Submitted,

47
48
49
50 Gale Cerabona
51 Minute Taker

52
53
54 **MINUTES OF JULY 9, 2015, WERE APPROVED WITHOUT CORRECTIONS**

Historic Preservation Commission

Certificate of Appropriateness for Jens Jensen Park

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 9/10/2015

Property Jens Jensen Park
Location: 486 Roger Williams Avenue

Petitioners: City of Highland Park &
Park District of Highland Park

Project Summary: Erecting a wayfinding sign in the
locally landmarked park

SUMMARY OF THE PETITION

A detailed project narrative, included in the attachments to this memo, describes the proposal to install a Ravinia District monument sign in the northeast corner of Jens Jensen Park. The sign, shown in **Figure 1**, is one of several streetscape improvements currently being implemented by the City of Highland Park within the Ravinia District. This sign and an identical second sign proposed at the other end of Roger Williams Avenue will serve as “bookends” to the Ravinia Business District. The northeast corner of Jens Jensen Park was chosen because it is a focal point for motorists and pedestrians at the six-point intersection of Roger Williams Avenue, Dean Avenue, and Judson Avenue.

JENS JENSEN PARK

The Park was designated as a local landmark in 1995. The nomination form and the City Council report are included in the attachments to this memo. The nomination form provides the following summary:

Originally known as Station Park, Jens Jensen Park is a small triangular park across from the Ravinia train station. In 1930, the North Shore Garden Club had commissioned Jens Jensen to design a memorial at the park for Augusta (Mrs. Julius) Rosenwald. The memorial included a narrow stone path encircling a

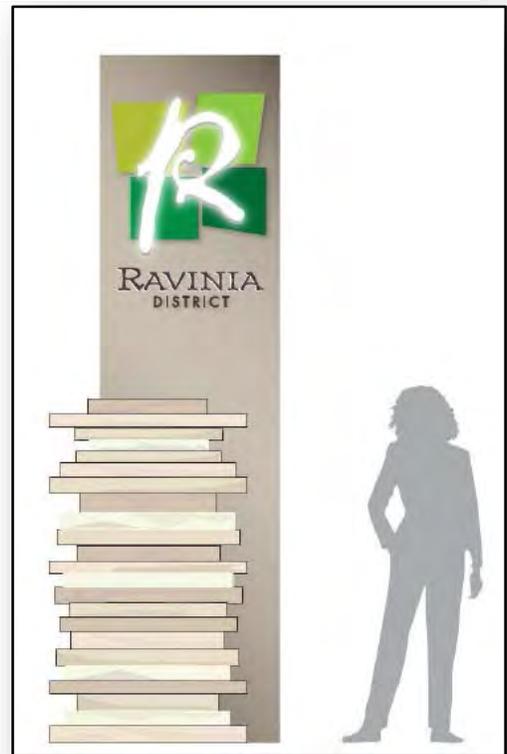


Figure 1: Proposed 11'5" monument sign

Historic Preservation Commission

council ring, which surrounded a round pond. A large boulder was situated in the middle of the pond surrounded by water lilies. It appears that Jensen's involvement in the park was limited to the design of the memorial, rather than to the park landscape. In the 1970s, the Park was renamed for Jensen. While the council ring and boulder remain, the pool has been filled and paved with stone.

In 2006, the Park District received a COA for a restoration / recreation project in the park based on Jens Jensen's original 1924 plans (**Figure 2**). The District sought \$150,000 in Save America's Treasures funding in 2005 for the project. The approved plans and information about the restoration is included in the attachments to this memo.

STANDARDS FOR CERTIFICATES OF APPROPRIATENESS

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

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

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

(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

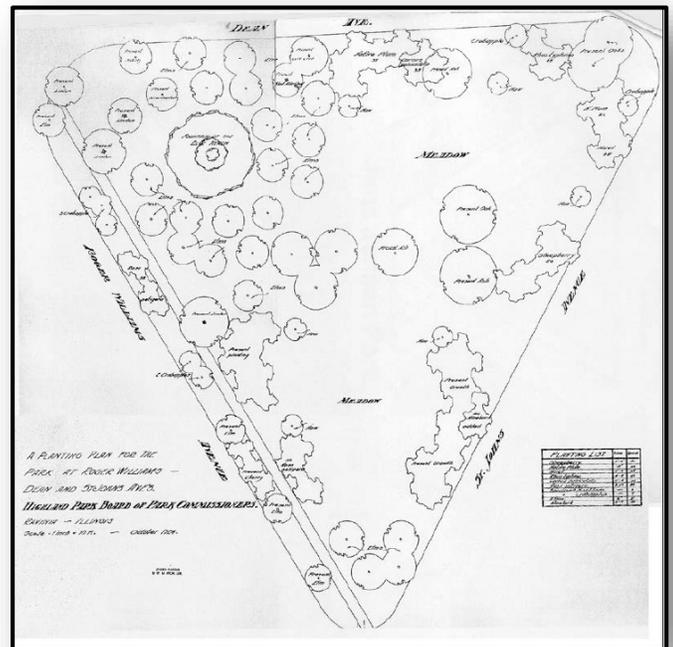


Figure 2: Jensen Landscape Plan (1924)

Historic Preservation Commission

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.

The proposed monument sign will use “stacked-stone masonry consisting of a local dolomitic limestone in sizes and colors intended to evoke Jensen’s work and be consistent with the existing signage and masonry within Jens Jensen Park.”

(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.

Historic Preservation Commission

(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.

No elements of the Jensen landscape plan will be destroyed or altered with the installation of this monument sign. Furthermore, the sign can be removed in the future without risk to any of the historic features in the park.

(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.

Historic Preservation Commission

The Council Ring and other characteristic Jensen features in the park will not be altered by the installation of the proposed monument sign.

(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

Based on the findings presented above, staff recommends that the Historic Preservation Commission approve the proposed monument sign. Alternatively, the Commission may vote to deny the Certificate of Appropriateness for the installation of the Ravinia District monument sign.

ATTACHMENTS

1. Application materials for the Ravinia District Monument Sign
2. Landmark nomination materials for Jens Jensen Park (1995)
3. 2006 COA materials for the restoration of Jens Jensen Park

APPLICATION FOR HISTORIC PRESERVATION REVIEW



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

OFFICE USE ONLY

Submission Date: _____

Case No.: _____

Hearing Date: _____

Address: 486 Roger Williams Avenue **Within a District or an Individual Landmark?** Individual Landmark

Brief Description of Project: Construction of a monument "Ravinia District" sign at the NE corner of Jens Jensen Park as part of streetscape improvement activities being performed for the Ravinia District by the City

Petitioner's Name (s): City of Highland Park - Department of Community Development

Address: 1150 Half Day Road, Highland Park, IL 60035 **Daytime Phone:** (847) 926-0867

Home Phone: _____ **Fax:** _____

Email: eolson@cityhpil.com

Property Owner Name(s): Park District of Highland Park

Address: 636 Ridge Road, Highland Park, IL 60035

Phone: (847) 831-3810 **Fax:** _____

Email: _____

If Petitioner Is Different From Property Owner, Please Define Relationship:

Cooperating Governmental Agencies

Attorney's Name (if applicable): _____

Address: _____

Phone: _____ **Fax:** _____

Architect/Builder: RTKL Associates, Inc. / Michael's Signs, Inc. **Contact:** Bryan Tessner (RTKL)

Address: 200 S Michigan Avenue #1800, Chicago, IL 60604

Phone: (312) 542-5900 **Fax:** (312) 542-5901

Email: _____

Signatures

Property Owner(s) Date

 _____ 08/21/2015
Petitioner, if different from Property Owner Date

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

TYPE OF REVIEW REQUESTED: (check all that apply)

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

TYPE OF WORK PROPOSED: (check all that apply)

- Addition
- Alteration
- New Construction
- Restoration/Rehabilitation
- Relocation
- Demolition

CHECKLIST: (One full-sized copy, one digital copy, and eight (8) 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
- Written Narrative Describing the Project
- Other supporting documentation (please describe below)

For New Construction

- 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
- Written Narrative Describing the Project
- Other supporting documentation (please describe below)

CERTIFICATE OF APPROPRIATENESS STANDARDS



CITY OF HIGHLAND PARK

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

STANDARDS FOR CERTIFICATES OF APPROPRIATENESS

Below are the standards considered by the Historic Preservation Commission when awarding Certificates of Appropriateness for Additions/Alterations and New Construction. This is an abbreviated version of Sections 24.030 (C) and (D) of the Historic Preservation Ordinance:

- (1) Height. The height of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- (2) Proportion of front façade. The relationship of the width to the height of the front elevation of the proposed new 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 the proposed new 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 façade of the proposed new 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 the proposed new 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 the proposed new Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.
- (8) Roof shapes. The roof shape of the proposed new 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 the proposed new 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. The proposed new Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

(12) Destruction or alteration of historic features. The distinguishing historic qualities or character of a Property, Structure, site or Object and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.

(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 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.



CITY OF HIGHLAND PARK

Highland Park, Illinois 60035 • (847) 432-0800

Project Narrative

Proposed Ravinia District Monument Sign in Jens Jensen Park

The proposed alteration to the locally-landmarked property, Jens Jensen Park, consists of the construction of one monument sign to be located at the northeast corner of the triangular property, adjacent to the intersection of Roger Williams Avenue and Dean Avenue.

The proposed monument sign is one of several streetscape improvements currently being implemented by the City of Highland Park within the Ravinia District. The current phase includes the fabrication and installation of monument signs at each end of the Ravinia Business District along Roger Williams Avenue, as well as the fabrication and installation of new pylon signs, directional signs, and street signs. In addition, five intersections will have new asphalt crosswalks installed with stamped decorative thermoplastic coverings.

The conceptual design of the proposed sign (and the wider streetscape and “Ravinia” brand) was first developed approximately two years ago by Hitchcock Design Group. In the creation of the conceptual design, stakeholders including Ravinia residents and businesses, the Park District of Highland Park, the City of Highland Park, and many other interested parties were engaged, and as a result, the design reflects their vision of the community. The conceptual designs were influenced strongly by the artistic history of the Ravinia District and its residents, include a number of earth toned colors, and pay homage to the architectural designs and material selections made by Jens Jensen in his work.

Hitchcock’s conceptual designs were then refined by RTKL Associates to establish an appropriate scale as well address practical construction and maintenance concerns. The proposed monument sign is 11.5’ tall and will be one of the two monument signs that serve as book-ends to the Ravinia Business District along Roger Williams Avenue. The signage will be coated aluminum painted in variations of browns and greens and will have stacked-stone masonry consisting of a local dolomitic limestone in sizes and colors intended evoke Jensen’s work and be consistent with the existing signage and masonry within Jens Jensen Park. Furthermore, the proposed sign will be of a similar scale as the signage already in the District, including nearby signage for parking.

The proposed location for the monument sign is ideal, as its size limits its location in public right-of-way. If it were to be located on the north side of Roger Williams, it would block existing businesses and be a hindrance to pedestrian traffic. The northeast corner of Jens Jensen Park is a focal point for motorists and pedestrians at the six point intersection of Roger Williams Avenue, Dean Avenue, and Judson Avenue. The sign itself may draw additional attention to Jens Jensen Park.



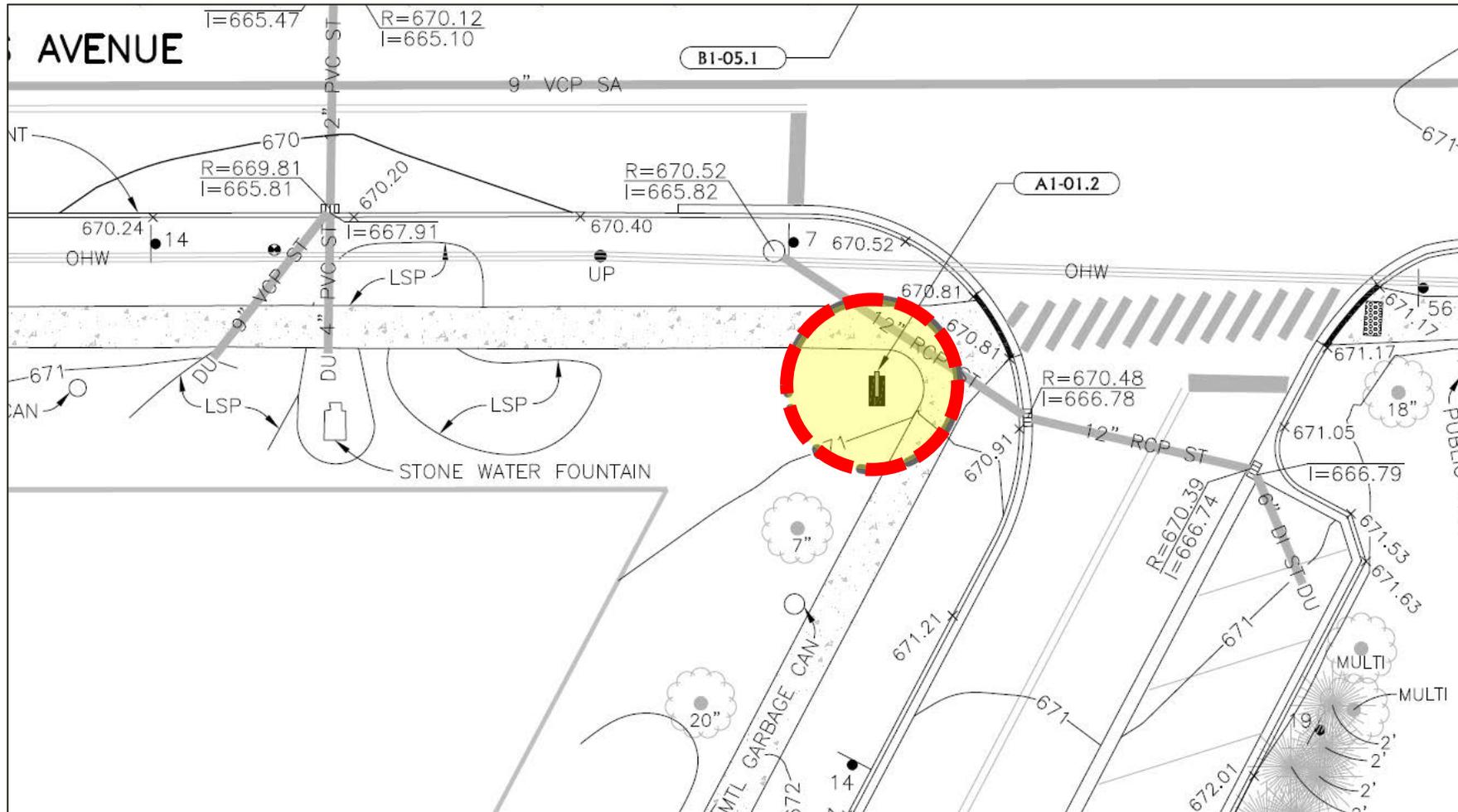
Roger Williams Ave

St Johns Ave

Dean Ave

Location of
Proposed Sign
in Jensen Park

PROPOSED LOCATION OF SIGN IN JENSEN PARK



Color Legend

Color Code and Swatch	Match Color	Color Code and Swatch	Match Color
P-01	Matthews Paint Verizon White 2 MP27386 LRV 45.9	P-08	Matthews Paint Black is Back 16 MP59647 LRV 4.4
P-02	PMS 583C Matthews Paint Sourgrass 5 MP00505 LRV 45.9	P-09	Matthews Paint Pale Bronze Metallic 7 MP27916 LRV 38.8
P-03	PMS 363C Matthews Paint Green Racer 72 MP10245 LRV 18.2	P-10	Matthews Paint Alpha Bronze Metallic 26 MP20146 LRV 25.3
P-04	PMS 376C Matthews Paint Play-Doh-Green 81 MP13525 LRV 37.8	P-11	Matthews Paint Process Cyan U 93 MP09133 LRV 28.3
P-05	PMS 357C Matthews Paint Adirondack Green 122 MP14353 LRV 11.1		
P-06	PMS 4695C Matthews Paint Brown Bomber 56 MP13306 LRV 7.3		
P-07	Matthews Paint Green Spirit 2 MP01507 LRV 69		

Materials Legend

Material Code	Match Spec	Material Code	Match Spec
M-01	3M Reflective Vinyl White 680CR-10	M-08	Dolomitic Limestone Eden Outcropping Assorted Colors
M-02	3M Reflective Vinyl Black 680CR-85	M-09	Dolomitic Limestone Eden Weathered Edge Outcropping Assorted Colors
M-03	Aluminum	M-10	Dolomitic Limestone Chilton Weathered Edge Outcropping Assorted Colors
M-04	Metal		
M-05	White Acrylic		
M-06	Clear Acrylic		
M-07	Green Acrylic Match PMS 583C		



AN ARCADIS COMPANY
200 South Michigan Ave,
Ste 1800
Chicago IL 60604
312.542.5900



Wayfinding,
EGD and Signage

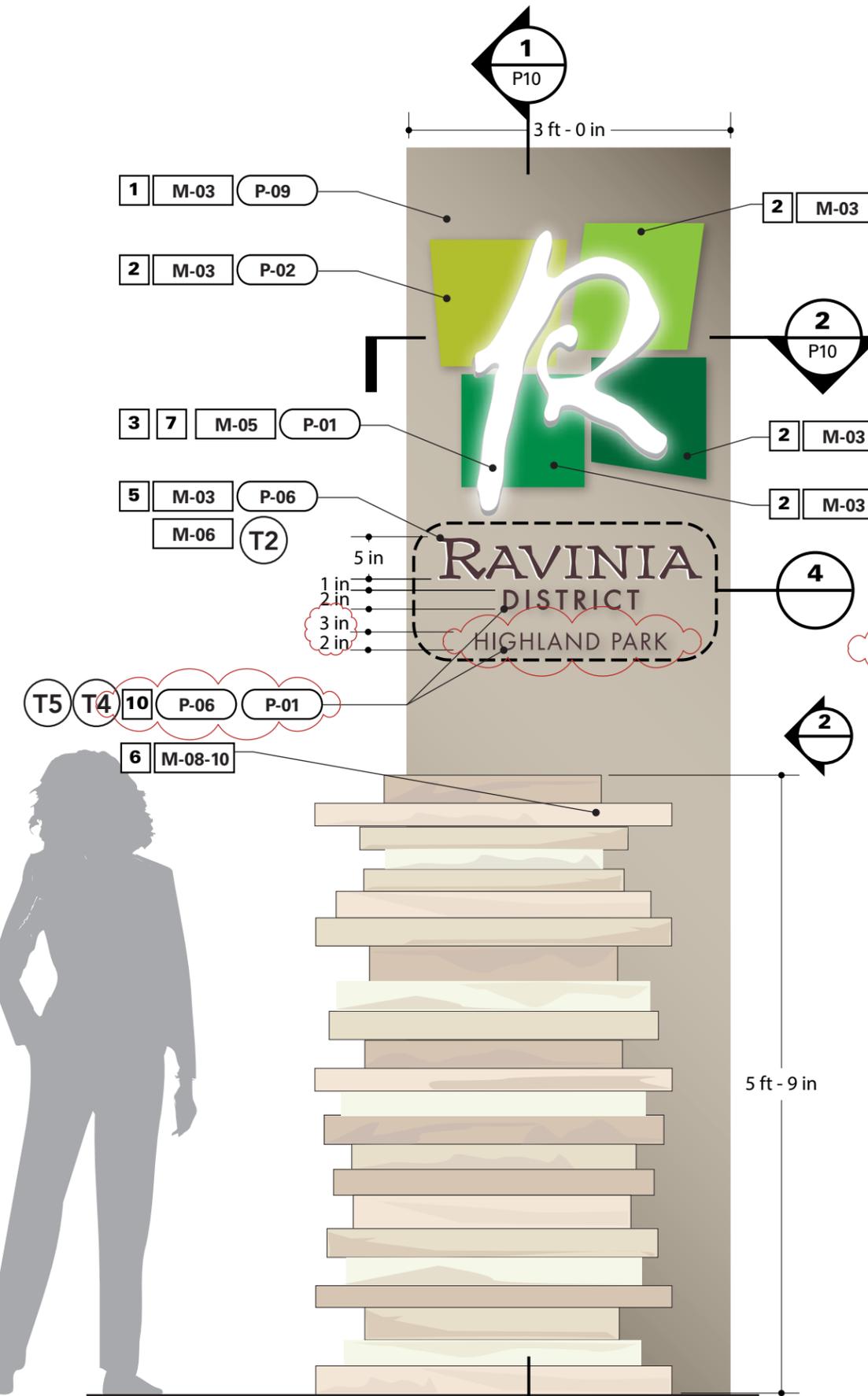
**100% Design
Development Signage
Package**

