

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, October 8, 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, October 8, 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. September 10, 2015 Regular Meeting
 - B. September 16, 2015 Special Meeting (COTW)
- IV. **Scheduled Business**
 - A. **Determination of Significance**
 - 1157 Taylor Avenue
 - 654 Homewood Avenue
 - 1689 Lake Avenue
 - B. **Resolution for the 2016 HPC Meeting Schedule**
- V. **Discussion Items**
 - 326 Central Subdivision COA – Explanation of Determination
 - Update on Yard Signs for Historic Preservation Month
 - HPC Participation in the Historic Ravinia Event
 - Meeting with the new director of CPAH – Community Partners for Affordable Housing
 - Property Tax Assessment Freeze Discussion with Districts 112 & 113
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for November 12, 2015
- VIII. **Adjournment**

- 1 • 18 signs with Ravinia logo
- 2 ○ On NE corner of Roger Williams & Green Bay Road, there will be 2 monument signs (11 ½
- 3 ft. tall)
- 4 ○ Materials are masonry, stone (samples were shown)
- 5

6 Some HPC comments are:

- 7 • Why wasn't the HPC consulted? Sign is very high. Planner Olson advised – it is meant to be a
- 8 monument sign; important in the district
- 9 • What is the width of the sign? Planner Olson advised – 3 ft.
- 10 • Would Jens Jensen want this type of sign? Is this appropriate?
- 11 • Could the sign be moved? Planner Olson advised – there is no room elsewhere; would block businesses
- 12 • How tall are the street signs? Planner Olson advised – 9 ½ ft. tall
- 13 • How tall is the wooden sign at the entrance of Highland Park? Planner Cross advised – 3-3 ½ ft. tall
- 14 • Will there be writing on both sides? Planner Olson advised – this is not a directional sign. He noted
- 15 there are 18 total signs – 2 are 11 ½ ft. tall, others are similar/smaller
- 16 • Book-end signs are too large/tall; 18 signs are overkill
- 17 • Not an appropriate sign for that area; Jens Jensen alludes to natural; these signs are not natural
- 18 (looking). Planner Olson reminded this is part of a streetscape
- 19 • Is the sign built yet? Planner Olson advised – no, it is not yet constructed
- 20

21 Commissioner Fradin moved to deny the COA. Commissioner Curran seconded the motion.

22
23 On a roll call vote

24 Voting Yea: Chairwoman Thomas, Commissioners Bramson, Reinstein, Temkin, Becker, Fradin,

25 Curran

26 Voting Nay: None

27
28 Chairwoman Thomas declared that the motion passed unanimously.

29
30 It was noted the Petitioner should consider:

- 31 • Smaller signs
- 32 • Jens Jensen-like signs
- 33 • Flagstone is in keeping
- 34

35 2. Determination of Significance

36 a. 1434 Fern Avenue

37
38 Staff reviewed the proposal:

- 39 • This is the property on the West side
- 40 • 1952 traditional design
- 41 • Bedroom addition in early 60s
- 42 • Aerial and close-up photos were shown
- 43 • Built by Stephen Coen (including the addition)
- 44

45 Petitioner Brad Swirn advised he is the son-in-law of the owner.

46
47 Commissioner Reinstein moved that this home meets no historic standards. Commissioner Curran seconded the

48 motion.

49
50 On a roll call vote

51 Voting Yea: Chairwoman Thomas, Commissioners Bramson, Reinstein, Temkin, Becker, Fradin,

52 Curran

53 Voting Nay: None

1 Chairwoman Thomas declared that the motion passed unanimously.

2
3 b. 2725 Fort Sheridan Avenue

4
5 Staff reviewed the proposal:

- 6 • Gothic-Revival style
- 7 • 130 years old
- 8 • Records/early data are unknown; information on later owners was shared
- 9 • Long windows
- 10 • Wood cladding

11
12 Petitioner, Jesus Serrato from David Weekley Homes, stated he will retain a craftsman-style look; will
13 comply with neighborhood homes. He noted that the turret is the stairwell.

14
15 Some HPC comments are:

- 16 • Is the house occupied? Petitioner advised – no

17
18 Audience members, Michael & Susan Millenson, neighbors on the North side advised:

- 19 • They are fine with the demolition; gave history on the home
- 20 • Early 20th-century style

21
22 More HPC comments:

- 23 • Parts of it are charming; part of the Highland Park building company (platted as Port Clinton)

24
25 Commissioner Reinstein moved that this home meets no historic standards. Commissioner Bramson seconded the
26 motion.

27
28 On a roll call vote

29 Voting Yea: Chairwoman Thomas, Commissioners Bramson, Reinstein, Temkin, Becker, Fradin,
30 Curran

31 Voting Nay: None

32
33 Chairwoman Thomas declared that the motion passed unanimously.

34
35 c. 788 Marion Avenue

36
37 Staff reviewed the proposal:

- 38 • Mid-century traditional 1951 home
- 39 • Adjacent, similar homes are built by same company (Whalley & Gould)
- 40 • Brick, single-car garage, bay window

41
42 Petitioner, Bill Trieu, advised his plan is to build a 3,600 sq. ft. home.