Project Number

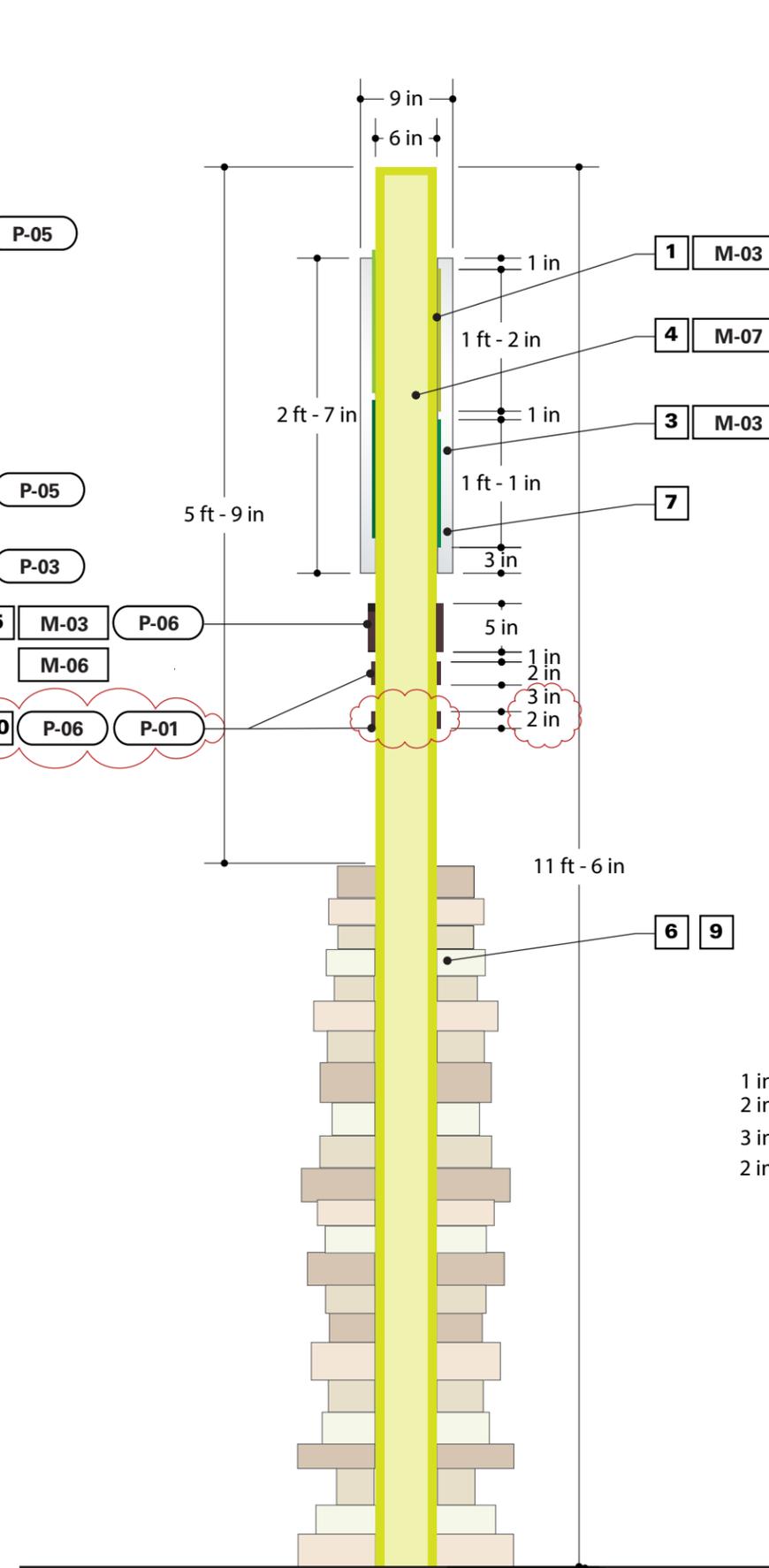
30-14035.00

Issue Dates

Date	Item
05.12.2015	100% DD



1 Elevation: PRIMARY GATEWAY PYLON
Scale: 3/4" = 1'



2 Side View: PRIMARY GATEWAY PYLON
Scale: 3/4" = 1'



4 Enlarged Detail: PRIMARY GATEWAY PYLON
Scale: 1" = 1'



3 Reference Images: Stacked Stones
Scale: NTS

GENERAL NOTES:

1. Internally illuminated metal fabricated sign cabinet painted to match P-09. Edges painted to match P-02.
2. Ravinia mosaic squares - 5/16" painted aluminum panels pin mounted to metal sign cabinet.
3. 1-1/2" THK. white acrylic Ravinia "R" with clear acrylic returns, internally illuminated. Face of acrylic painted P-07.
4. Bright green acrylic sides (M-07) to match P-02. Illumination of the sign cabinet to show on the sides.
5. 3/8" THK halo illuminated dimensional letters. Metal face painted to match P-06 and clear acrylic returns.
6. Stone base to match Dolomitic Limestone in assorted colors. RTKL to assist with final selection of color.
7. Sign Fabricator is responsible for letter lighting for evening lighting without hot spots.
8. Sign Fabricator is responsible for engineering metal sign cabinet to stone.
9. Sign Fabricator is responsible for engineering appropriate base and anchoring method for stable and secure attachment to ground.
10. 3/8" THK aluminum dimensional letters. Metal face and returns painted to match P-06. white to match P-01.



AN ARCADIS COMPANY
200 South Michigan Ave,
Ste 1800
Chicago IL 60604
312.542.5900



Wayfinding,
EGD and Signage

**100% Design
Development Signage
Package**

Project Number

30-14035.00

Issue Dates

Date	Item
05.12.2015	100% DD
07.17.2015	Sign Verbiage

05.12.2015 100% DD

07.17.2015 Sign Verbiage

Issue Date

05.12.2015

Sheet Title

**Primary
Gateway Pylon**

A1

Sheet No.

P9



RAVINA
DISTRICT



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

Landmark Nomination Form

Date: 12/9/94

- 1) Name of Property (original if known): Station Park (now known as Jens Jenser Park)
2) Street Address: Roger Williams Ave. between Dean & St. Johns Avenues
3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park): _____

Pin#'s 16-36-113-001, 16-36-113-002, 16-36-113,003 & 16-36-113-004

- 4) Name and Address of Property Owner(s) (From Assessor's Office): _____
Park District of Highland Park
636 Ridge Road
Highland Park, IL 60035

- 5) Present Use: Park 6) Past Use: Park

- 7) Architect: _____ 8) Date of Construction: _____

- 9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:

See attached

- 10) This structure is eligible for designation on the basis of the following criteria (see reverse page):

Site eligibility criteria 1, 3, 5, 8

- 11) Name(s) and Address(es) of Applicant(s):

Name(s): Park District of Highland Park

Signature(s): 
Director of Parks & Recreation

Address(es): 636 Ridge Road
Highland Park, IL 60035

- 12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):
Owner, Board of Park Commissioners, Commission Member

Please complete and return this form to the Highland Park Preservation Commission 1707 St. Johns Avenue, Highland Park, Illinois 60035

9. Originally known as Station Park, Jens Jensen Park is a small triangular park across from the Ravinia train station. In 1930, the North Shore Garden Club had commissioned Jens Jensen to design a memorial at the park for Augusta (Mrs. Julius) Rosenwald. The memorial included a narrow stone path encircling a council ring, which surrounded a round pond. A large boulder was situated in the middle of the pond surrounded by water lilies. It appears that Jensen's involvement in the park was limited to the design of the memorial, rather than to the park landscape. In the 1970s, the Park was renamed for Jensen. While the council ring and boulder remain, the pool has been filled and paved with stone.

**REPORT SUMMARIZING THE EVIDENCE
PRESENTED AT PUBLIC HEARING #1-94
JENS JENSEN PARK, 540 ROGER WILLIAMS AVENUE**

Public Hearing #1-95 was held on January 20, 1995 at 7:30 p.m. at City Hall, 1707 St. Johns Avenue, Highland Park, Illinois.

Said public hearing was conducted by a quorum of the Highland Park Historic Preservation Commission to nominate Jens Jensen Park as a Highland Park Landmark.

Jens Jensen Park is located at 540 Roger Williams Avenue, Highland Park, Illinois. It is legally described as: that part of Lot 160 lying north Easterly of a line parallel with and 103 feet distant north easterly from the center line of Railroad Avenue (except that part taken for St. Johns Avenue) and that part of Lot 161 lying easterly of and adjoining a line 136 ft. easterly from and parallel with easterly line of the right of way of Chicago & Northwestern Railroad and that part of Lot 162 lying north westerly of the north westerly line of Dean Avenue, as extended of record and all that part of the north half of Lot 164 lying easterly of and adjoining a line 136 ft. easterly from and parallel with the easterly line of right of way of the Chicago and Northwestern Railroad adjoining the westerly line of Dean Avenue extended south westerly, all in South Highland Addition to Highland Park, in Section 36, Township 43, Range 12, east of the 3rd P.M., in Lake County, Illinois.

The Commission determined that this property meets criteria #1, #3, #5 and #8 of the "Criteria for Determining Highland Park Landmarks," being as follows:

- 1.) Its character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country;
- 3.) Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
- 5.) Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, county, state or country; and
- 8.) Its unique location of singular physical characteristics that makes it an established or familiar visual feature.

Jens Jensen Park is the small triangular park across from the Ravinia train station. In 1930, the North Shore Garden Club had commissioned Jens Jensen to design a memorial at the park for Augusta Rosenwald. The memorial included a narrow stone path encircling a council ring, which surrounded a round pond. Jensen's council ring still exists near the corner of Roger Williams and St. Johns. A boulder inscribed in memory of Augusta Rosenwald occupies the middle of the ring. This appears to be the only park designed by Jensen in Highland Park.

City Council has approved the recommended Concept Plan for the Ravinia district which includes Jens Jensen Park. This park will be landscaped in accordance with its historic significance. Water and the sound of water were very important to Jens Jensen, and the Commission feels strongly that the City and Park District include a water element as a part of the renovation plans for Jens Jensen Park.

The Commission passes resolution 1-95, recommending to the City Council of Highland Park that the Jens Jensen Park, located at 540 Roger Williams, be designated as a Highland Park Landmark.

**RESOLUTION TO RECOMMEND TO CITY COUNCIL
THAT JENS JENSEN PARK
AT 540 ROGER WILLIAMS AVENUE
BE DESIGNATED AS A HIGHLAND PARK LANDMARK**

WHEREAS, the City of Highland Park currently has a Historic Preservation Ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission held a hearing on January 19, 1995, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that Jens Jensen Park at 540 Roger Williams Avenue, legally described as:

It is legally described as: that part of Lot 160 lying north Easterly of a line parallel with and 103 feet distant north easterly from the center line of Railroad Avenue (except that part taken for St. Johns Avenue) and that part of Lot 161 lying easterly of and adjoining a line 136 ft. easterly from and parallel with easterly line of the right of way of Chicago & Northwestern Railroad and that part of Lot 162 lying north westerly of the north westerly line of Dean Avenue, as extended of record and all that part of the north half of Lot 164 lying easterly of and adjoining a line 136 ft. easterly from and parallel with the easterly line of right of way of the Chicago and Northwestern Railroad adjoining the westerly line of Dean Avenue extended south westerly, all in South Highland Addition to Highland Park, in Section 36, Township 43, Range 12, east of the 3rd P.M., in Lake County, Illinois

is eligible for designation as a Highland Park Landmark because it meets with Criteria #'s 1, 3, 5 & 8 of the Commission's "Criteria for Determining Highland Park Landmarks;"

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

That the proposed landmark, Jens Jensen Park at 540 Roger Williams, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: Dobrin, Kaplan, Natenshon, May, Millenson

NAYS: none

ABSENT: Johnas, Schlair, Wagner, Zwang

PRESENT: Brenner, Evans

PASSED: January 19, 1994

Karen May, Chairman

Request For Council Action

REFERRED TO COUNCIL: February 14, 1995

AGENDA ITEM NO: 18.

ORIGINATED BY: Historic Preservation Commission

SUBJECT: Consideration of a Historic Preservation Commission Recommendation to Designate 540 Roger Williams Avenue, known as Jens Jensen Park, as a Highland Park Landmark

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Highland Park Historic Preservation Ordinance states that one of the responsibilities of the Highland Park Historic Preservation Commission is to identify historically significant sites and structures, and to nominate such properties for local landmark status. On December 15, 1994, the Commission voted to nominate 540 Roger Williams Avenue, known as Jens Jensen Park, for such status. Upon receiving the consent of the property owner, the Park District of Highland Park, the Commission scheduled a public hearing to formally consider the nomination.

On January 19, 1995, the Commission passed a resolution to recommend to the City Council that Jens Jensen Park at 540 Roger Williams be designated as a Highland Park Landmark under the terms of the existing Intergovernmental Cooperation Agreement with the Park District of Highland Park. This Agreement requires that the Board of Commissioners of the Park District approve all landmark designations of Park District property prior to Commission review, that except in emergency situations the Park District shall not undertake any material alteration that affects the exterior architectural appearance of any landmark without first obtaining a certificate of appropriateness, and that in the event the Commission disapproves the issuance of a certificate of appropriateness, the Board may undertake the proposed work action upon a 3/5 vote of Board members.

The City Council will find attached to this report material summarizing the historic and architectural significance of the site, and documenting the owner's consent to the landmark designation of this property.

DOCUMENTS ATTACHED:

- Completed Landmark Nomination Form
- Signed Owner Consent Form
- Signed Affidavit of Title
- Published Notice of Public Hearing
- Resolution to Recommend to the City Council that Jens Jensen Park, 540 Roger Williams Avenue, be designated as a Highland Park Landmark

Request For Council Action

- Report summarizing the Evidence Presented at the Public Hearing
- Intergovernmental Cooperation Agreement

RECOMMENDATION:

The Historic Preservation Commission recommends that the City Council designate Jens Jensen Park at 540 Roger Williams Avenue as a Highland Park Landmark under the terms of the existing Intergovernmental Cooperation Agreement and directs Corporation Counsel to prepare the necessary ordinance.

[Handwritten signature]

5/15

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

Landmark Nomination Form

Date: 12/9/94

- 1) Name of Property (original if known): Station Park (now known as Jens Jensen Park)
2) Street Address: Roger Williams Ave. between Dean & St. Johns Avenues
3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park): _____

Pin#'s 16-36-113-001, 16-36-113-002, 16-36-113,003 & 16-36-113-004

- 4) Name and Address of Property Owner(s) (From Assessor's Office): _____

Park District of Highland Park
636 Ridge Road
Highland Park, IL 60035

- 5) Present Use: Park 6) Past Use: Park

- 7) Architect: _____ 8) Date of Construction: _____

- 9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:

See attached

- 10) This structure is eligible for designation on the basis of the following criteria (see reverse page):

Site eligibility criteria 1, 3, 5, 8

- 11) Name(s) and Address(es) of Applicant(s):

Name(s): Park District of Highland Park

Signature(s): 

Director of Parks & Recreation

Address(es): 636 Ridge Road
Highland Park, IL 60035

- 12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):
Owner, Board of Park Commissioners, Commission Member

Please complete and return this form to the Highland Park Preservation Commission 1707 St. Johns Avenue, Highland Park, Illinois 60035

Criteria for Determining Highland Park Landmarks

In making decisions about which sites or structures qualify as Highland Park Landmarks, the Preservation Commission will decide within 45 days whether the nominated property meets one or more of the following criteria:

- 1.) Its Character, interest or value as part of the development, heritage or culture characteristics of the community, county, state or country;
- 2.) Its location as a site of a significant local, county, state or national event;
- ✓ 3.) Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
- 4.) Its embodiment of distinguishing characteristics of an architectural and/or landscape style valuable for the study of a period, type, method of construction or use of indigenous materials;
- 5.) Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, county, state or country;
- 6.) Its overall embodiment of elements of design, detailing materials or craftsmanship which renders it architecturally significant;
- 7.) Its overall embodiment of design elements that make it structurally or architecturally innovative;
- 8.) Its unique location of singular physical characteristics that makes it an established or familiar visual feature; and/or
- 9.) Its character as 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 of architectural significance.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design materials and workmanship to make it worthy of preservation or restoration.

9. Originally known as Station Park, Jens Jensen Park is a small triangular park across from the Ravinia train station. In 1930, the North Shore Garden Club had commissioned Jens Jensen to design a memorial at the park for Augusta (Mrs. Julius) Rosenwald. The memorial included a narrow stone path encircling a council ring, which surrounded a round pond. A large boulder was situated in the middle of the pond surrounded by water lilies. It appears that Jensen's involvement in the park was limited to the design of the memorial, rather than to the park landscape. In the 1970s, the Park was renamed for Jensen. While the council ring and boulder remain, the pool has been filled and paved with stone.

RAVINIA TASK FORCE REPORT: Damon Ohlerking, Urban Designer for the City of Highland Park, addressed the Board regarding Jens Jensen Park. He gave the Board a brief overview of the park's history and its national importance due to Jens Jensen. He felt that the park needed to be recognized as an historic landmark. He reported that Jens Jensen was also working in Ravinia at the same time that he designed the park. Commissioner Fell stated that Jens Jensen Park was an integral part of the Ravinia Task Force Plan which had been going on for the past several years. It would tie the Jens Jensen, Brown, Snyder and May T. Watts Parks together. Commissioner Fell was in favor of having the park receive historic landmark recognition. There was a short discussion regarding the possible drawbacks of achieving landmark recognition and the consensus was that there were no drawbacks. Commissioner Cianchetti asked Ms. Marvyn Witelle if there were records regarding that park and she answered in the affirmative. Moved by Commissioner Fell, seconded by Commissioner Cianchetti, to apply for historic landmark status for Jens Jensen Park.

Motion carried.

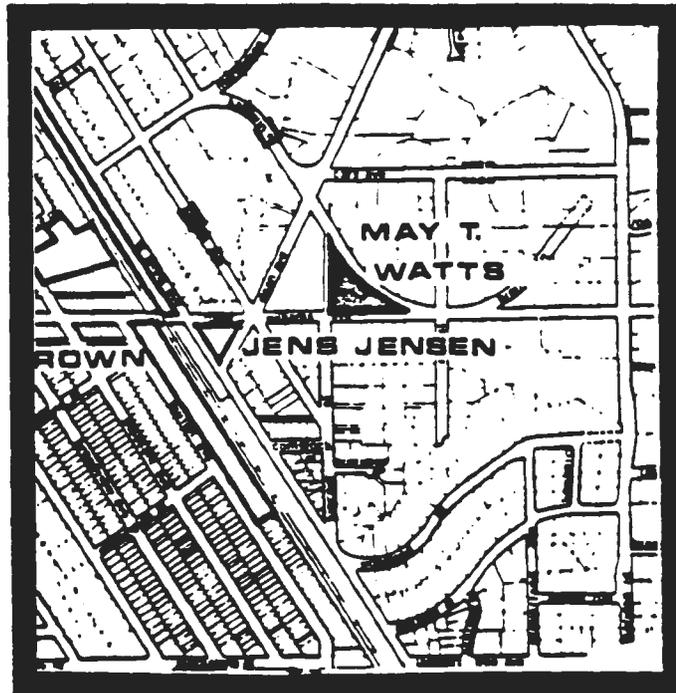
Ayes: All

HELLER ADVISORY COMMITTEE REPORT: Supervisor Barg addressed the Board regarding certain revisions to the room rental policy at Heller. He reported that the advisory committee recommended a revised building use policy due to conflicts between room rentals and programs. Some of the larger parties have been spilling out into the lobby and people who are visiting the Center feel uncomfortable, as if they are intruding. Also, there is not enough parking space at times. The advisory committee and staff recommend that the size of rentals be limited to 30 people or less in the multi-purpose room during business hours and 50 people or less during non-business hours. Special event rentals which are larger in size may be made by special request to the Director. The fees currently listed on the report are for 1994 and these will be revised upward for the coming year. Commissioner Widman suggested that the Director should be able to revise the cost of larger rentals. Commissioner Cianchetti suggested that item 3 should read that larger rentals make special request to the Director of the Park District. Commissioner Fell asked how much revenue per year was brought in by these rentals. Supv. Barg reported that he had budgeted 10% less for room rentals due to the size reduction for parties. A short discussion took place as to whether or not to even do room rentals. Commissioners Cianchetti and Fell were in agreement that the rates should be raised. Commissioner Widman felt that if there was such a demand to rent the Center a rate increase was not going to hurt anything. Supv. Barg stated that he would come back to the Board with rate information at the next meeting.