43
44 Commissioner Fradin moved that this home meets no historic standards. Commissioner Reinstein seconded the
45 motion.

46
47 On a roll call vote

48 Voting Yea: Chairwoman Thomas, Commissioners Bramson, Reinstein, Becker, Fradin,

49 Voting Nay: Temkin, Curran

50
51 Chairwoman Thomas declared that the motion passed 5-2.

1 d. 975 Sheridan Road

2
3 Staff reviewed the proposal:

- 4 • 7,700 sq. ft. Colonial Revival-style home
- 5 • Built circa 1920; designer unknown
- 6 • Stone exterior cladding
- 7 • Restoration work conducted in 1995
- 8 • Data on owners was shared

9
10 Petitioner, Cal Berstein at 491 Laurel, is representing Mr. Shapiro who purchased the property. He advised:

- 11 • The home is too big; will replace with something smaller
- 12 • Previously there was an unqualified sale; deed was executed in the Ukraine or Asia

13
14 Commissioner Fradin moved that this home meets no historic standards. Commissioner Becker seconded the
15 motion.

16
17 On a roll call vote

18 Voting Yea: Chairwoman Thomas, Commissioners Bramson, Reinstein, Temkin, Becker, Fradin,
19 Curran

20 Voting Nay: None

21
22 Chairwoman Thomas declared that the motion passed unanimously.

23
24 3. Resolution for a Request for Information: Adopt Resolution 15-02

25
26 Staff advised that this Resolution has already carried through; it just needed to be on an agenda.

27
28 Commissioner Curran moved to Adopt Resolution 15-02. Commissioner Reinstein seconded the motion.

29
30 On a roll call vote

31 Voting Yea: Chairwoman Thomas, Commissioners Bramson, Reinstein, Temkin, Becker, Fradin,
32 Curran

33 Voting Nay: None

34
35 Chairwoman Thomas declared that the motion passed unanimously.

36
37 **DISCUSSION ITEMS**

38
39 1. 1689 Lake Avenue – George Millard House

40
41 Planner Cross introduced Juan & Claire Montenegro who shared information about their home:

- 42 • Lived in home for 23 years
- 43 • Trying to sell the home for 4 years
- 44 • 3,000 sq. ft.
- 45 • Would like HPC assistance
- 46 • Introduced and gave history of brokers

47
48 Some HPC comments are:

- 49 • Is it landmarked? Petitioner advised – nationally, not locally
- 50 • What is the feedback from the showings? Mrs. Montenegro stated – it's too tall, don't want to do the
51 work; there is a stigma. The broker stated the home is priced at land value (\$799,000).
- 52 • How long has the price been at \$799,000? Mrs. Montenegro advised – since January 30, 2015; there
53 were 10 price reductions; have had showings non-stop
- 54 • Does it have a garage? Petitioner advised – no

- 1 • Does it have a radiator? Petitioner advised – yes
2 • Is it listed on Illinois Historic Homes (that are endangered)? The consensus is that it is.
3

4 Mr. Montenegro stated this is the only home in Highland Park that has over 60 art-glass windows. Mr.
5 Bernstein advised the Park District entertained a purchase opportunity however it did not come to fruition.
6

7 Discussion took place on relocating the home.
8

9 Commissioner Bramson stated a “House of the Week” could be written up in The Highlander.
10

11 Mr. Montenegro stated the perfect location would be next to the tubular structure near the library; create an
12 educational program; focus of Highland Park. It was noted that area is Park District property (and the City
13 has long-range plans for that area).
14

15 Mrs. Montenegro suggested the Frank Lloyd Wright Preservation Trust get involved. Discussion took place
16 on the home’s national status, price point, marketing of the home, etc.
17

18 It was suggested the Petitioner has every right to file a permit to demolish the house. Planner Cross advised
19 an application has been filed and shared the timeframe on permits.
20

21 Chairwoman Thomas summarized that some Commissioners will brainstorm to assist the Petitioner.
22

23 Mr. Montenegro distributed the Building Conservatory letter.
24

25 2. Update on Yard Signs for Historic Preservation Month
26

27 Planner Cross advised this year’s budget can be utilized with execution in 2016.
28

29 3. HPC Participation in the Historic Ravinia Event
30

31 Planner Cross advised the HPC will sponsor and provide \$4,000 for a trolley, banners, brochures, etc. for the
32 Historic Ravinia Event on October 18th.
33

34 4. Miscellaneous
35

- 36 • Commissioner Reinstein illustrated a photo of retaining walls (which are in front of 7 homes);
37 Commissioner Curran shared further information. Commissioner Reinstein stated there should be a
38 design review for projects the City is doing. He illustrated retaining walls in Glenview. Commissioner
39 Reinstein stressed that these designs have to be up to certain standards. Commissioners would
40 appreciate resident/homeowner feedback being submitted to City Council. Ex-Officio Member
41 Axelrod shared a story where advanced notice was provided. Planner Cross advised he will email the
42 Public Works staff and state that the HPC has heard from the neighbors who are disappointed with the
43 look of the retaining wall (the material, etc.). A grassroots effort by neighbors was suggested; some
44 Commissioners will speak to these residents.
45

- 46 • Planner Cross reminded the HPC that the Committee of the Whole Meeting will take place on
47 September 16th at 4:15 p.m. when 45 minutes will be devoted to a presentation by Landmarks Illinois.
48

49 **BUSINESS FROM THE PUBLIC**
50

51 There was no Business from the Public.
52
53
54

1 **OTHER BUSINESS**

2
3 1. Next meeting is scheduled for October 8, 2015.