Director Newport



PARK INVENTORY 12



NAME: Jens Jensen

LOCATION: Ravinia - Corner Roger Williams & St. Johns Avenue

SIZE: .80 Acre

CLASSIFICATION: Neighborhood

FACILITIES: Picnic Area; Historic Park

AMENITIES: Picnic Table; Bench; Drinking Fountain

ADJACENT LAND USE: North B2 East R6
South R6 West Ravinia Station

EXISTING CONDITIONS: Well maintained; contains Augusta Rosenwald Memorial Council Ring; mature oaks; enjoyable passive park.

RECOMMENDATIONS: Replace concrete planters with style more fitting to park design; start Land Restoration and Beautification Program.

CAPITAL IMPROVEMENTS: FY 95-96 - \$25,000
Care of the Commons (matching grant).

7/15

**Owner Consent Form
for
Highland Park Landmark Nomination**

Date: 1/4/95

The undersigned owner of the property located at _____
540 Roger Williams (address), in the city of Highland Park,
Illinois, hereby

approves consent for the above property to be nominated by the Highland Park
Historic Preservation Commission for designation as a Highland Park Landmark

disapproves consent for the above property to be nominated by the Highland Park
Historic Preservation Commission for designation as a Highland Park Landmark.

(Please place an "X" in the appropriate space.)

Signature(s) *Lorenz Werhawe*
President, Park Board

Print Name(s) Lorenz Werhawe
PRESIDENT PARK BOARD
Park District of Highland Park

Address 636 Ridge Road

Highland Park, IL 60035

Phone # (708) 831-3810

**REPORT SUMMARIZING THE EVIDENCE
PRESENTED AT PUBLIC HEARING #1-94
JENS JENSEN PARK, 540 ROGER WILLIAMS AVENUE**

Public Hearing #1-95 was held on January 20, 1995 at 7:30 p.m. at City Hall, 1707 St. Johns Avenue, Highland Park, Illinois.

Said public hearing was conducted by a quorum of the Highland Park Historic Preservation Commission to nominate Jens Jensen Park as a Highland Park Landmark.

Jens Jensen Park is located at 540 Roger Williams Avenue, Highland Park, Illinois. It is legally described as: that part of Lot 160 lying north Easterly of a line parallel with and 103 feet distant north easterly from the center line of Railroad Avenue (except that part taken for St. Johns Avenue) and that part of Lot 161 lying easterly of and adjoining a line 136 ft. easterly from and parallel with easterly line of the right of way of Chicago & Northwestern Railroad and that part of Lot 162 lying north westerly of the north westerly line of Dean Avenue, as extended of record and all that part of the north half of Lot 164 lying easterly of and adjoining a line 136 ft. easterly from and parallel with the easterly line of right of way of the Chicago and Northwestern Railroad adjoining the westerly line of Dean Avenue extended south westerly, all in South Highland Addition to Highland Park, in Section 36, Township 43, Range 12, east of the 3rd P.M., in Lake County, Illinois.

The Commission determined that this property meets criteria #1, #3, #5 and #8 of the "Criteria for Determining Highland Park Landmarks," being as follows:

- 1.) Its character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country;
- 3.) Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
- 5.) Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, county, state or country; and
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Jens Jensen Park is the small triangular park across from the Ravinia train station. In 1930, the North Shore Garden Club had commissioned Jens Jensen to design a memorial at the park for Augusta Rosenwald. The memorial included a narrow stone path encircling a council ring, which surrounded a round pond. Jensen's council ring still exists near the corner of Roger Williams and St. Johns. A boulder inscribed in memory of Augusta Rosenwald occupies the middle of the ring. This appears to be the only park designed by Jensen in Highland Park.

City Council has approved the recommended Concept Plan for the Ravinia district which includes Jens Jensen Park. This park will be landscaped in accordance with its historic significance. Water and the sound of water were very important to Jens Jensen, and the Commission feels strongly that the City and Park District include a water element as a part of the renovation plans for Jens Jensen Park.

The Commission passes resolution 1-95, recommending to the City Council of Highland Park that the Jens Jensen Park, located at 540 Roger Williams, be designated as a Highland Park Landmark.

**RESOLUTION TO RECOMMEND TO CITY COUNCIL
THAT JENS JENSEN PARK
AT 540 ROGER WILLIAMS AVENUE
BE DESIGNATED AS A HIGHLAND PARK LANDMARK**

WHEREAS, the City of Highland Park currently has a Historic Preservation Ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission held a hearing on January 19, 1995, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that Jens Jensen Park at 540 Roger Williams Avenue, legally described as:

It is legally described as: that part of Lot 160 lying north Easterly of a line parallel with and 103 feet distant north easterly from the center line of Railroad Avenue (except that part taken for St. Johns Avenue) and that part of Lot 161 lying easterly of and adjoining a line 136 ft. easterly from and parallel with easterly line of the right of way of Chicago & Northwestern Railroad and that part of Lot 162 lying north westerly of the north westerly line of Dean Avenue, as extended of record and all that part of the north half of Lot 164 lying easterly of and adjoining a line 136 ft. easterly from and parallel with the easterly line of right of way of the Chicago and Northwestern Railroad adjoining the westerly line of Dean Avenue extended south westerly, all in South Highland Addition to Highland Park, in Section 36, Township 43, Range 12, east of the 3rd P.M., in Lake County, Illinois

is eligible for designation as a Highland Park Landmark because it meets with Criteria #'s 1, 3, 5 & 8 of the Commission's "Criteria for Determining Highland Park Landmarks;"

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

That the proposed landmark, Jens Jensen Park at 540 Roger Williams, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

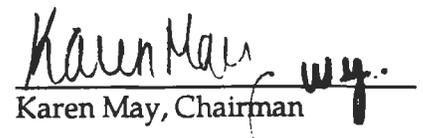
AYES: Dobrin, Kaplan, Natenshon, May, Millenson

NAYS: none

ABSENT: Johnas, Schlair, Wagner, Zwang

PRESENT: Brenner, Evans

PASSED: January 19, 1994


Karen May, Chairman

Preserving and Restoring Historic Jens Jensen Park

The Park District of Highland Park seeks to preserve and restore the historic Jens Jensen Park, a landmark of the Ravinia neighborhood in Highland Park. To support the preservation of this community treasure the Park District seeks **\$150,000 in Save America's Treasures funding** in the FY 2005 Interior appropriations bill.

Jens Jensen Park is named in honor of the famed landscape architect and former Highland Park resident. Jensen created numerous Chicago parks and landscapes and is internationally recognized for helping create a distinct style of landscape architecture known as the Prairie Style. He designed a landscape for the Ravinia village green in 1924 from his Highland Park studio that is now known as Jens Jensen Park. The green was designated a local landmark in 1995.

The 80-year-old park has degraded over the years and is in need of significant restoration. To mark the 80th anniversary of the park and the 100th anniversary of the nationally recognized Ravinia Park outdoor

music festival, the Park District is working with residents, business owners and civic leaders to begin restoring the landscape in the spirit of Jensen's original design. Well-known landscape architects and Highland Park residents Amy and Nick Patera donated designs to guide the restoration of the park. Mr. Patera is the Senior Vice President of the award-winning landscape architecture firm, Teska Associates of Evanston, Illinois.

Restoring Jens Jensen Park will benefit the community by:

- Preserving a historic local landmark and the legacy of a parks pioneer
- Helping residents appreciate the city's cultural heritage and to support parks throughout Highland Park
- Focusing attention on the value of historic preservation
- Educating people about the environmental value of natural landscaping
- Providing a boost to local small businesses neighboring the park

Preserving and Restoring Historic Jens Jensen Park

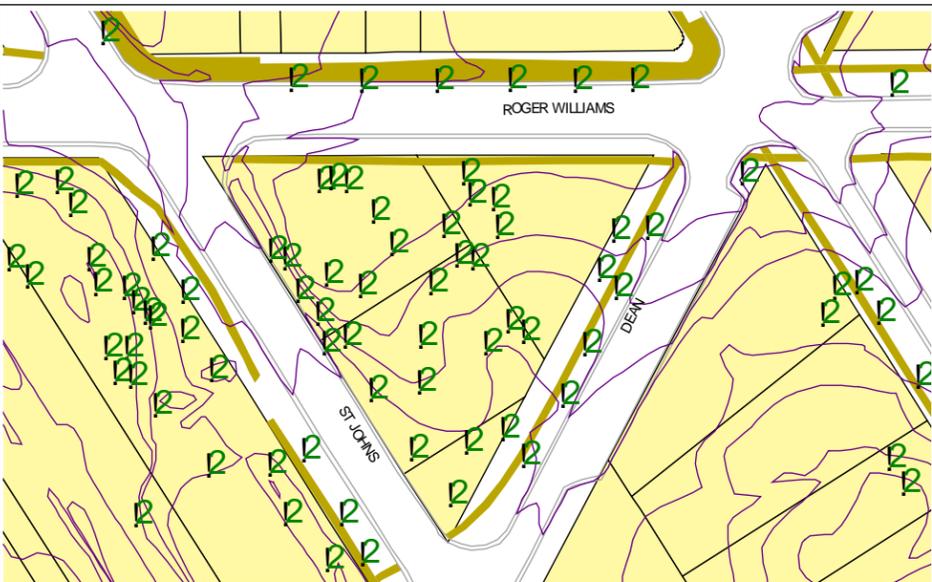
The restoration of this historic park has received the enthusiastic backing of the Ravinia Neighbors Association, the Ravinia Business Owners, the Highland Park Historical Society, the Highland Park Historic Preservation Commission, the Highland Park Chamber of Commerce, the Jens Jensen Legacy Project and the City of Highland Park.

The conceptual plans are now complete and the Park District and Friends of Jens Jensen Park are beginning to raise local funds for the restoration. The total cost of the project is estimated to be \$300,000. The Park District needs \$150,000 in federal funding to leverage the local and private funding required to complete this project in time for the upcoming anniversary celebration.

Jens Jensen Park Restoration Project, Highland Park, Illinois

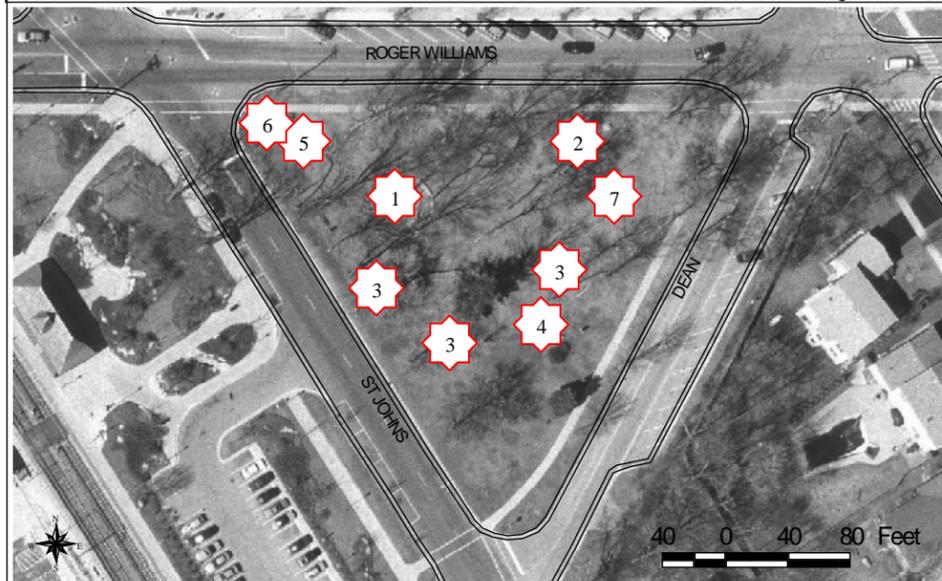


Rosenwald Memorial and Council Ring (Originally a fountain)



Jens Jensen Park

Possible Jens Jensen Park Restoration Project
Prepared by the City of Highland Park
Department of Community Development
August 10, 2001



Drinking Fountain



Memorial Bench



Prairie Garden



Park Signage

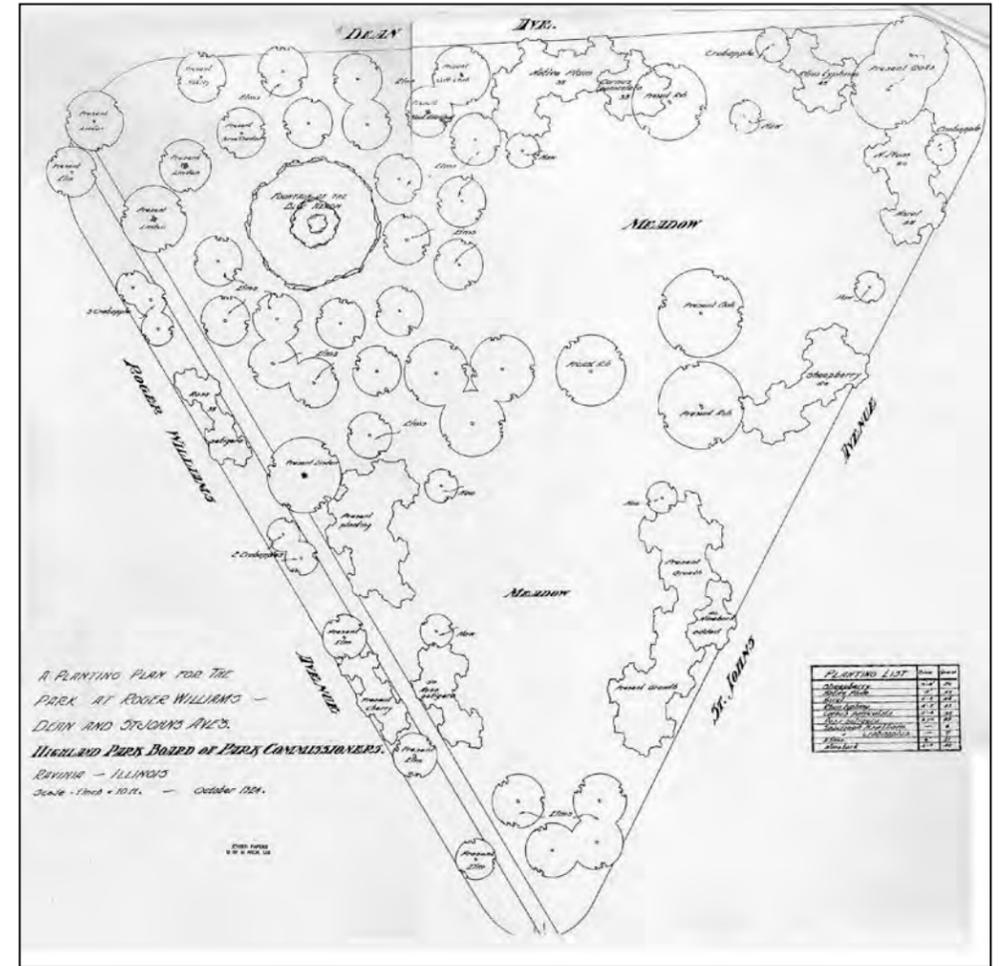


Farmers Market Sign

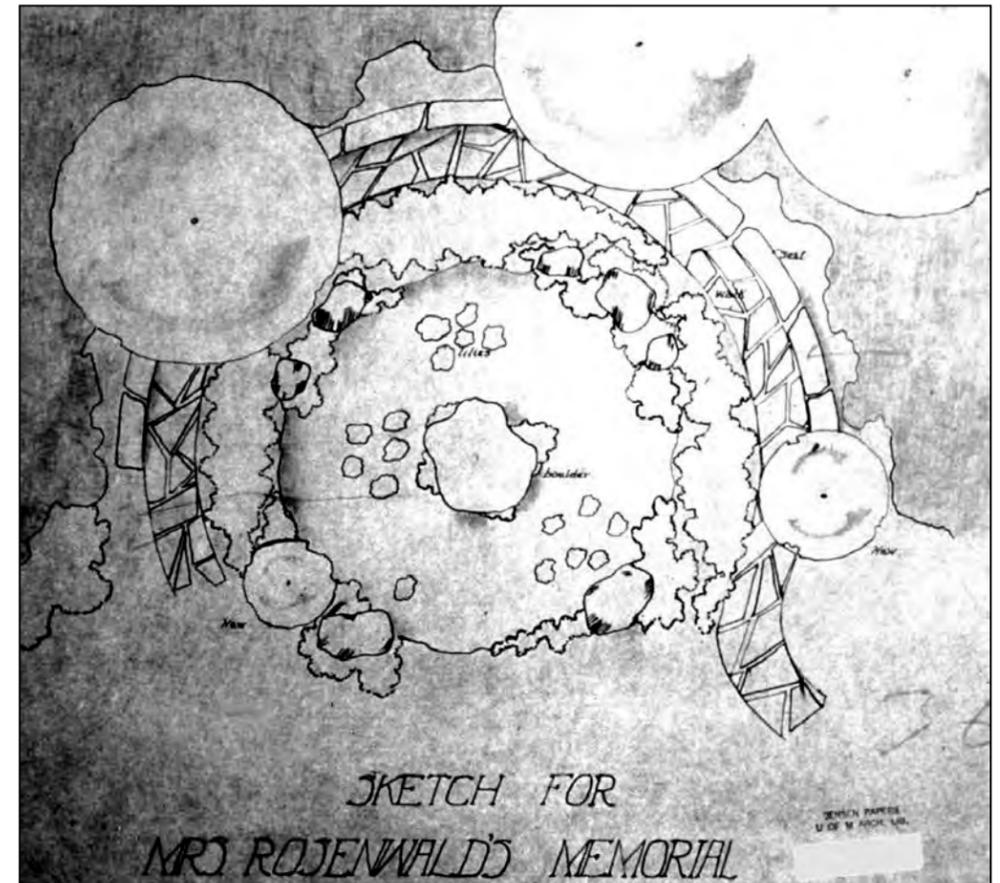


Kiosk

Historic Landscape Plan--
Jens Jensen, 1924



Plan for Council Ring and Rosenwald Memorial, 1930



Historic Preservation Commission Review Process

City of Highland Park, Illinois
Department of Community Development, Planning Division
1150 Half Day Road, Highland Park, IL 60035
847.432.0867 847.432.0964 (Fax)

Project Address Jens Jensen Park 540 Roger Williams Avenue

Project Contact

Name Steve Meyer, Manager of Specific Proj. Phone: (847) 579-3104
Address 636 Ridge Road Fax: (847) 831-0818
City Highland Park State IL Zip 60035 Email: smeyer@pdhp.org

Type of Review Requested

(please check one)

- Certificate of Appropriateness
 Zoning Board of Appeals Letter of Support
 Certificate of Economic Hardship

Applicant (owner of record)

Name Park District of Highland Park Phone: (847) 831-3810
Address same as above Fax: ()
City _____ State _____ Zip _____ Email: _____

Architect/Contractor

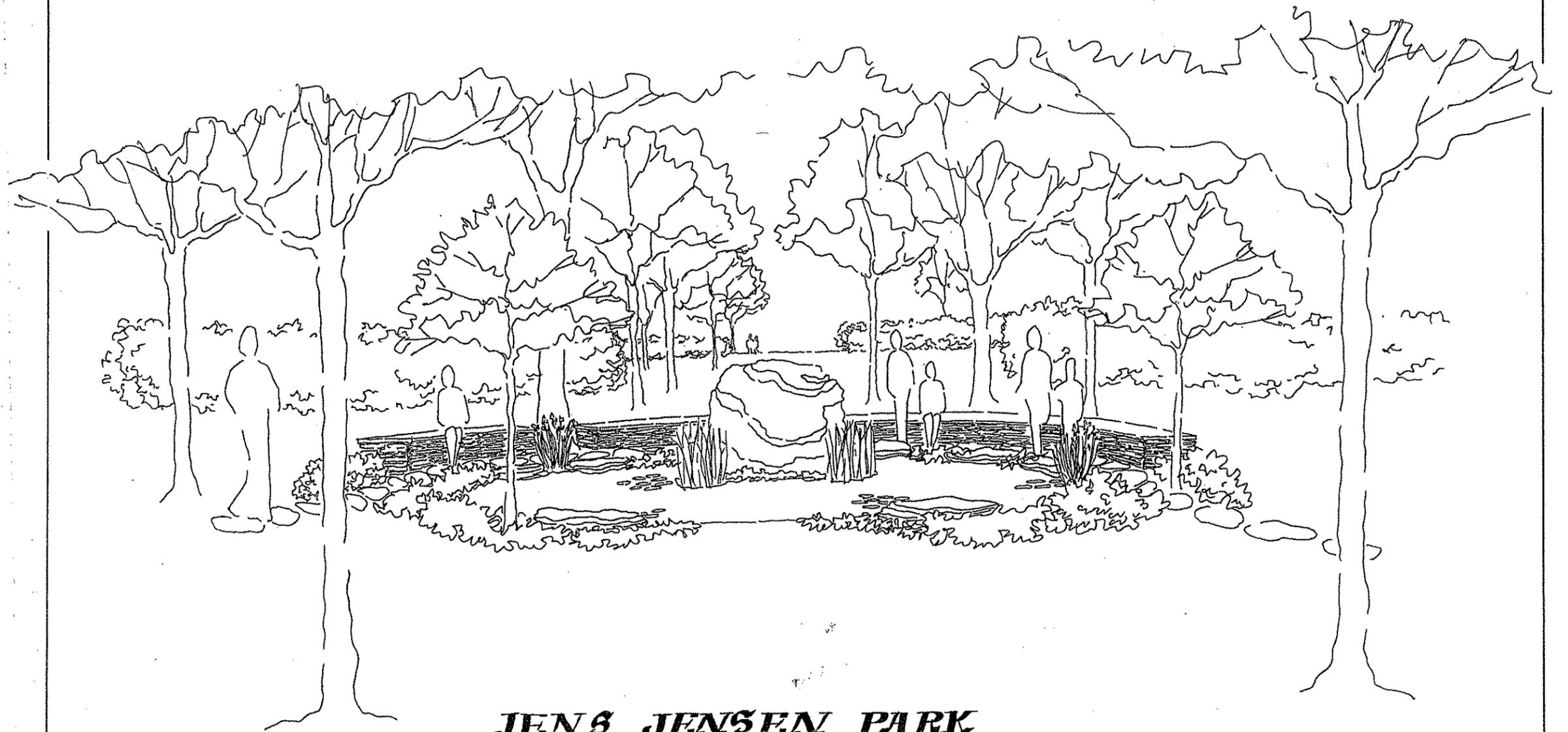
Name/Firm Nick Patera Phone: (847) 869-2015 ext.321
Address 1928 Sunset Road Fax: ()
City Highland Park State IL Zip 60035 Email: npatera@teskaassociates.com

Proposed Work (check all that apply)

- Addition
 Alteration
 New Construction
 Restoration/Rehabilitation
 Relocation
 Demolition

Project Description Restoration/recreation of Jensen Park based on

Jens Jensen's original 1924 plan.

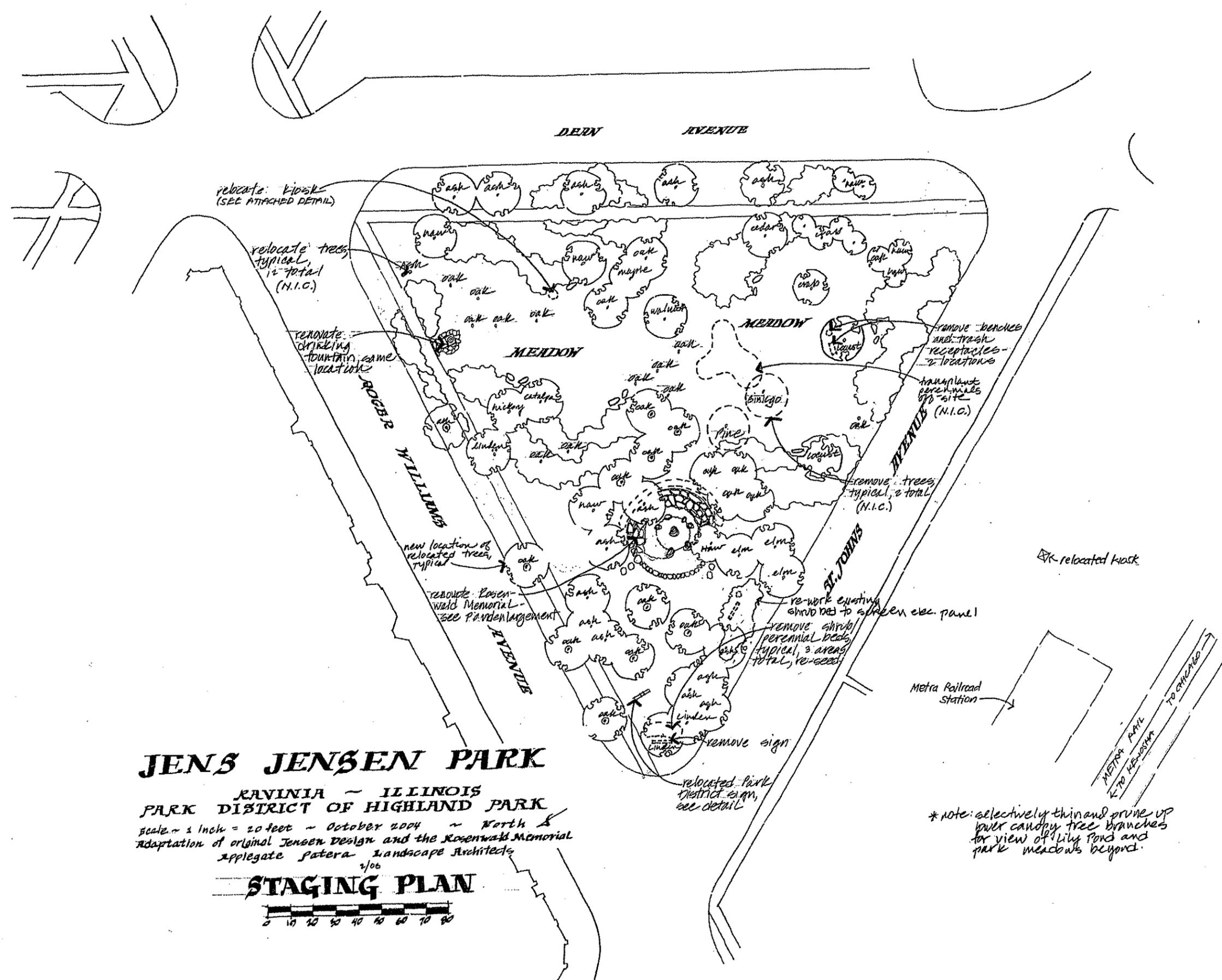


JENS JENSEN PARK

**RAVINIA - ILLINOIS
PARK DISTRICT OF HIGHLAND PARK**

*~ Perspective Sketch ~
Adaptation of original Jensen Design and the Rosenwald Memorial
Applegate Patena Landscape Architects*

Feb. 2006



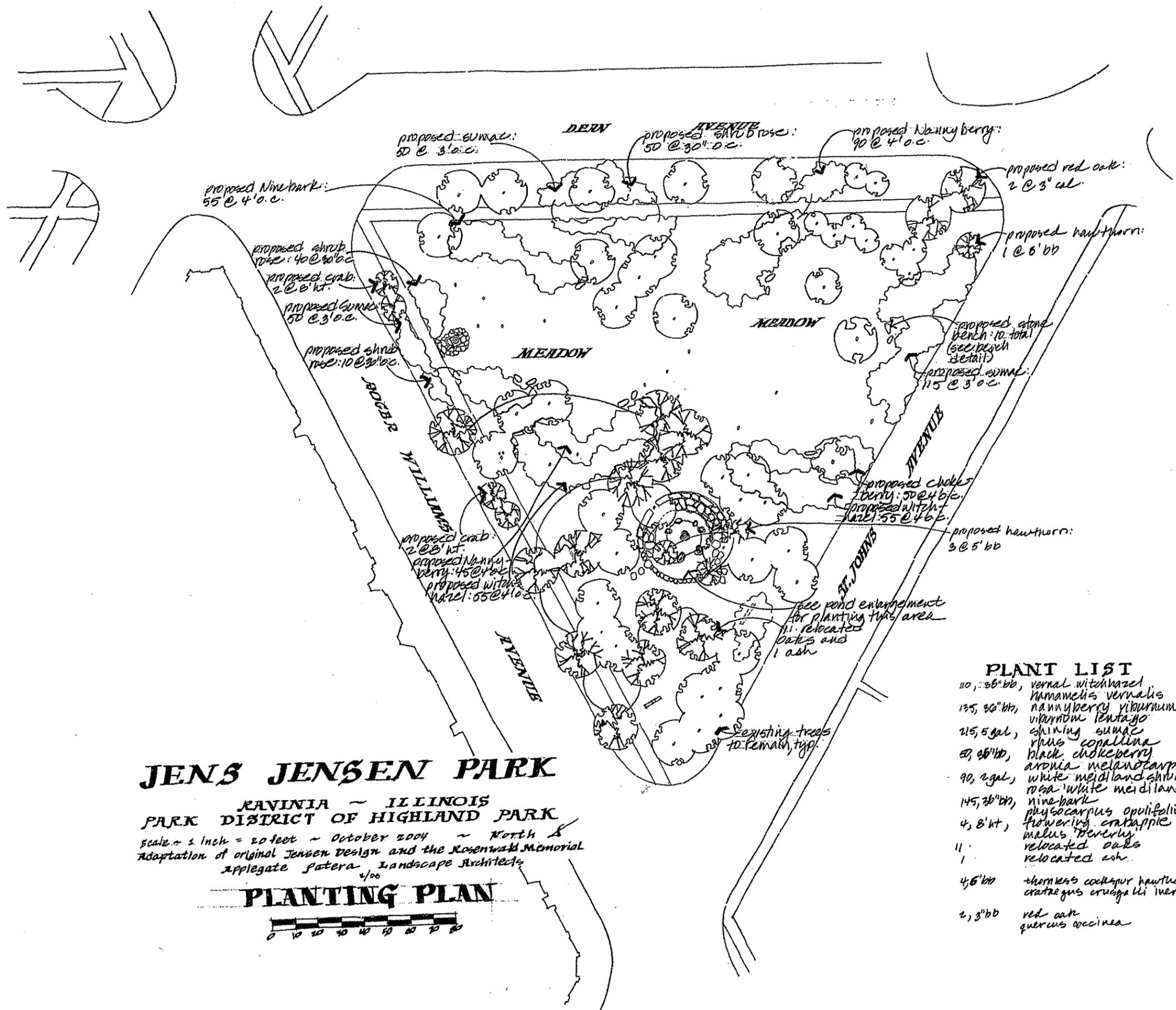
JENS JENSEN PARK

RAVINIA - ILLINOIS
 PARK DISTRICT OF HIGHLAND PARK
 Scale: 1/4" = 20 feet - October 2004 - North &
 Adaptation of original Jensen Design and the Rosenwald Memorial
 Applegate Patena Landscape Architects
 2/06

STAGING PLAN



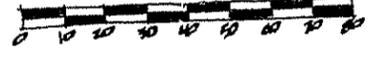
* note: selectively thin and prune up
 lower canopy tree branches
 for view of Lily Pond and
 park meadows beyond.



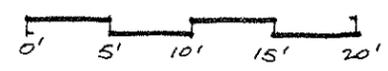
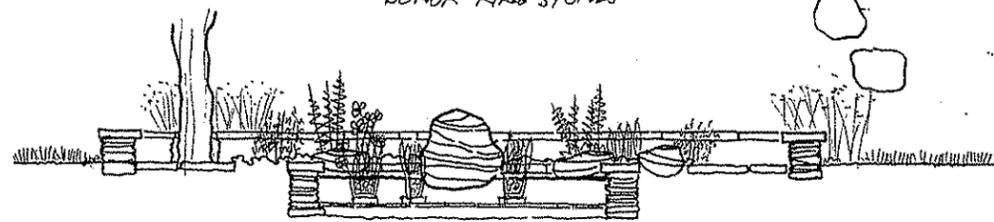
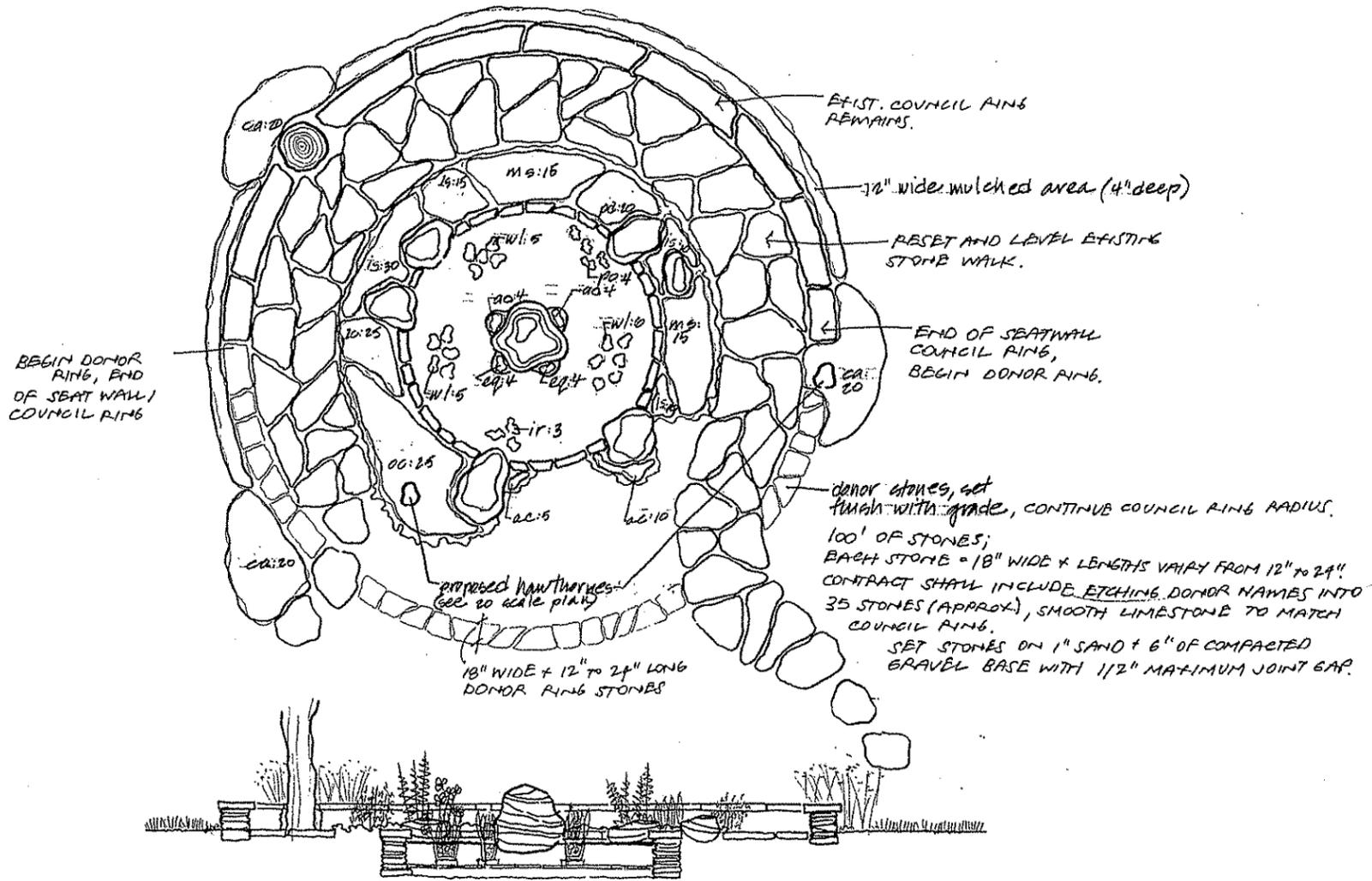
JENS JENSEN PARK

RAVINIA ~ ILLINOIS
 PARK DISTRICT OF HIGHLAND PARK
 Scale = 1 inch = 20 feet ~ October 2004 ~ North &
 Adaptation of original Jensen design and the Rosenwald Memorial
 Applegate Patena Landscape Architects

PLANTING PLAN



- ### PLANT LIST
- 10, 26"bb, vernal witchhazel
 - 135, 30"bb, hamaemelis vernalis
 - 135, 30"bb, nannyberry viburnum
 - 215, 5 gal, viburnum lentago
 - 215, 5 gal, shining sumac
 - 215, 5 gal, plus copallina
 - 215, 5 gal, black chokeberry
 - 215, 5 gal, aronia melanocarpa
 - 90, 2 gal, white meidland shrub rose
 - 90, 2 gal, rosa white meidland
 - 145, 26"bb, nine-bark
 - 4, 8'ht, physocarpus opulifolius
 - 4, 8'ht, flowering crataegus
 - 11, malus baccata
 - 1, relocated oaks
 - 1, relocated ash
 - 4, 6'bb, thornless cockspur hawthorn
 - 2, 3"bb, crataegus crugata inermis
 - 2, 3"bb, red oak
 - 2, 3"bb, quercus occinea



JENS JENSEN PARK

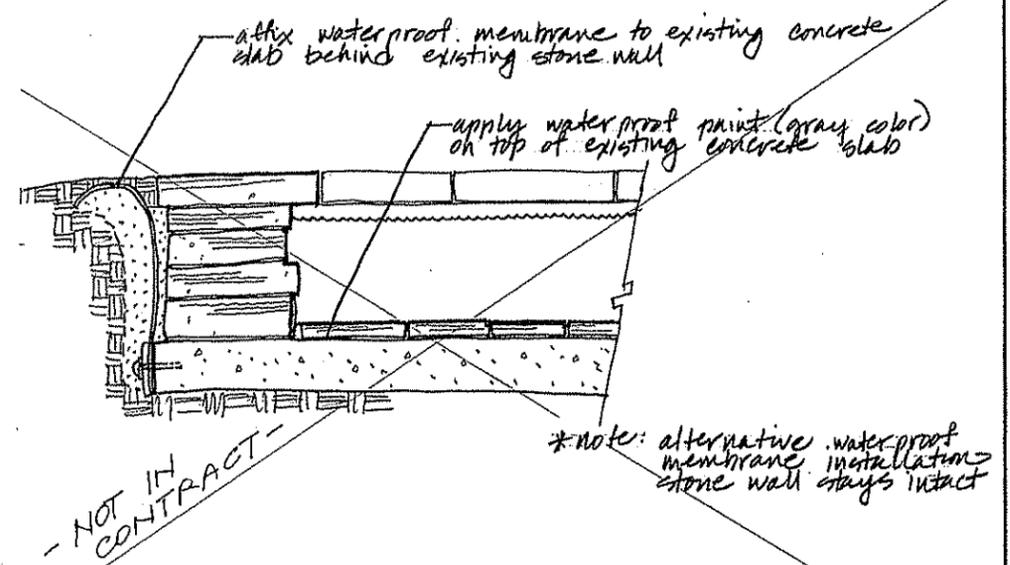
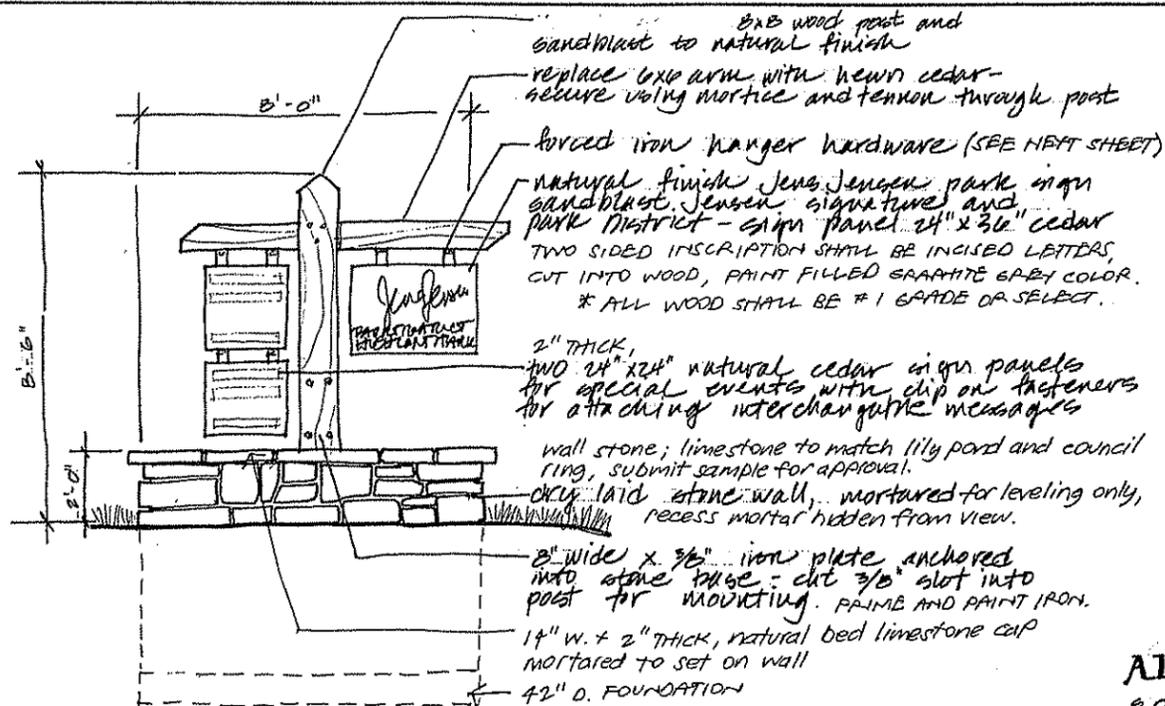
KAVINIA - ILLINOIS
 PARK DISTRICT OF HIGHLAND PARK