4
5 **ADJOURNMENT**

6
7 Commissioner Fradin moved to adjourn the meeting at 9:29 p.m. Commissioner Curran seconded the motion.

8
9 On a roll call vote

10 Voting Yea: Chairwoman Thomas, Commissioners Bramson, Reinstein, Temkin, Becker, Fradin,
11 Curran

12 Voting Nay: None

13
14 Chairwoman Thomas declared that the motion passed unanimously.

15
16 Respectfully Submitted,

17
18
19
20 Gale Cerabona

21 Minute Taker

22
23
24 MINUTES OF AUGUST 13, 2015, WERE APPROVED WITH CORRECTIONS

DRAFT

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**City of Highland Park
Historic Preservation Commission
Special Meeting Minutes of September 16, 2015
4:00 p.m.**

I. Call to Order

Chairman Thomas called to order the Special Meeting of the Historic Preservation Commission at 4:00 p.m. in the Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL.

II. Roll Call

Members Present: Thomas, Bramson, Curran, Temkin, Becker

Members Absent: Reinstein, Fradin

City Staff Present: Cross, Fontane, Sloan

City Council Members Present: Blumberg

Ex-Officio Member Present: Susan Benjamin, Leah Axelrod

III. Scheduled Business

- a. The Commission met with the Highland Park City Council at the Committee of the Whole meeting.

IV. Adjournment

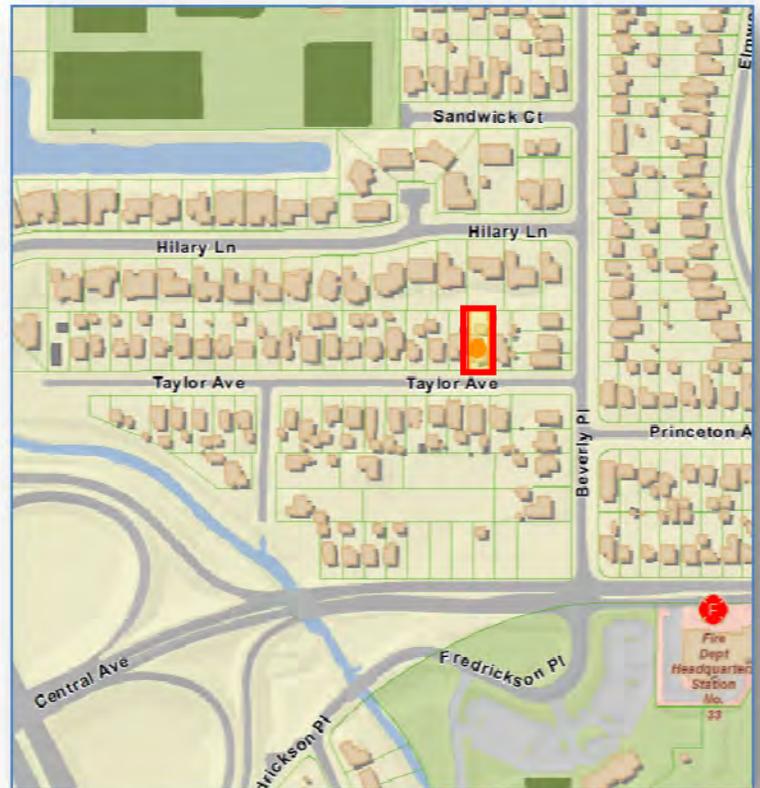
Chairman Thomas adjourned the meeting at 4:48 pm.

Historic Preservation Commission

1157 Taylor Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 7/10/2014

| | |
|------------------------------|--|
| <i>Year Built:</i> | 1940 |
| <i>Style:</i> | None |
| <i>Petitioner:</i> | Rosa Batista-Lopez, Owner |
| <i>Size:</i> | 1942 square feet |
| <i>Original Owner:</i> | Walter Repholz |
| <i>Architect:</i> | None (as stated on 1940 permit!) |
| <i>Original Cost:</i> | \$2,500 |
| <i>Significant Features:</i> | Stone Veneer (added in 1956) |
| <i>Alterations:</i> | <ul style="list-style-type: none">• Additions, carport, and detached garage added over the years. |
| <i>Staff Opinion:</i> | Staff recommends that the Commission discuss the structure at 1157 Taylor Avenue and how it may satisfy any of the landmark criteria listed below. |



A demolition application has been submitted for the house at 1157 Taylor Avenue. The house is not located within an area of the Architectural Surveys, so it has been brought to the Commission for review as a matter of policy.

The Taylor Avenue area is associated with affordable, working-class housing from the early and mid-twentieth century. Several houses from the neighborhood have appeared before the HPC in the last five years and all had similar historical traits: not architect designed, built cheaply, altered and modified over the years as families grew, and never very big.

The subject property at 1157 Taylor is no exception. Built in 1940 for a cost of \$2,500, the permit lists the architect as "None" and the owner was the General Contractor for the house's

Historic Preservation Commission

construction. Old building permit cards from 1956, 1958, and 1961 reference various upgrades and additions over the years as the house switched hands. These ad hoc modifications are visible in the extensive photographs of the house provided by the applicant.

One interesting historical note is the original owner of this house, Mr. Walter “Wally” Repholz. Born in 1919 in Highland Park, he was a Highland Park High School graduate and later in his career worked as Highland Park’s Building Inspector for several years. He was an inspector in Wheeling when he retired and passed away only 11 years ago in 2003. Julia Johnas was helpful in locating his obituary, which is included in the attachments to this memo. The oldest permit for the property was a 1930 document for a modification to an older house on the property. The permit was issued to John Repholz, likely Wally’s father. Presumably the house was in the family for quite a while.

Architectural Analysis

As the photographs show, there aren’t any high-style architectural characteristics on this house. It was intended as affordable, working-class housing when it was built and served that purpose for over 70 years.

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.

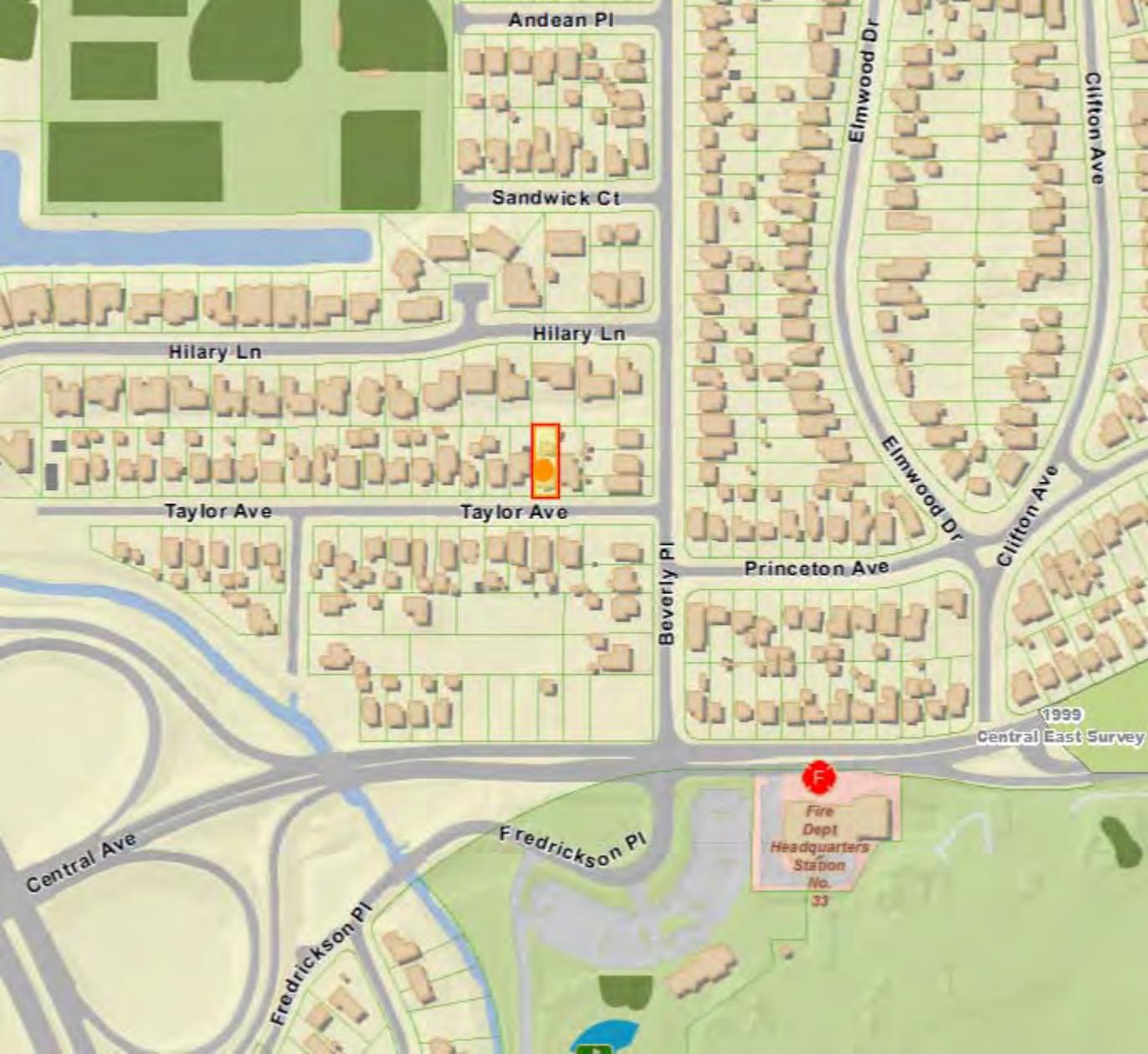
Attachments

Location Map

Site Photos

Old Building Permits

County Assessor Data



Andean Pl

Sandwich Ct

Hilary Ln

Hilary Ln

Taylor Ave

Taylor Ave

Princeton Ave

Beverly Pl

Fredrickson Pl

Central Ave

Fredrickson Pl

Elmwood Dr

Elmwood Dr

Clifton Ave

Clifton Ave

F

Fire Dept
Headquarters
Station
No.
33

1999

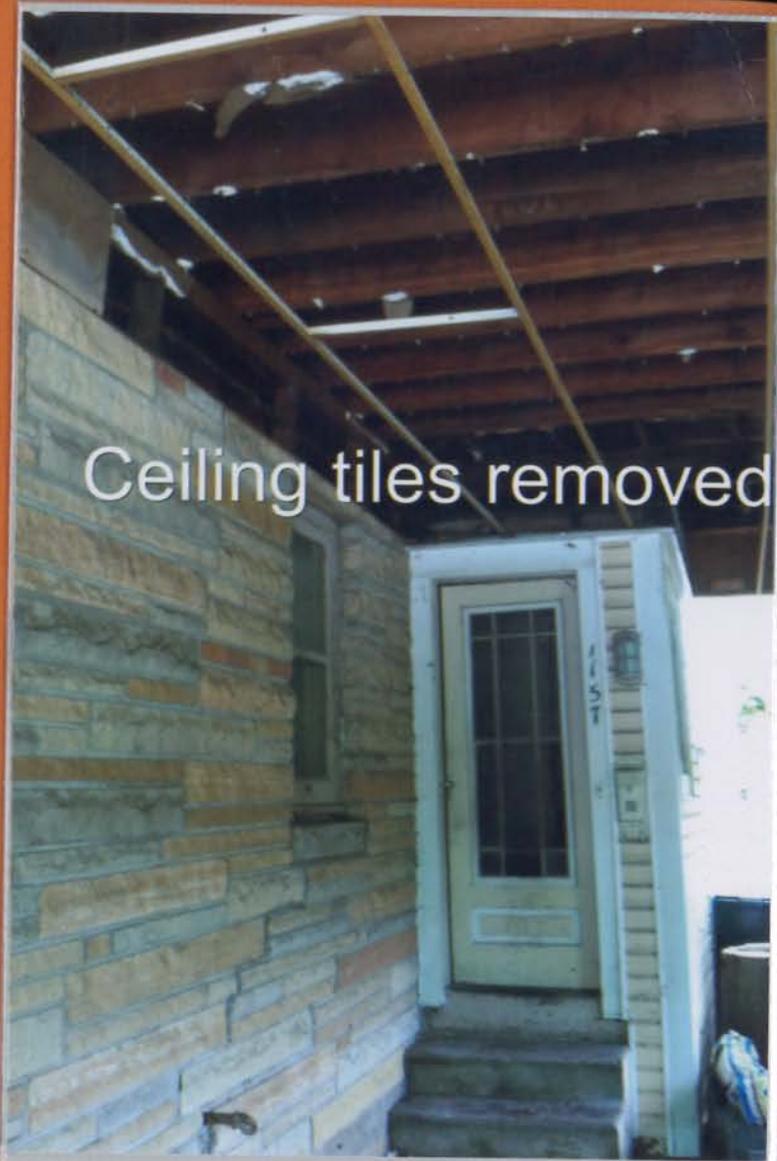
Central East Survey



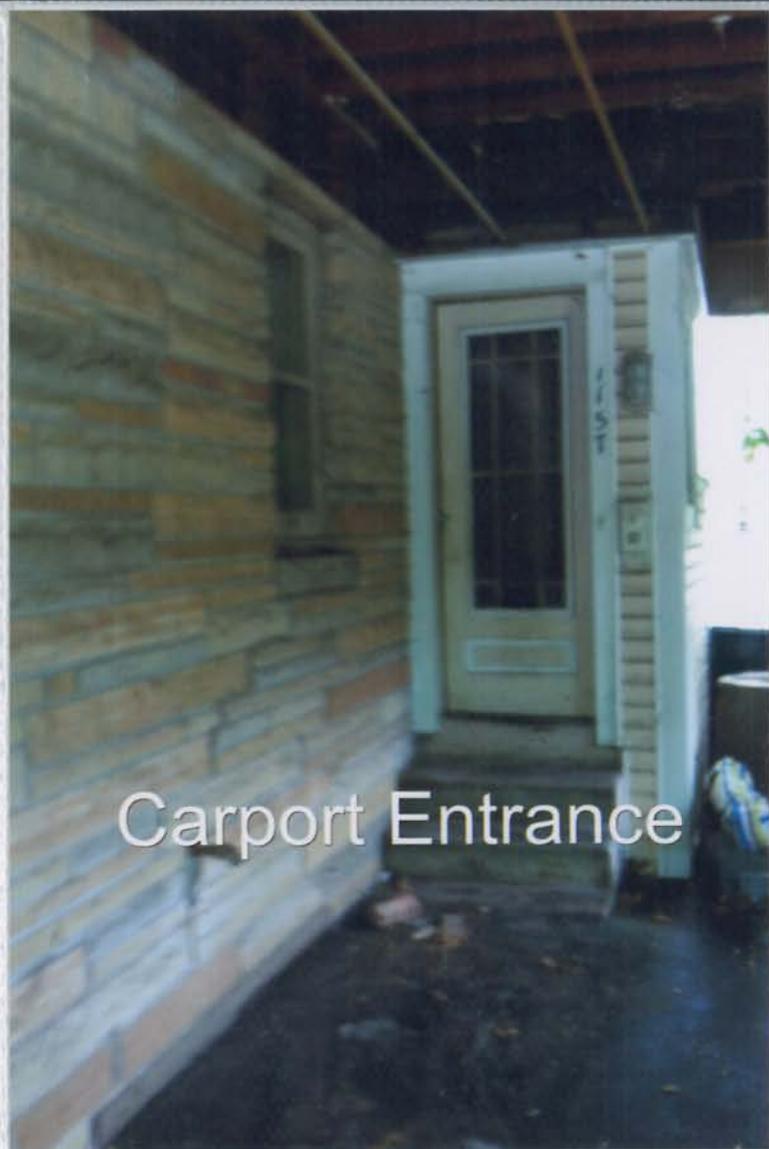
1157 Taylor Ave.