Scale - 1/4 inch = 1 foot - inches ~ October 2004
 Adaptation of original Jensen Design and the Reynolds Memorial
 Applegate Patena Landscape Architects
 2/06

PLANTING PLAN ENLARGEMENT

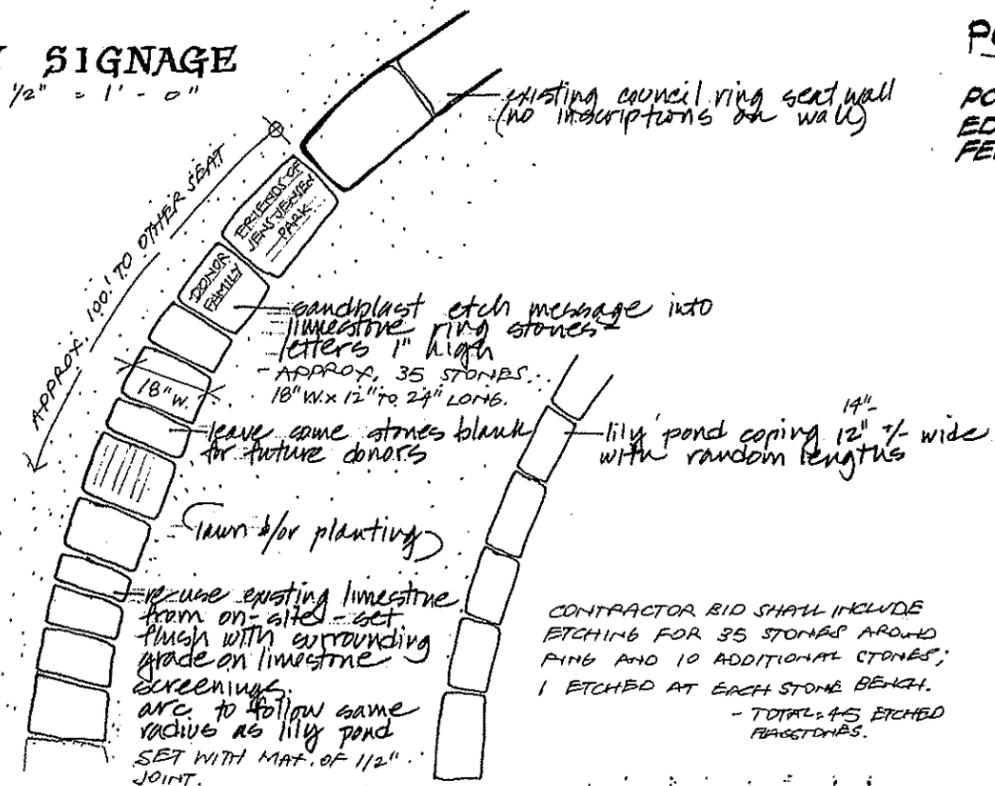
PLANT LIST

- 60, @ 12" o.c., 1gal, ca: *Gporobolus heterolepis*
Prairie Dropseed
- 50, @ 2" o.c., 1gal, 15: *Iris virginica 's. brevei'*
Blue Flag Iris
- 15, @ 2" o.c., 1gal, 15: *Eryngium umbelliferum yuccafolium*
Lanceleaved Master
- 20, @ 10" o.c., 1gal, pd: *Penstemon digitalis*
Pale Beard Tongue
- 25, @ 2" o.c., 1gal, 10: *Lobelia cardinalis*
Cardinal Flower
- 30, @ 18" o.c., 1gal, ms: *Matteuccia struthiopteris*
Ostrich Fern
- 25, @ 18" o.c., 1gal, oc: *Comnuda cinnamomea*
Cinnamon Fern
- 15, @ 2" o.c., 1gal, ac: *Asarum canadensis*
Wild Ginger
- 10, 1gal, wt: *Nymphaea* species: white: *gladstonia*
yellow: *guyanae*
red: *guyanae*
- 3, 1gal, ir: *Iris pseudacorus*
Yellow Flag
- 8, 1gal, 20: *Acorus calamus 'variegatus'*
Sweet Flag
- 8, 1gal, ep: *Equisetum hyemale*
Horsetail
- 4, 1gal, po: *Pontederia cordata*
Pickerel Weed



ALTERNATE POND WATERPROOFING
 scale: 1" = 1' - 0"

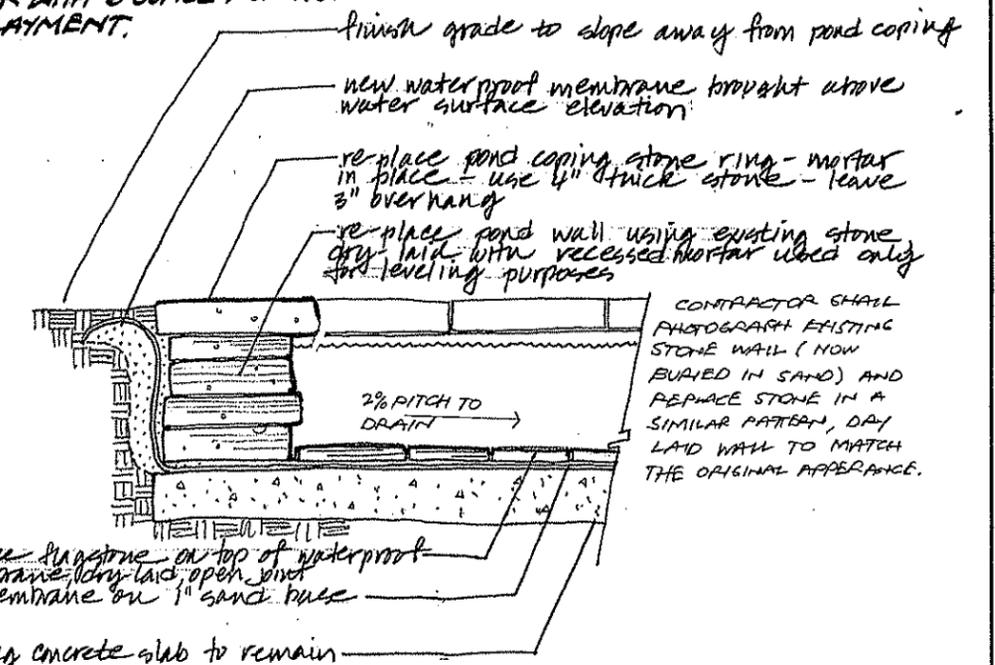
ENTRY SIGNAGE
 scale: 1/2" = 1' - 0"



DONOR STONES
 scale: 1/2" = 1' - 0"

POND LINER NOTES:

POND LINER - FIRESTONE 30' x 30' - 45 MIL. EDPM RUBBER WITH 6 OUNCE NON WOVEN FELT UNDERLAYMENT.



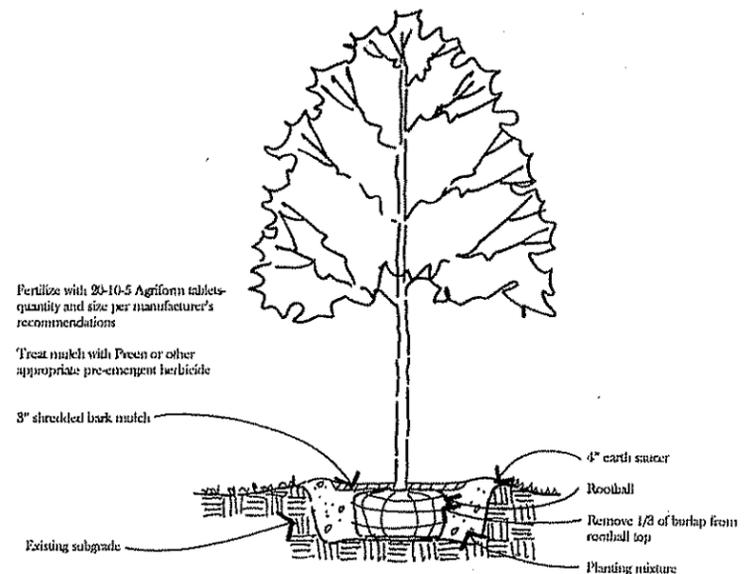
POND WATERPROOFING
 scale: 1" = 1' - 0"

JENS JENSEN PARK

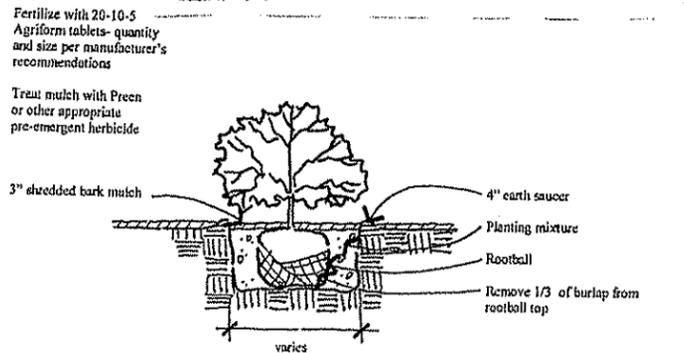
RAVINIA ~ ILLINOIS
 PARK DISTRICT OF HIGHLAND PARK

DETAILS

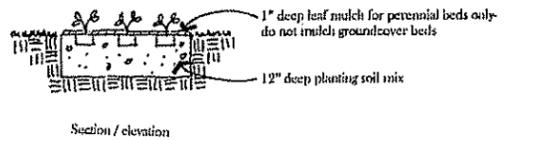
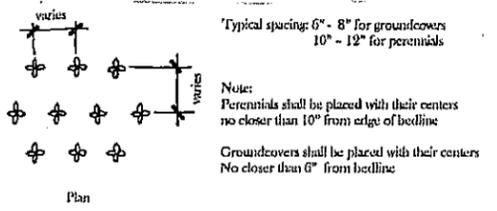
Applegate Patera Landscape Architects
 2/06



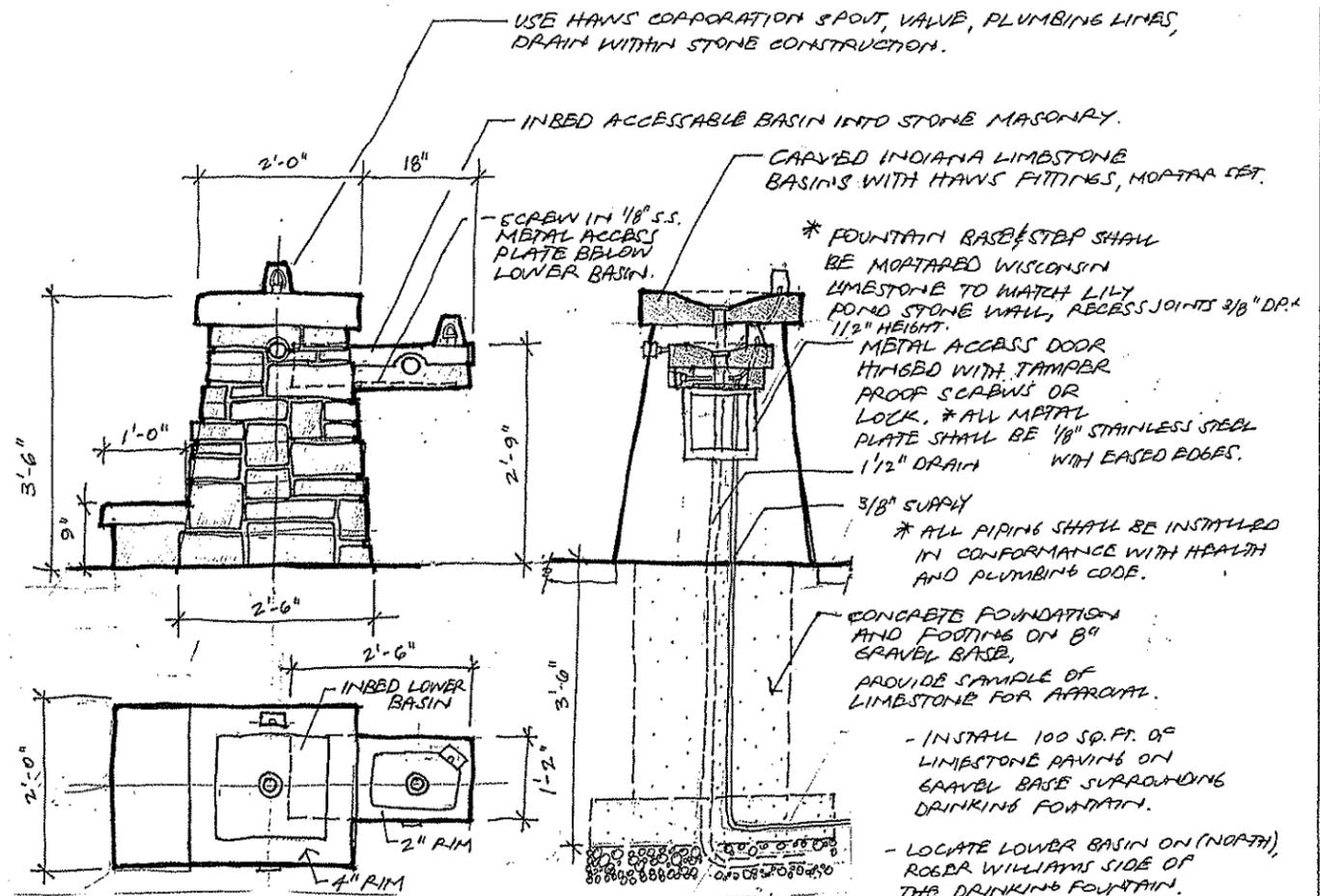
Tree Planting Section / Elevation
Scale: 1/4" = 1'-0"



Shrub Planting Section / Elevation
Scale: 1/2" = 1'-0"

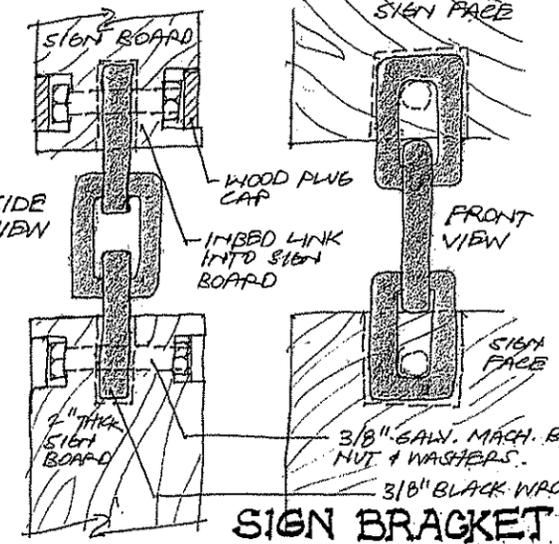


Groundcover / Perennial Planting
Plan Detail and Section / Elevation
Scale: 1/2" = 1'-0"



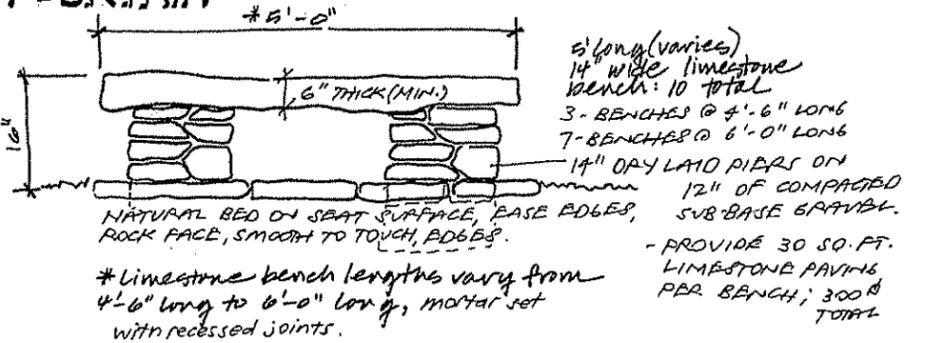
STONE DRINKING FOUNTAIN

Scale: 1/2" = 1'-0"



SIGN BRACKET

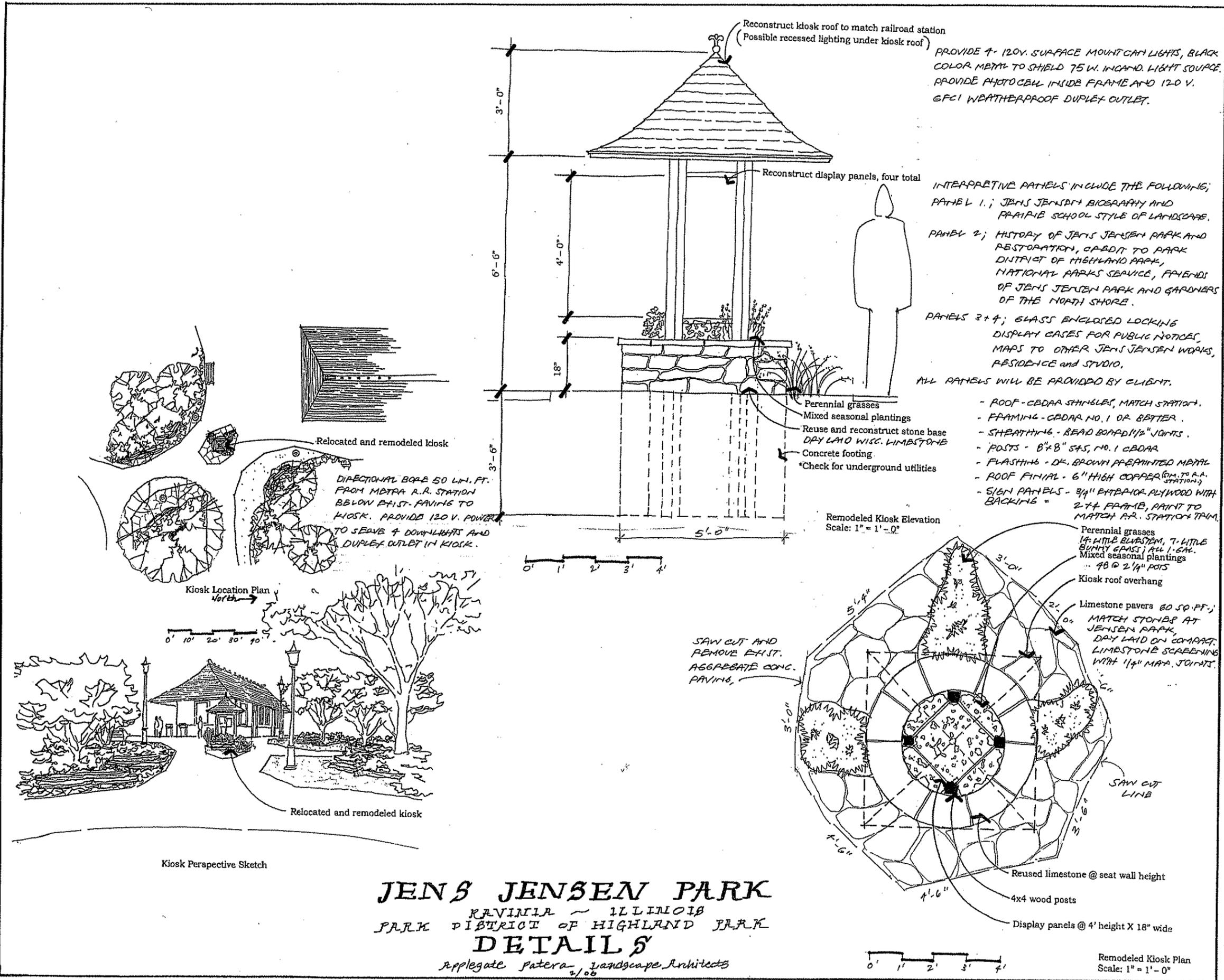
Scale: Full Size



LIMESTONE BENCH

Scale: 1" = 1'-0"

JENS JENSEN PARK
RAVINIA - ILLINOIS
PARK DISTRICT OF HIGHLAND PARK
DETAILS
Applegate Sadera Landscape Architects 1/00



Reconstruct kiosk roof to match railroad station
 (Possible recessed lighting under kiosk roof)

PROVIDE 4- 120V. SURFACE MOUNT CAT LIGHTS, BLACK COLOR METAL TO SHIELD 75 W. INCAND. LIGHT SOURCE. PROVIDE PHOTO CBUL INSIDE FRAME AND 120 V. GFCI WEATHERPROOF DUPLEX OUTLET.