Carport



Ceiling tiles removed



Carport Entrance



East side of 1157 Taylor showing addition



2nd floor Dormers added onto ranch by previous owner



Side entrance 15 feet from detached garage



Detached garage at 1157 Taylor Ave.



Screened porch w garage 1157 Taylor facing East



Screened Porch attached to garage @ 1157 Taylor Ave.

Back of 1157 Taylor showing wooden archway from garage to addition



Back door of 1157 Taylor Ave.'s addition





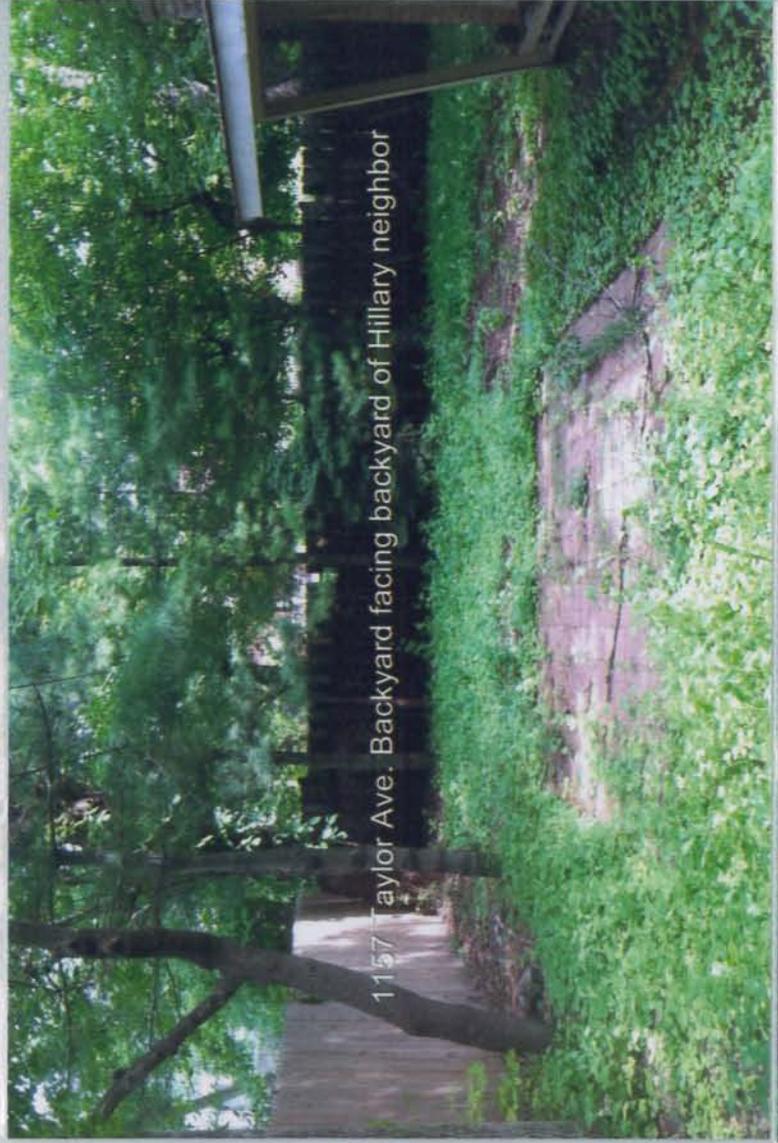
1157 Taylor back of house showing 2-story addition