Reconstruct display panels, four total

INTERPRETIVE PANELS INCLUDE THE FOLLOWING:
 PANEL 1; JENS JENSEN BIOGRAPHY AND PRAIRIE SCHOOL STYLE OF LANDSCAPE.
 PANEL 2; HISTORY OF JENS JENSEN PARK AND RESTORATION, CREDIT TO PARK DISTRICT OF HIGHLAND PARK, NATIONAL PARKS SERVICE, FRIENDS OF JENS JENSEN PARK AND GARDENERS OF THE NORTH SHORE.
 PANELS 3+4; GLASS ENCLOSED LOCKING DISPLAY CASES FOR PUBLIC NOTICES, MAPS TO OTHER JENS JENSEN WORKS, RESIDENCE AND STUDIO.
 ALL PANELS WILL BE PROVIDED BY CLIENT.

Perennial grasses
 Mixed seasonal plantings
 Reuse and reconstruct stone base
 DAY LAID WISC. LIMESTONE
 Concrete footing
 *Check for underground utilities

- ROOF - CEDAR SHINGLES, MATCH STATION.
- FRAMING - CEDAR NO. 1 OR BETTER.
- SHEATHING - BEAD BOARD 1/2" JOINTS.
- POSTS - 6"x8" S4S, NO. 1 CEDAR
- FLASHING - DR. BROWN PREPAINTED METAL
- ROOF FINIAL - 6" HIGH COPPER (MATCH STATION)
- SIGN PANELS - 3/4" EXTERIOR PLYWOOD WITH BACKING = 2"x4" FRAME, PAINT TO MATCH RR. STATION TRIM.

Remodeled Kiosk Elevation
 Scale: 1" = 1'-0"

DIRECTIONAL BORE 50 L.H. FT. FROM MDTRA R.R. STATION BELOW EAST. RAVINE TO KIOSK. PROVIDE 120 V. POWER TO LEAVE 4 DOWNLIGHTS AND DUPLEX OUTLET IN KIOSK.

Kiosk Location Plan
 North →

0' 10' 20' 30' 40'

Kiosk Perspective Sketch

SAW CUT AND REMOVE EXIST. AGGREGATE CONC. PAVING.

Perennial grasses
 1/4" LITTLE BLUE STEM, 7" LITTLE BUNNY GRASS; ALL 1-GAL.
 Mixed seasonal plantings
 ... 48 @ 2 1/4" POTS
 Kiosk roof overhang

Limestone pavers 60 SQ. FT.;
 MATCH STONES AT JENSEN PARK,
 DAY LAID ON COMPACT. LIMESTONE SCREENING WITH 1 1/4" M.A.S. JOINTS.

Reused limestone @ seat wall height
 4x4 wood posts
 Display panels @ 4' height X 18" wide

0' 1' 2' 3' 4'

Remodeled Kiosk Plan
 Scale: 1" = 1'-0"

JENS JENSEN PARK

RAVINE - ILLINOIS
 PARK DISTRICT OF HIGHLAND PARK

DETAILS

Applegate Patena Landscape Architects
 2/06

Historic Preservation Commission

1434 Ferndale Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 9/10/15

<i>Year Built:</i>	1952
<i>Style:</i>	Traditional
<i>Petitioner:</i>	Morris Kaplan, Owner
<i>Size:</i>	1,374 square feet
<i>Original Owner:</i>	Stephen W. Coen
<i>Architect:</i>	Owner
<i>Original Cost:</i>	\$15,000
<i>Significant Features:</i>	None identified
<i>Alterations:</i>	<ul style="list-style-type: none">• Bedroom Addition (1962)
<i>Staff Opinion:</i>	Staff has not identified any landmark standards that may be satisfied by this house.



A demolition application has been submitted for the house at 1434 Ferndale Avenue. Ferndale is a long north/south street two blocks west of the Jewel Osco supermarket on the west side of the City.

The architectural survey of the West Side does not have an entry for this house, so no historical status has been assigned to it. Photographs of the home show a small, single-story traditional house that is showing some age. Original building permits indicate the house was built in 1952 for \$15,000. It was designed and built by the original owner,



Historic Preservation Commission

Stephen W. Coen. He also designed and built the bedroom addition in 1962. His name doesn't appear in the AIA historical directories, so if he was a practicing architect, he was not an AIA member. Additionally, his name doesn't appear in any of the architectural surveys, so it's unknown whether he did more work in town.

Architectural drawings for this house in City Archives are only a few pages long and show a very basic house design. The drawings aren't signed, so it's not known whether Mr. Coen drew them himself or ordered them from somewhere. There are no records of major modifications to the house other than the bedroom addition in 1962.

Biographical Information

Ex-Officio member Julia Johnas has been consulted for biographical information on Stephen W. Coen, the original owner and builder of the house. Findings will be presented at the upcoming HPC meeting.

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Historic Preservation Commission

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

Recommended Action

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

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

Attachments

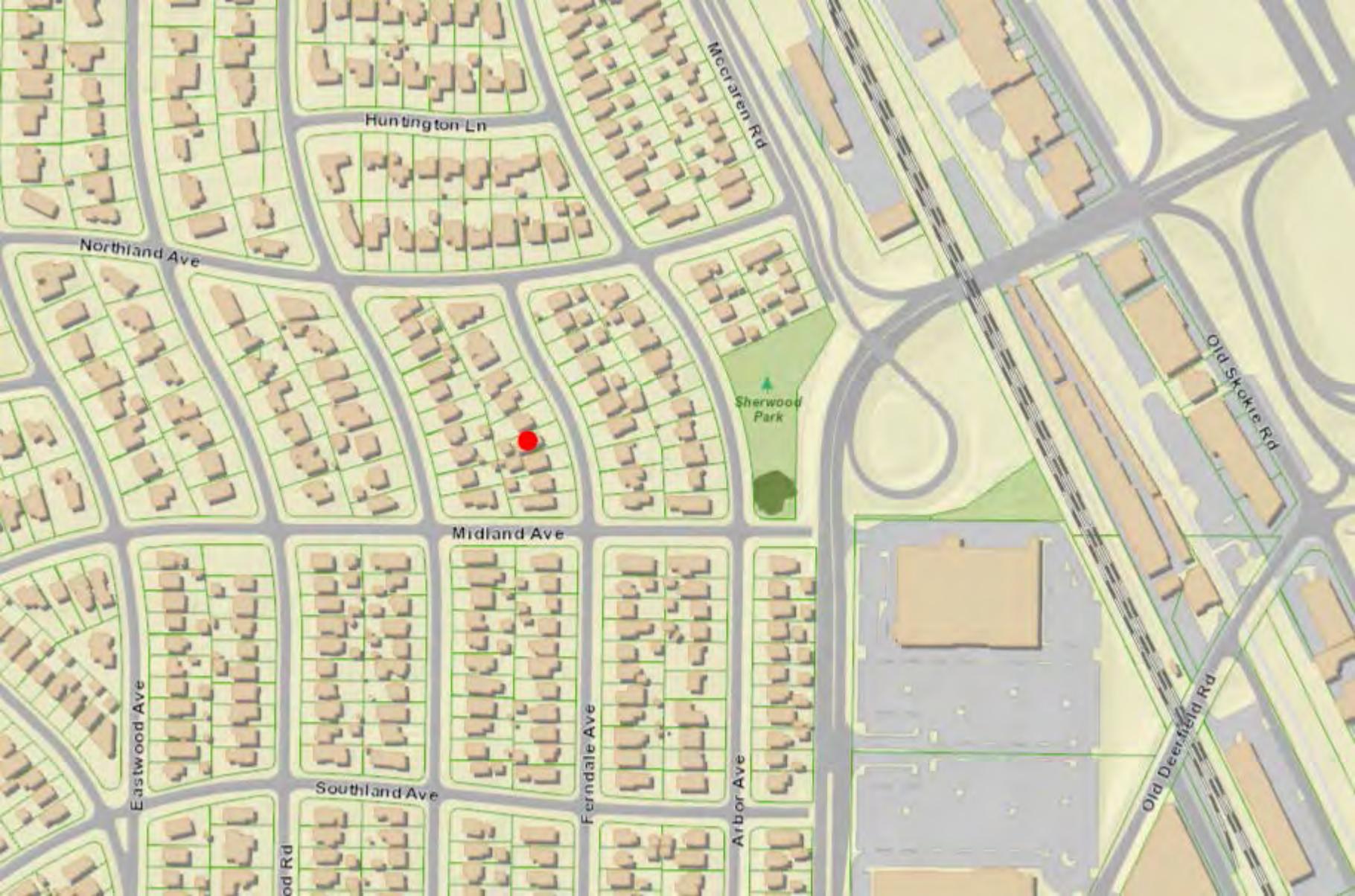
Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

Building Permits



Huntington Ln

McCreary Rd

Northland Ave

Sherwood Park

Old Skokie Rd

Midland Ave

Eastwood Ave

Southland Ave

Ferndale Ave

Arbor Ave

Old Deerfield Rd



Lake County, Illinois

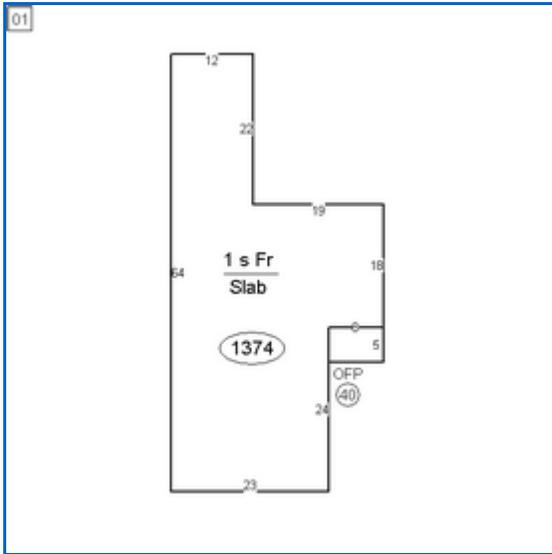
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-27-108-016	Neighborhood Number:	1827050
Street Address:	1434 FERNDALE AVE	Neighborhood Name:	Sherwood Forest
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$35,447	Total Land Square Footage:	7858
Building Amount:	\$45,704	House Type Code:	43
Total Amount:	\$81,151	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1951 / 1953
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1374
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	0
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	0
		Fireplaces:	1
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 520 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 0
		Porches Open / Enclosed Area:	40 / 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
10/12/2007	\$305,000	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=1627108016>











Date 7-28-1952 Building Permit No. 6889

Location of Building—No. 1434 Street FERNDALE AVE

Name of Owner STEPHEN W. COEN

Present Owner 601 S. MARSHFIELD, CHI Phone SE 3-9038

Type of Construction Fin 7'12" G. URBAN Remodeling

Architect OWNER Address Phone

General Contractor OWNER Address Phone

Permit issued to OWNER to construct a Single Family Dwelling

building on Lot 112 Blk Sub'n SHERWOOD FOREST

Builder's estimate 15,000- Permit fee 51- Job Order No. 6247 Amt. \$ 50-

Location of Lot verified 7-28-1952 by H. Sachs

Other inspections Posted Card

Deposits Sidewalks Planked

Remarks

*Sept. 2-1954 - Bldg. 7906 - addn - \$900, est. - \$4,34
~~Plat. W.T. #4939 - Section 4-11-16~~ J.C. New!*

DATE PERMIT ISSUED March 7, 1962		BUILDING ADDRESS 1434 Ferndale Avenue		BUILDING PERMIT NUMBER 11645	
BUILDING ON					
OF LOT		BLOCK		SUBDIVISION	
NAME OF OWNER Stephen W. Coen		ADDRESS Same		PHONE NUMBER ID 2-8302	
ARCHITECT		ADDRESS		PHONE NUMBER	
GENERAL CONTRACTOR Owner		ADDRESS		PHONE NUMBER	
PERMIT ISSUED TO Same		ADDRESS		PHONE NUMBER	
TYPE OF CONSTRUCTION <u>4B-13</u> Fr. SFD Addition-Bedroom & Bath		SQUARE FEET		CUBIC FEET	
LOT AREA		BUILDING DEPOSIT		GUARANTEE DEPOSIT NUMBER	
BUILDER'S ESTIMATE	BUILDING DEPT. EST.	PERMIT FEE			
\$	\$ 3,300.00	\$ 12.00			
TYPE OF HEAT	PERMIT NUMBER	MAKE OF BURNER	DATE INSTALLED	LOCATION	
FHA Gas	335	Homert			
DRIVEWAY PERMIT NO.	DEPOSIT NUMBER	DATE ISSUED	CONTRACTOR		
SITE INSPECTION <u>3-7-62 No work started.</u>			BY <u>G. Clifton</u>		
FOOTING AND FOUNDATIONS <u>7/11/62</u>			BY		
FRAMING <u>Partial 7/11/62 - 10/30/62 WR</u>			BY		
ROOFING <u>10/30/62 WR</u>			BY		
HEATING <u>10/30/62 WR</u>			BY		
DRIVEWAY <u>none</u>			BY		

Plumbing Div
9-18-52-20 P.M.
O.K. Sam

Electrical Contractor Jordick Elec Address Winnetka, Ill

Wiring Permit No. 5291 Issued #13-52 Fixture Permit No. 5291 Issued 11-3-52

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

No. of Openings 53 No. Sockets..... No. Circuits 6 No. Motors No. Ranges

Certificate of Inspection issued 15 Dist. 19 No.....

Inspector H. Sasch 11-3-52

Plumbing Contractor Wm B. Barrett Address 807 Park Ave, Dearco

Water Tap No. 4937 Sewer Tap No. 4257 Job Order No. 6257 Issued 8-5-52 Paid 90-50

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

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

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

Certificate of Inspection issued 9-18-52 - H. Sasch

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

Kind of heat..... Name of Burner.....

Tank and Burner Inspection.....

Driveway Permit No. 1525 Date Nov. 8 1954 Contractor.....

Type Concrete approach

PLUMBING CONTRACTOR		ADDRESS				PHONE NUMBER
WATER TAP NO.	GUARANTEE DEPOSIT NO.	FEE	DATE ISSUED	SEWER TAP NO.	STORM TAP NO.	
NO. LAVATORIES	NO. LAUNDRY TUBS	NO. TOILETS	NO. BATHS	NO. SINKS	NO. SHOWERS	
OTHERS		DOWNSPOUTS CONNECT TO			DATE COMPLETED	
ELECTRICAL CONTRACTOR		ADDRESS				PHONE NUMBER
ELEC. PERMIT NO.	DATE ISSUED	NO. FIXTURES	FLOOR AREA	SIZE OF MAIN WIRE	SIZE OF BRANCH WIRE	
SYSTEM	NO. 15 AMP CIRCUITS	NO. 20 AMP CIRCUITS	NO. OPENINGS	NO. SOCKETS		
NO. CIRCUITS	NO. MOTORS	NO. RANGES	OTHERS			
DRAINAGE				BY		
PLUMBING				BY		
ELECTRICAL				BY		
FIRE REGULATIONS				BY		
FINAL INSPECTION				BY		
PLOTTED SURVEY SUBMITTED				CERTIFICATE OF OCCUPANCY ISSUED		

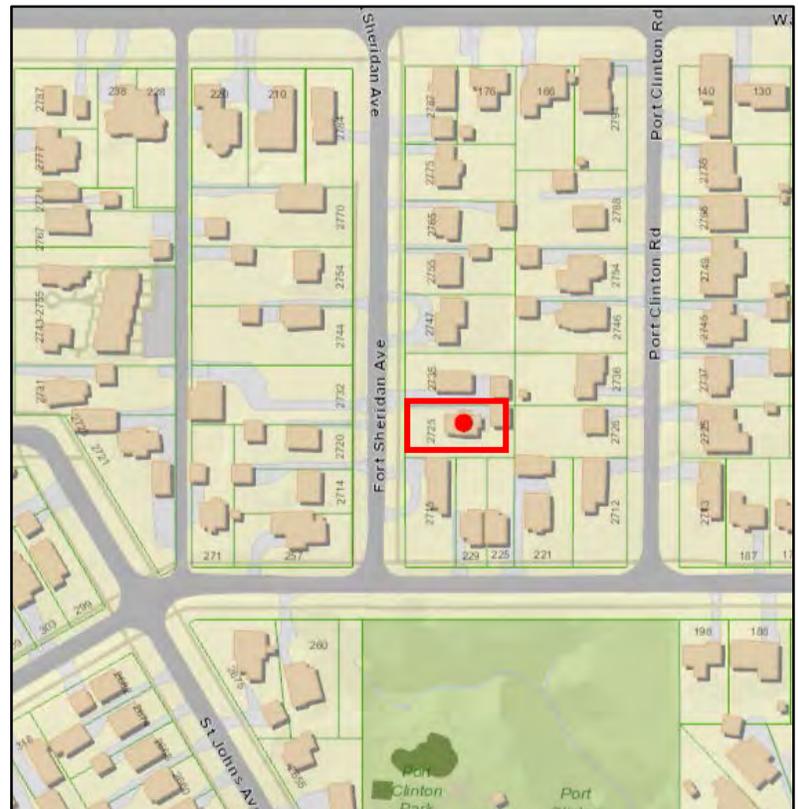


Historic Preservation Commission

2725 Fort Sheridan Avenue Demolition Review

To: Historic Preservation Commission
 From: Andy Cross, Planner II
 Date: 9/10/2015

<i>Year Built:</i>	c. 1875
<i>Style:</i>	Gothic Revival / Gabled Ell Design
<i>Petitioner:</i>	David Weekly Homes
<i>Size:</i>	1,488 square feet
<i>Original Owner:</i>	Unknown
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Narrow double-hung windows, stained glass window, front entry porch with Mansard roof
<i>Alterations:</i>	<ul style="list-style-type: none"> Stucco cladding, entry porch addition, rear addition
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 2725 Fort Sheridan Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 2725 Fort Sheridan Road. The house dates from the late 19th century and is located in the area that used to be the Town of Port Clinton. A demolition request was reviewed in 2013 for a house on Port Clinton Avenue nearby and the minutes from that meeting reflect the following:

Ex-Officio member Axelrod discussed the historical background of this part of town. It was formally the Town of Port Clinton and the subject property is located along a platted street in the town. There was interest in asking the home owners about the foundation, noting if it was made of boulders or brick, then it was likely original and dates back to the old town around 1850.

Historic Preservation Commission

Leah Axelrod again thought the foundation of the house on Fort Sheridan Avenue would provide some insight into the original build date of the house.

There are very few records in the City's archives for this house. It predates the building permit records. Microfilm archives only revealed a permit for some minor work in the 40s.

Julia Johnas provided some background information about the Town of Port Clinton:

Port Clinton was platted in 1850. Apparently, it was a thriving community (Chicago Tribune, May 1876 says it had 10,000 inhabitants, but probably meant 1,000) until an outbreak of cholera in 1854 "swept away" nearly all of the residents. It was annexed by Highland Park and the HP Building Company was listing 38 vacant lots for sale in the Nov. 29, 1874 Tribune.

The house at 2725 could be one of the earliest of Port Clinton if it was built prior to the 1870s. Or the house could be a post-Highland Park Building Company construction (mid-1870s). Despite the Panic of 1873 (a major depression), house construction continued, albeit at a slower pace, until the end of the 1870s.

Port Clinton landowners in the 1870s included W.W. Boyington and the Reverend Wm. W. Everts. Rev. Everts' daughter married Frank Hawkins, manager of the Building Co. & Highland Park's first mayor. Everts and Boyington had lakefront homes on Port Clinton Avenue (later Sheridan Road). As a matter of fact, the bridge over the ravine on Sheridan Road (just north of Moraine Rd.) was designed and constructed by W.W. Boyington (probably for the HP Building Company). Prior to its construction people in Port Clinton had to travel south on St. Johns Ave. to get to HP.