Back of 1157 Taylor showing addition



1157 Taylor-Screened porch facing NE corner of backyard



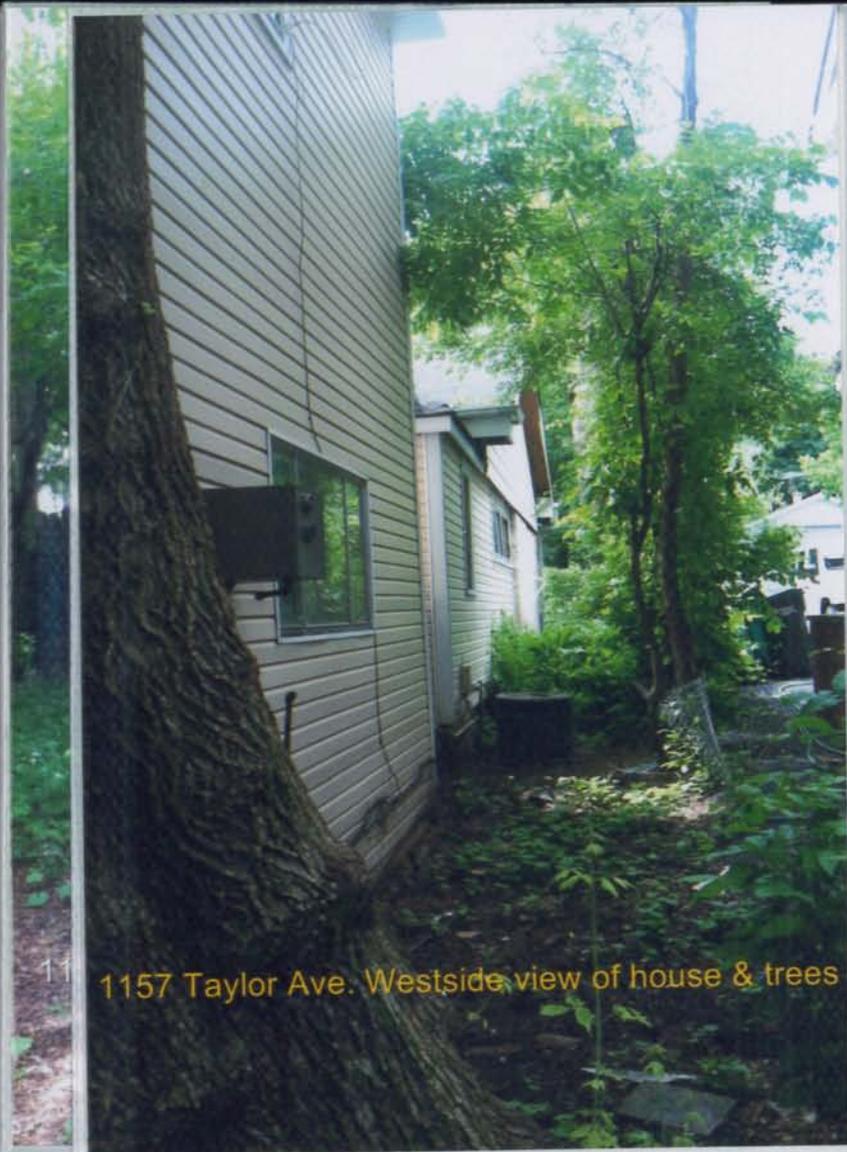
1157 Taylor Ave. Backyard facing backyard of Hillary neighbor



1157 Taylor Ave showing yard behind garage



Back of 1157 Taylor showing neighbor on West side



1157 Taylor Ave. Westside view of house & trees



2nd view of Westside of 1157 Taylor showing addition

Date September 18, 1940

Building Permit No. 4189



Location of Building—No. 833 Street Taylor Avenue

Name of Owner Walter Repholz

Present Address 840 Taylor Avenue Phone H.P. 3168

Type of Construction Frame Remodeling

General Contractor Owner Address Phone

Permit issued to Owner to construct a Single Family Dwelling

building on Lot 5 Blk. Sub'n. Hoveland's 2nd Add.

Builder's estimate \$2500.00 Permit fee \$9.33

Location on Lot verified 1157 193 by 1157

Other inspections,

Deposits JO# 2872 - \$50.00 Sidewalks planked

Remarks

Job completed Receipt for returned plans Owner

ARCHITECT - None

Electrical Contractor Walter Repholz ^{Owner} Address

Wiring Permit No. 3182 Issued 10/25/40 Fixture Permit No. 3182 Issued 10/25/40

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 Arthur H. Swanson Address Highland Park 268

Water Tap No. 3556 Sewer Tap No. Job Order No. ND Issued 10/4/40 Paid \$35.00

Inspected 11/14 193 by ASW

Inspected 193 by

No. Catch Basins Back No. Lavatories + No. Toilets 1

No. Baths No. Sinks 1 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 Block septic tank wood Baffle

Date July 30 19 56

Building Permit No. 9138

Inspected by Date
For certificate of occupancy

Location of Building - No. ... 1157 Street Taylor Avenue

Name of Owner ... Richard Silbart

Present Address Phone

Type of Construction ... lannon stone and veneer

Architect none Address Phone

General Contractor ... Owner Address Phone

Permit issued to Owner to construct a ... addition to front of house

building on Lot Blk. Sub'n.

Builder's estimate \$1,700.00 Permit fee \$6.67 Job Order No. Amt. \$

Location of building on Lot verified 19 by

Sanitary provisions approved by

Other Inspections

.....
.....
.....
.....