Architectural Analysis

The house is built in a Gothic Revival style in an L-shape. The book *A Field Guide To American Houses* indicates the style was popular from 1840 to 1880, which correlates with the estimated time of this house's construction. The book provides the following summary of identifying features of Gothic Revival houses:

"Steeply pitched roof, usually with steep cross gables (roof normally side-gabled, less commonly front-gabled or hipped; rarely flat with castellated parapet); gables commonly have decorated verge boards, wall surface extending into gable without break (eave or trim normally lacking beneath gable); windows commonly extend into gables, frequently having a pointed-arch (Gothic) shape, one-story porch (either entry or full-width) usually

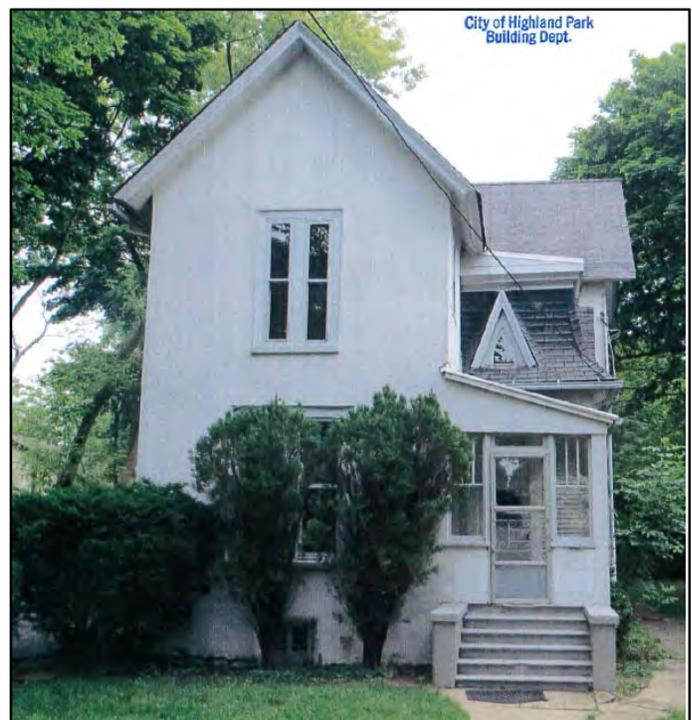


Figure 1: 2725 Fort Sheridan Avenue

Historic Preservation Commission

present, commonly supported by flattened Gothic arches.”

Among the subtypes of Gothic Revival Style, *A Field Guide To American House* lists the following:

Asymmetrical: About one third of Gothic Revival houses are of compound asymmetrical plan. L-shaped plans with cross-gabled roofs are the most common form, but there are many less regular variations. Small secondary cross gables, or gable formers, were commonly added to one or more wings. After 1860, square towers were occasionally added.

The book notes that horizontal wooden cladding was most common for these houses. The architectural survey entry for this house notes that the stucco cladding was an alteration at some point, so there is likely traces of the original wooden cladding underneath.

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Historic Preservation Commission

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

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

Recommended Action

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

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

Attachments: Location Map, Site Photos, Architectural Survey Entry, County Assessor Data

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City of Highland Park
Building Dept.

2725 Fort Sheridan

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City of Highland Park
Building Dept.

2725 Fort Sheridan

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City of Highland Park
Building Dept.

— 2725 Fort Sheridan —

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Building Dept.

2725 Fort Sheridan



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AUG 19 2015

City of Highland Park
Building Dept.

— 2725 Fort Sheridan —



Lake County, Illinois

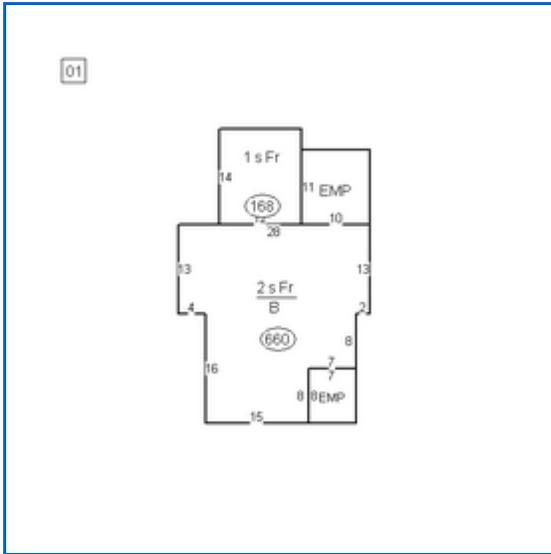
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-14-304-010	Neighborhood Number:	1814010
Street Address:	2725 FORT SHERIDAN AVE	Neighborhood Name:	Moraine North/Port Clinton Add
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$40,730	Total Land Square Footage:	9105
Building Amount:	\$44,349	House Type Code:	21
Total Amount:	\$85,079	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Stucco
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1920 / 1920
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1488
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	660
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 528 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 2
		Porches Open / Enclosed Area:	0 / 166
		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
5/11/2015	\$235,000	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=1614304010>

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)

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original)

WINDOW MATERIAL

WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

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



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

LANDSCAPE	Mid-block; uniform setback; side driveway; bushes lining perimeter of yard; front walkway; foundation bushes
-----------	--

PHOTO INFORMATION

ROLL1	18
FRAMES1	17-18
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

SURVEY INFORMATION

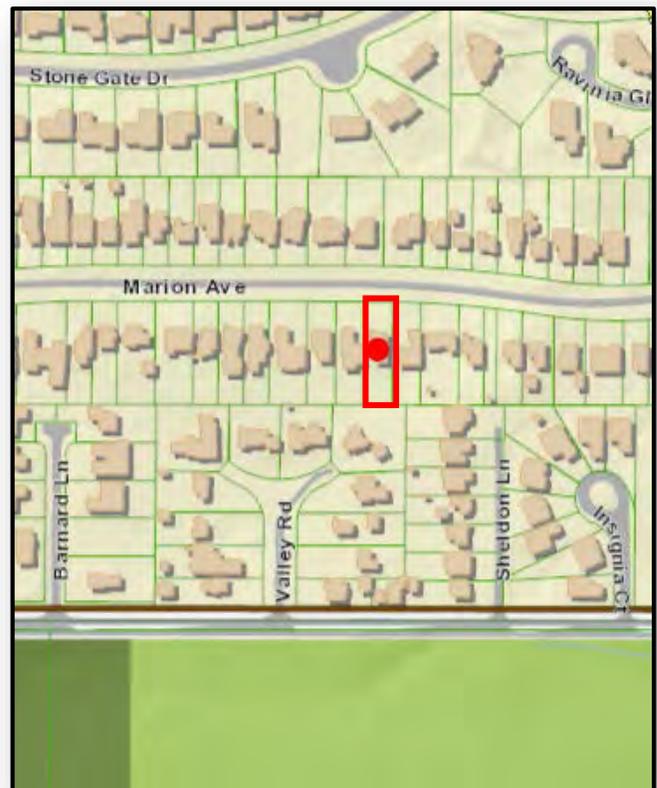
PREPARER	Kristin Martin
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	2/21/02
SURVEYAREA	Northeast Survey Area

Historic Preservation Commission

788 Marion Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 9/10/2015

<i>Year Built:</i>	1951
<i>Style:</i>	Traditional
<i>Petitioner:</i>	788 Marion LLC
<i>Size:</i>	1,398 square feet
<i>Original Owner:</i>	Highland Construction Company
<i>Historical Status:</i>	None assigned. The house not in a survey area.
<i>Architect:</i>	Whalley & Gould
<i>Original Cost:</i>	\$24,000
<i>Significant Features:</i>	Brick exterior, front-facing gable with bay window
<i>Alterations:</i>	<ul style="list-style-type: none">• None identified
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 788 Marion Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 788 Marion Avenue on the south side of Highland Park. The house was built in 1951 for \$24,000 and has not been altered from its original design. It features a brick exterior, a prominent bay window on the front elevation, and symmetrical second-story windows on the rear elevation.

The house's original building permit from 1951 lists the owner as the *Highland Construction Company* and the architect was the firm of Whalley and Gould. A look into the archives revealed this development team built three houses on Marion at the same time: 782, 788, and 796 Marion Avenue. All were small Traditional style brick homes, though pictures of 782 and 796 show more architectural interest than the subject property at 788. Both 782 Marion and 796 Marion have been demolished (in 2002 & 2003). The staff reports from those HPC reviews are included in the attachments to this memo and include photographs.

Historic Preservation Commission

The architectural firm Whalley & Gould are credited with several modest mid-century homes around Highland Park. Those in the surveys range in common styles: Split Level, Neo-Traditional, and Colonial Revival.

Whalley & Gould Homes:

Address	Style	Year Built	Historical Status	Demolished
1355 Ridge road	Split Level	1953	N/A	No
441 Dell Lane	Split Level	1953	Contributing	No
85 Lakeside Place	Modern	1950	N/A	2001 (Fire)
945 Rollingwood Place	Split Level	1956	NC	No
167 Indian Tree	Colonial Revival	1951	Contributing	No
788 Marion	Traditional	1951	N/A	No

Landmark Criteria

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Historic Preservation Commission

- 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.

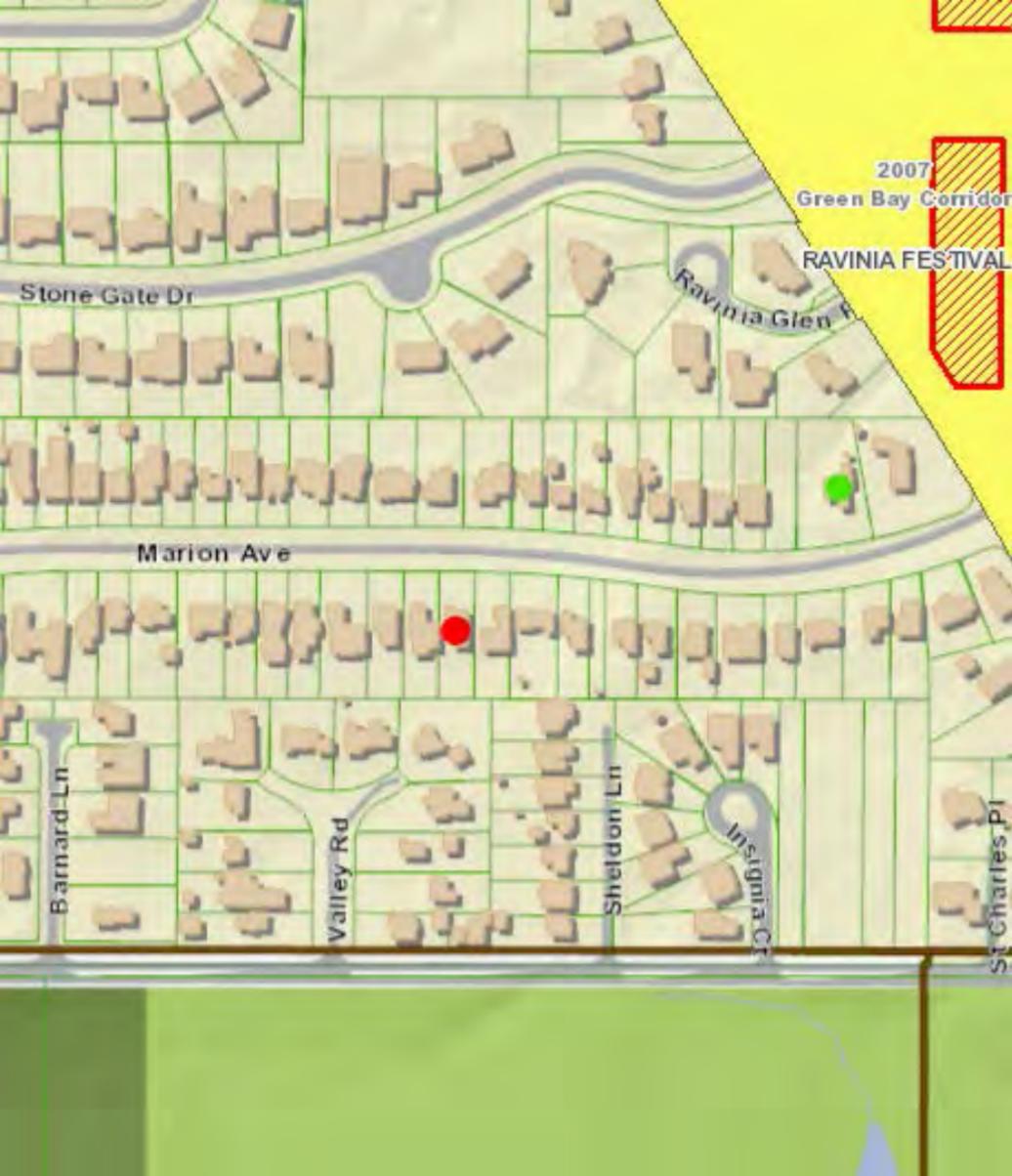
Recommended Action

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:

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Attachments

Location Map
Site Photos
Architectural Survey Entry
County Assessor Data
Original Building Permit
Whalley & Gould Houses



2007

Green Bay Corridor

RAVINIA FESTIVAL

Stone Gate Dr

Ravinia Glen P

Marion Ave

Barnard Ln

Valley Rd

Sheldon Ln

Insignia Ct

St Charles Pl

Back

788 Marion

RECEIVED

AUG 19 2015

City of Highland Park
Building Dept.



Front
788 Marion

RECEIVED

AUG 19 2015

City of Highland Park
Building Dept.



West 788 Marion

RECEIVED

AUG 19 2015

City of Highland Park
Building Dept





East

788 Marrow

RECEIVED

AUG 19 2015

City of Highland Park
Building Dept.





Date 10-12-1957

2833
Building Permit No. 6640

Location of Building—No. 788 Street MARION AVE

Name of Owner HIGHLAND CONST. CO.

Present Owner 9001 S. LAFLIN - CAG Phone CA 3-1000

Type of Construction BRK 4' R Bst 16' WAO Remodeling

Architect WHALLEY & COUCH Address 3131 LINCOLN AVE Phone EA 7-3531

General Contractor OWNER Address Phone

Permit issued to DWNSN to construct a SINGLE FAMILY DWELLING

building on EX. W 38' 87' Lot 88 Blk Sub'n BRADSHAW ADDN

Builder's estimate 24,000- Permit fee 81- Job Order No. 5927 Amt. \$ 50-

Location of Lot verified 10-12-1957 by W. S. Smith

Other inspections Posted Card.

Deposits Sidewalks Planked

Remarks

Electrical Contractor E E Cougill Address 11 Walker ave H P Jee

Wiring Permit No. 5098 Issued 7-15-52 Fixture Permit No. 5098 Issued 7-15-52

Size of main wire 2 #4-1#6 Size of branch wire 12 & 14 System Conduit

No. of Openings 75 No. Sockets 8 No. Circuits 8 No. Motors 1 No. Ranges 1-Range

Certificate of Inspection issued 24 Distances 19 No.

Inspector H. Sasch 7-15-52

✓ Plumbing Contractor Royal Plog & Htg Address 1572 Clybourne, chgo

we 837

Water Tap No. 4808 Sewer Tap No. 4152 Job Order No. 5508 Issued 10-5-57 Paid 90-18-

No. Catch Basins 1 - storm 971 No. Lavatories 2 No. Toilets 2

No. Baths 1 - No. Sinks 1-1-Dishwashers No. Laundry Tubs 1-2 trays

No. Shower Baths 1-0T No. Stacks 1-4"-1.7" Other Items 1-Sub Pumps

Certificate of Inspection issued 7-28-52 H. Sasch

Downspouts connected to 7 19 No.

Kind of heat Nat Gas 8-21-52 Name of Burner

Tank and Burner Inspection

✓ Driveway Permit No. 107 Date 7-21-52 1952 Contractor I. Sext

Type Caract J.O 5466 Board 24



Lake County, Illinois

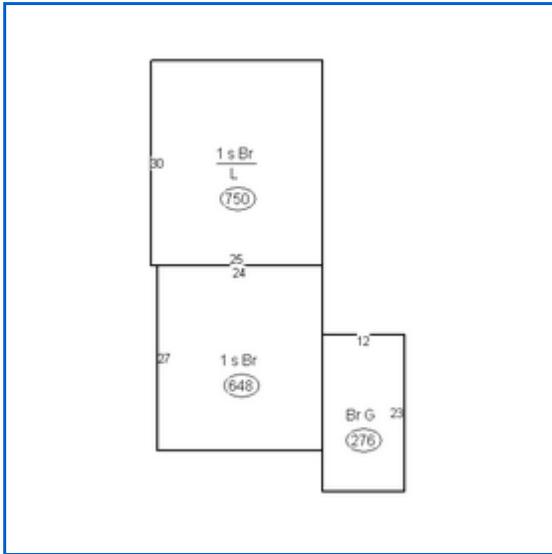
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-36-308-031	Neighborhood Number:	1836080
Street Address:	788 MARION AVE	Neighborhood Name:	Marion
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$63,125	Total Land Square Footage:	11194
Building Amount:	\$63,176	House Type Code:	72
Total Amount:	\$126,301	Structure Type / Stories:	Tri
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1951 / 1951
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1398
		Lower Level Area (Square Feet):	750
		Finished Lower Level (Square Feet):	750
		Basement Area (Square Feet):	0
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	1
		Fireplaces:	1
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	276 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0



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

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



Property Sales History

[Sale valuation definitions](#)

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

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1636308031>

782 Marion Ave.

Built:	1951
Style:	Minimal Traditional
Structure:	1 story cottage
Original Owner:	Highland Constr. Co.
Architect:	Whalley & Gould
Cost:	\$24,000
Legal Description:	PIN 16-36-308-032
Significant Features:	Brick veneer; attached one-car garage; massive chimney; front gable roof with hipped roof rear section; cast stone sills; picture window;
Alterations:	None apparent

Staff Opinion

Although this home appears to have good integrity and is a typical example of the Minimal Traditional style, it does not clearly fulfill the landmark criteria. For reference to significant homes of this style identified in the Westside Reconnaissance Survey, see chart below.



SIGNIFICANT MINIMAL TRADITIONALS

STREETNO	STREETNAME	PIN	STYLE_TYPE	DATE	ARCHITECT	RATING
950	LILAC	1627306056	Minimal Traditional	1951	Ray C. Houlihan, Chicago	S
1538	MC CRAREN	1627103021	Minimal Traditional	1946		S
290	BARBERRY	1634408020	Minimal Traditional	c. 1945	H.E. Andersen, Chicago	S
370	BARBERRY	1634404015	Minimal Traditional	1949	H.E. Andersen, Chicago	S
255	BARBERRY	1635304011	Minimal Traditional	1950	Floyd Evans, Chicago	NC/S

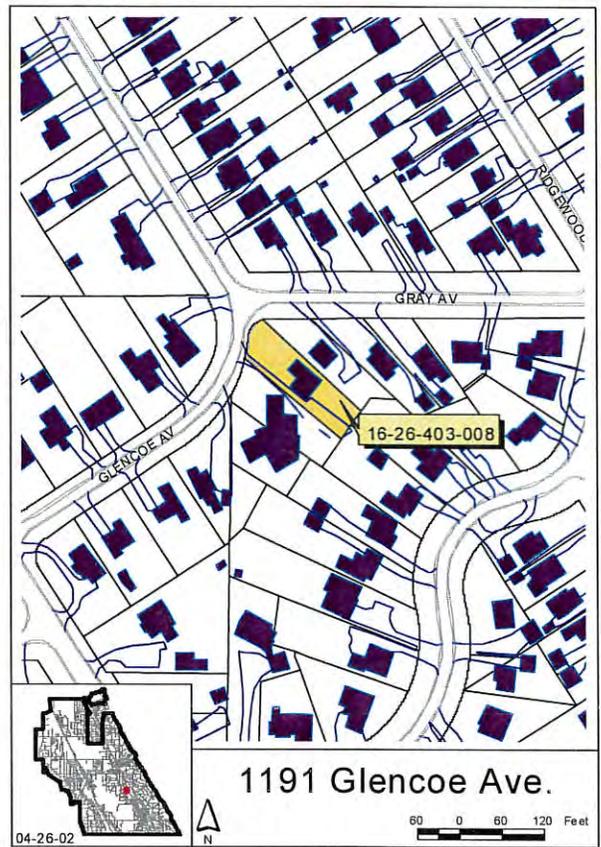


796 Marion Avenue

Built:	1957
Style:	Minimal Traditional
Structure:	1 story with attached garage
Original Owner:	Highland Constr. Co.
Architect:	Whalley & Gould
Cost:	\$24,000
Legal Description:	PIN 16-26-403-008
Significant Features:	Massive brick chimney with stone coping; picture windows; attached garage; extremely large willow tree in the front yard
Alterations:	None apparent

Staff Opinion

There are several identical models of this home on Marion Avenue. This home does not appear to fulfill landmark criteria at this time.



85 Lakeside Place

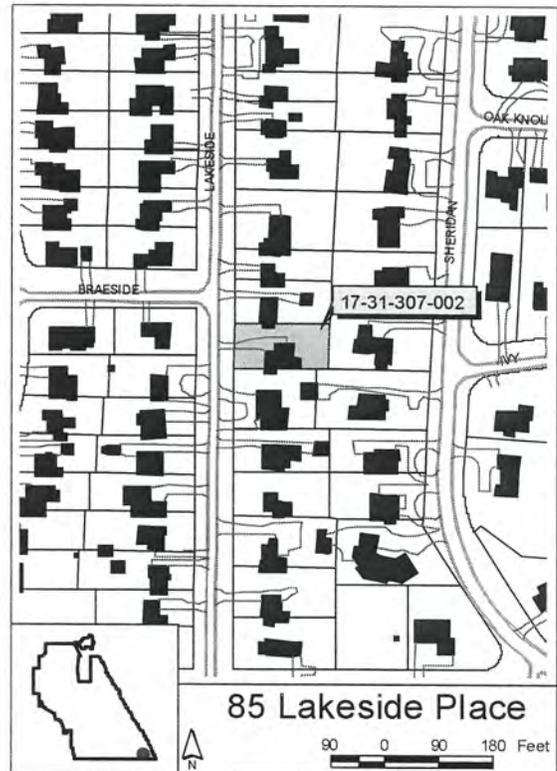
(Formerly 2361 Lakeside Place)

Built:	1950
Style:	Modern
Structure:	2 story with 1 story front extension
Original Owner:	Paul Paradise
Architect:	Whalley & Gould
Cost:	\$36,000
Legal Description:	Lot 1 of McGinnis Subdivision
Significant Features:	Brick planters; cast stone decorative details; permastone chimney; attached garage with sloping driveway
Alterations:	None visible

Staff Opinion

This home recently caught on fire. The exterior appears undamaged, although the interior suffered extensive damage. The owners intend to build a new home on the lot with the insurance settlement.

This home does not appear to fulfill landmark criteria at this time.



Historic Preservation Commission

975 Sheridan Road Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 9/10/2015

<i>Year Built:</i>	c. 1920
<i>Style:</i>	Colonial Revival
<i>Petitioner:</i>	Steven Shapiro, Owner
<i>Size:</i>	7,700 square feet
<i>Original Owner:</i>	J.C. Nichols (earliest known owner)
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Historical Status:</i>	C - Contributing
<i>Significant Features:</i>	Full height pedimented portico with Corinthian columns and dentil molding. Others noted on survey report.
<i>Alterations:</i>	<ul style="list-style-type: none">• Stone exterior added after 2001• Additions in 1933, 1936, 1985• Restoration work in 1995
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 975 Sheridan Road and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 975 Sheridan Road. It is a Colonial Revival house built around 1920. The earliest building permits available for the property are from 1933 and 1936 for small additions, so there is no record of the original owner, architect, or cost of construction.

One major alteration is apparent: the house was originally constructed in brick, which is visible in the 2001 photograph in the architectural survey. At some point between 2001 and present

Historic Preservation Commission

day, a stone cladding was installed on the house that's visible in the current photographs. Extensive permit research could not uncover when this modification was done, but the work may not have required a building permit. Research did reveal a "Do Not Occupy" placard for the house posted in 2010, indicating the property may have been abandoned or distressed around that time.

The architectural survey gave the house a C – Contributing historical status. This means that in the historical consultant's review, the house did not warrant a local landmark status on its own, but would contribute to a historic district if one were created in the area. The survey identifies the following architectural details that the house exhibits:

- Full height pedimented portico with Corinthian columns and dentil molding
- Paneled shutters
- Wooden double hung 8/8 windows
- Brick rowlock half-round lintels
- Brick rowlock sills
- Frieze
- Slate roof
- 2nd floor balcony with wrought iron rail
- Arched first floor openings with fan lights

Architectural Analysis

The 2001 South Central architectural survey provides the following write-up on the Colonial Revival style:

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

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

The first listed owner of the house was C.A. Hemphill. Research is underway on him and findings will be available at the HPC meeting.

Historic Preservation Commission

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Recommended Action

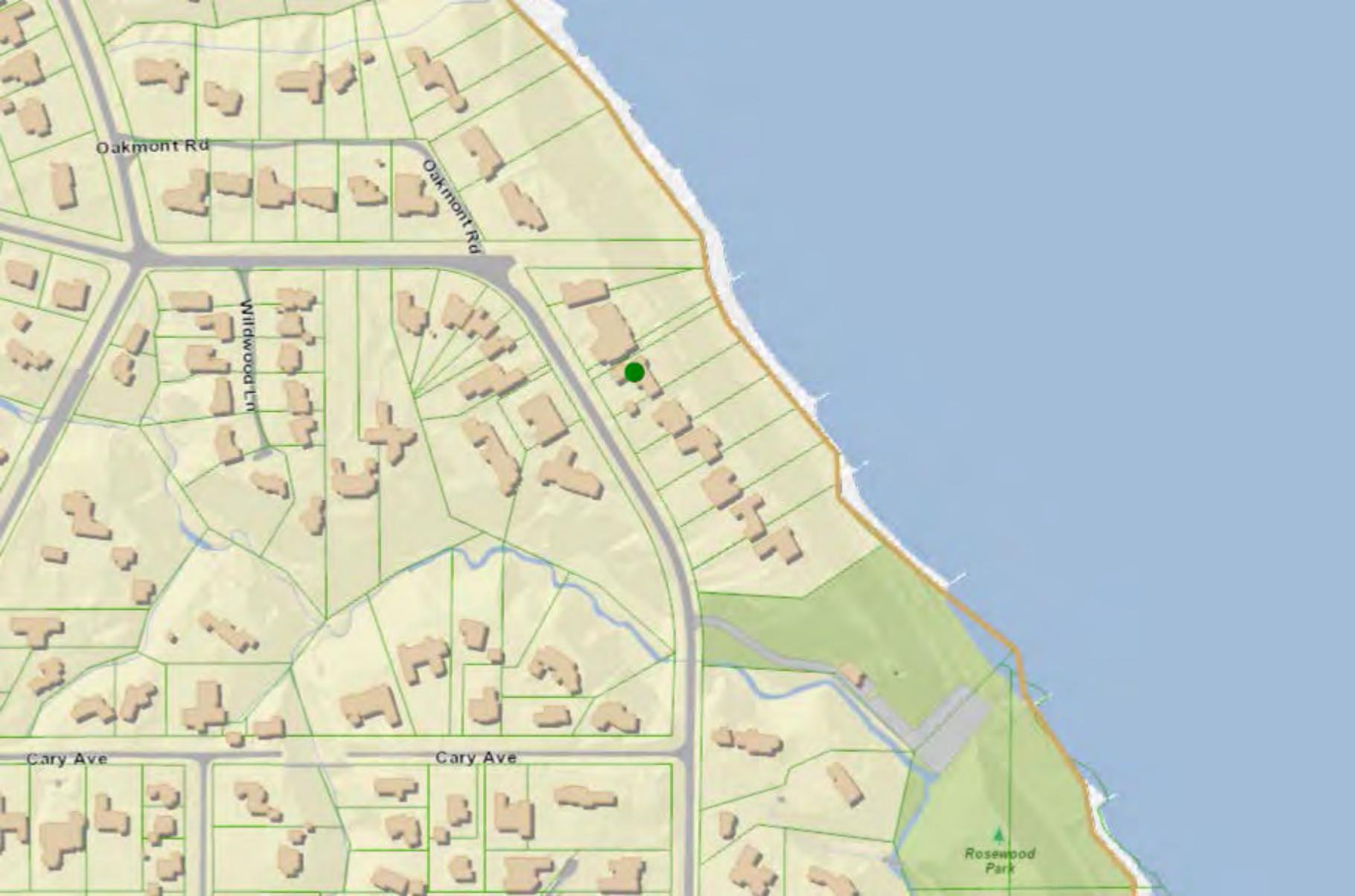
In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject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

Historic Preservation Commission

- (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



Oakmont Rd

Oakmont Rd

Mildwood Ln

Cary Ave

Cary Ave

Rosewood Park

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?
(C or NC)

Contributing secondary structure?
(C or NC)

LISTED ON EXISTING SURVEY?
(IHSS, NR, etc.)



GENERAL INFORMATION

CATEGORY

CONDITION

INTEGRITY

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION

HISTORIC FUNCTION

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

OVERALL SHAPE OR PLAN

ARCHITECTURAL CLASSIFICATION2

NO. OF STORIES

ORIGINAL CONSTRUCTION DATE

WINDOW MATERIAL, TYPE(S)

DATE SOURCE

EXTERIOR WALLS (current)

PORCH

EXTERIOR WALLS (original)

ROOF (type and materials)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

ADDITIONAL INFORMATION:

SURVEY AREA:

AREA

LANDSCAPE FEATURES

PHOTOGRAPHIC INFORMATION:

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

PREPARER

ORGANIZATION

DATE

975 SHERIDAN RD

City of HIGHLAND PARK
ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY
CONTINUATION SHEET

STREET # 975

STREET SHERIDAN ROAD

ADDITIONAL PHOTOS OR INFORMATION

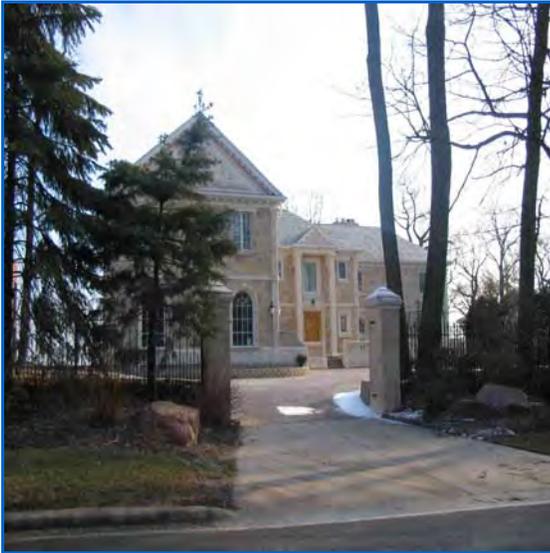
full height pedimented portico w/Corinthian columns and dentil molding; paneled shutters; wood double hung 8/8 windows; brick rowlock half-round lintels; brick rowlock sills; frieze; slate roof; 2nd floor balcony w/wrought iron rail; arched 1st floor openings w/fanlights



Lake County, Illinois

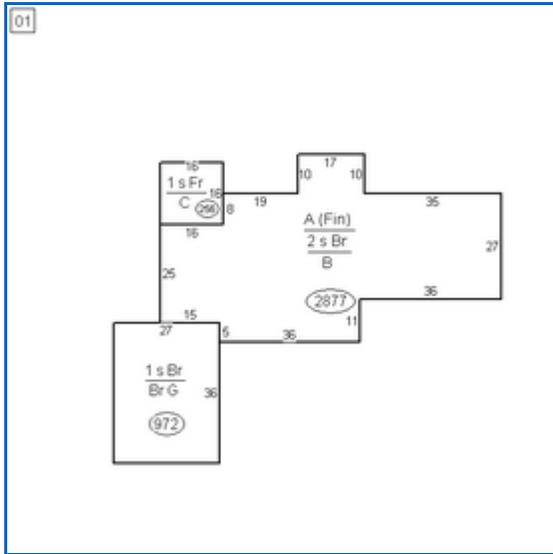
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-25-405-005	Neighborhood Number:	1800002
Street Address:	975 SHERIDAN RD	Neighborhood Name:	Moraine Lake Front
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$324,079	Total Land Square Footage:	39092
Building Amount:	\$502,823	House Type Code:	22
Total Amount:	\$826,902	Structure Type / Stories:	2.25
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1926 / 1941
		Condition:	Average
		Quality Grade:	HV3
		Above Ground Living Area (Square Feet):	7701
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	2877
		Finished Basement Area (Square Feet):	2158
		Number of Full Bathrooms:	5
		Number of Half Bathrooms:	1
		Fireplaces:	3
		Garage Attached / Detached / Carport:	1 / 1 / 0
		Garage Attached / Detached / Carport Area:	972 / 520 / 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
2/1/2013	\$365,905	Unqualified	Foreclosure
1/8/2003	\$3,000,000	Unqualified	
8/7/2015	\$2,200,000	Unqualified	

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

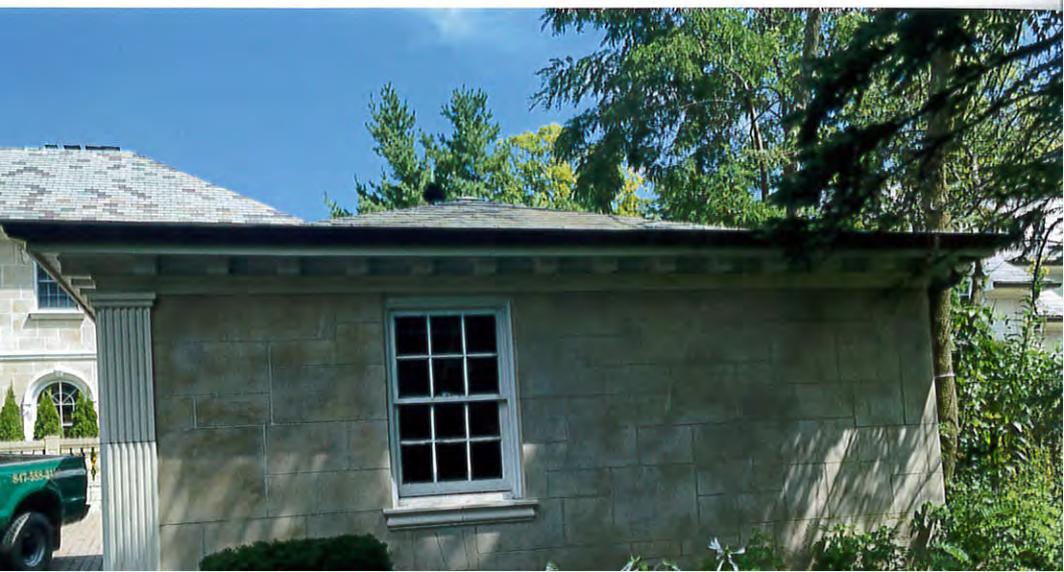
Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should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

<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1625405005>











Date 26 December 1933

Building Permit No. 2964

Location of Building—No. 1527⁹⁷⁵ Street S. Sheridan Rd.

Name of Owner C. A. Hemphill

Present Address 2949 Payne St. Evanston, Ill. Univ. Phone 4573

Type of Construction br. Veneer Remodeling

General Contractor owner Address _____ Phone _____

Permit issued to _____ to construct a single fam. dwell., addn to
building on _____ Lot 34 25 1st 2 Owners Sub. Sub'n. of lots 68-69 & 139

Builder's estimate \$ 2400⁰⁰ Permit fee 9⁰⁰ S.H. Boden Exc. Thru Pt #69
Condemned by City of JH

Location on Lot verified _____ 193 _____ by _____

Other inspections _____

Deposits _____ Sidewalks planked _____

Remarks _____

Job completed _____ Receipt for returned plans _____ Owner _____

Uni 6234 - 6700

Electrical Contractor Almcrantz O G Address 2010 Maple Ave Evanston

Wiring Permit No. 2086 Issued Jan 15 Fixture Permit No. _____ Issued _____

1st Inspection _____ 193 _____ by _____

2nd Inspection _____ 193 _____ by _____

Size of main wire _____ Size of branch wire _____ System _____

No. of Openings _____ No. Sockets _____ No. Circuits _____ No. Motors _____ No. Ranges _____

Certificate of Inspection Issued _____ 193 _____ No. _____

Date of Public Service Tap _____ Remarks _____

Plumbing Contractor _____ Address _____

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

Inspected _____ 193 _____ by _____

Inspected _____ 193 _____ by _____

No. Catch Basins _____ No. Lavatories _____ No. Toilets _____

No. Baths _____ No. Sinks _____ No. Laundry Tubs _____

No. Shower Baths _____ No. Stacks _____ Other Items _____

Certificate of Inspection Issued _____ 193 _____ No. _____

Downspouts connected to _____

Kind of Heat _____ Name of Burner _____

Tank Inspection _____

Date Nov 6 1936

Building Permit No. 3442

Location of Building—No. ~~1527~~ ⁹⁷⁵ Street S. Sheridan Rd

Name of Owner J. C. Nichols

Present Address _____ Phone _____

Type of Construction Brick Remodeling

General Contractor Oscar Bohlin Address 2718 Central ^{Evanston} Phone Uni 1194

Permit issued to Oscar Bohlin to construct an addition to Garage
building on lot 3 + S 25' lot 4 Lot 3 of 2 Blk _____ Sub'n. Owners Sub of lots
68-69 + 139 S. H. Addn

Builder's estimate 300⁰⁰ Permit fee 2.00 Exc. this part lot 69
condemned by city of Evanston

Location on Lot verified Nov 6 1936 by S.D.M.

Other inspections _____

Deposits _____ Sidewalks planked _____

Remarks _____

Job completed _____ Receipt for returned plans _____ Owner _____

Electric Contractor Address.....
Wiring Permit No..... Issued..... Fixture Permit No..... Issued.....
1st Inspection 193 by.....
2nd Inspection 193 by.....
Size of main wire..... Size of branch wire..... System.....
No. of Openings..... No. Sockets..... No. Circuits..... No. Motors..... No. Ranges.....
Certificate of Inspection Issued..... 193 No.....
Date of Public Service Tap..... Remarks

Plumbing Contractor Address.....
Water Tap No..... Sewer Tap No..... Job Order No..... Issued..... Paid.....
Inspected 193 by.....
Inspected 193 by.....
No. Catch Basins..... No. Lavatories..... No. Toilets.....
No. Baths..... No. Sinks..... No. Laundry Tubs.....
No. Shower Baths..... No. Stacks..... Other Items.....
Certificate of Inspection Issued..... 193 No.....
Downspouts connected to.....
Kind of Heat..... Name of Burner..... Permit No.....

Tank Inspection

**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 15-02

**A RESOLUTION REQUESTING INFORMATION RELATING TO THE PROPOSED
SUBDIVISION OF PROPERTY AT 326 CENTRAL AVENUE**

WHEREAS, the Historical Society of Highland Park owns the property located at 326 Central Avenue; and

WHEREAS, the property at 326 Central Avenue was designated as a Local Historic Landmark in 1986; and

WHEREAS, the property at 326 Central Avenue was listed on the National Register of Historic Places in 1982; and

WHEREAS, on February 6, 2014 the Director of Community Development transmitted a memorandum to the Historical Society of Highland Park explaining the requirement to seek a Certificate of Appropriateness for both the subdivision of the property and any new dwelling unit proposed for the property; and

WHEREAS, on April 23, 2015, the Secretary of the Board of the Highland Park Historical Society submitted an application for a Historic Preservation Review of a Certificate of Appropriateness for the subdivision of the property located at 326 Central Avenue; and

WHEREAS, pursuant to Section 24.030 of the City Code, a public meeting of the Commission to consider the Certificate of Appropriateness was held on May 14, 2015 and continued to a future meeting with a request for additional information, and

WHEREAS, a determination was made On June 30, 2015 by Highland Park Corporation Counsel and the Director of Community Development that the subdivision of the property at 326 Central Avenue does not constitute an alteration of the property and does not require the approval of a Certificate of Appropriateness; and

WHEREAS, at the July 9, 2015 meeting, the Historic Preservation Commission adopted the following motion by a unanimous (5-0) vote:

“The Historic Preservation Commission formally requests a letter of explanation to the Commission from the City’s Corporation Counsel as to why the subdivision of the property at 326 Central Avenue does not require a Certificate of Appropriateness and furthermore that the Historic Preservation Commission be given an opportunity to act on the pending Certificate of Appropriateness application prior to the City Council or the Plan & Design Commission or its Chairman takes action on the subdivision application.”

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

The Historic Preservation Commission requests a letter of explanation as stated in the cited motion in the Recitals above:

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

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

AYES: 5

NAYS: 0

ABSENT: 2

PASSED: 5-0

APPROVED: July 9, 2015

RESOLUTION NO. 15-02



Barbara Thomas, Chairman

ATTEST:



Andy Cross, Commission Liaison