Electrical Contractor Address
Wiring Permit No. IssuedNo. Fixtures
Floor Area..... No. 15 Amp. Circuits required No. 20 Amp. Circuits required
Size of main wire Size of branch wire System
No. of Openings No. Sockets No. Circuits No. Motors No. Ranges
Other Appliances
Inspected by Date
Plumbing Contractor Address
Water Tap No. Sewer Tap No. Job Order No. Issued Paid
Work Order No.Storm Tap No.
No. Catch Basins No. LavatoriesNo. Toilets
No. Baths No. SinksNo. Laundry Tubs
No. Shower Baths No. Stacks Other Items
Inspections
Downspouts connected to19..... No.
Kind of heat Name of Burner
Tank and Burner Inspection
Driveway Permit No. Date 19..... Contractor
Type

| | | | | |
|--|---------------------------|--|------------------------|--------------------------------|
| DATE PERMIT ISSUED 8-14-58 | | BUILDING ADDRESS 1157 Taylor Avenue | | BUILDING PERMIT NUMBER 9999 |
| BUILDING ON _____ OF LOT _____ BLOCK _____ SUBDIVISION _____ | | | | |
| NAME OF OWNER Richard Silbart | | ADDRESS 1157 Taylor Avenue | | PHONE NUMBER ID 3-0608 |
| ARCHITECT none | | ADDRESS | | PHONE NUMBER |
| GENERAL CONTRACTOR owner | | ADDRESS | | PHONE NUMBER |
| PERMIT ISSUED TO owner | | ADDRESS | | PHONE NUMBER |
| TYPE OF CONSTRUCTION Addition Carport | | SQUARE FEET | CUBIC FEET | LOT AREA |
| BUILDER'S ESTIMATE \$ 350.00 | BUILDING DEPT. EST. \$ | PERMIT FEE \$ 4.34 | BUILDING DEPOSIT \$ | GUARANTEE DEPOSIT NUMBER |
| TYPE OF HEAT | PERMIT NUMBER | MAKE OF BURNER | DATE INSTALLED | LOCATION |
| DRIVEWAY PERMIT NO. | DEPOSIT NUMBER | DATE ISSUED | CONTRACTOR | |
| SITE INSPECTION | | <i>OK. 8-15-58</i> | BY | <i>Sasch</i> |
| FOOTING AND FOUNDATIONS | | <i>Inspr 8-26-58</i> | BY | <i>Sasch</i> |
| FRAMING | | <i>OK. 9-3-58</i> | BY | <i>Sasch</i> |
| ROOFING | | <i>OK. 9-3-58</i> | BY | <i>Sasch</i> |
| HEATING | | <i>✓</i> | BY | |
| DRIVEWAY | | <i>old</i> | BY | |

| | | | | | | |
|--------------------------|-----------------------|-----------------------|-------------|---------------------------------|---------------------|----------------|
| 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 | NO. STACKS |
| 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 <i>H. Sasch</i> | | |
| PLOTTED SURVEY SUBMITTED | | | | CERTIFICATE OF OCCUPANCY ISSUED | | |

CITY OF HIGHLAND PARK, ILLINOIS

BUILDING PERMIT FILE CARD

| | | | | |
|--|-----------------------------------|--|------------------------|--------------------------------|
| DATE PERMIT ISSUED March 27, 1958 | | BUILDING ADDRESS 1164 Taylor Avenue | | BUILDING PERMIT NUMBER 9820 |
| BUILDING ON | | | | |
| OF LOT | | BLOCK | SUBDIVISION | |
| NAME OF OWNER Frank L. Jacks | | ADDRESS Same | | PHONE NUMBER |
| ARCHITECT None | | ADDRESS | | PHONE NUMBER |
| GENERAL CONTRACTOR Walsh Home Improvement | | ADDRESS 2800 Belvidere St. Waukegan | | PHONE NUMBER |
| PERMIT ISSUED TO | | ADDRESS | | PHONE NUMBER |
| " " " | | " " " " | | |
| TYPE OF CONSTRUCTION Frame garage | | SQUARE FEET | CUBIC FEET | LOT AREA |
| BUILDER'S ESTIMATE \$1,200.00 | BUILDING DEPT. EST. \$1,200.00 | PERMIT FEE \$5.00 | BUILDING DEPOSIT \$ | GUARANTEE DEPOSIT NUMBER |
| TYPE OF HEAT | PERMIT NUMBER | MAKE OF BURNER | DATE INSTALLED | LOCATION |
| DRIVEWAY PERMIT NO. | DEPOSIT NUMBER | DATE ISSUED | CONTRACTOR | |
| SITE INSPECTION | | | BY <i>Walter Smith</i> | |
| FOOTING AND FOUNDATIONS | | | BY <i>Kilgore</i> | |
| FRAMING | | | BY <i>Kilgore</i> | |
| ROOFING | | | BY <i>Kilgore</i> | |
| HEATING | | | BY | |
| DRIVEWAY | | | BY | |

| | | | | | |
|--------------------------|-----------------------|-----------------------|--------------|---------------------------------|---------------------|
| 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 <i>Bilgore</i> | |
| PLOTTED SURVEY SUBMITTED | | | | CERTIFICATE OF OCCUPANCY ISSUED | |

CITY OF HIGHLAND PARK, ILLINOIS
BUILDING DEPARTMENT

BUILDING PERMIT FILE CARD

| | | | | | |
|---|---------------------------------|-------------------------------------|----------------|---------------------------------|--|
| DATE PERMIT ISSUED May 9, 1961 | | BUILDING ADDRESS 1157 Taylor Ave | | BUILDING PERMIT NUMBER 11212 | |
| BUILDING ON | | OF LOT | BLOCK | SUBDIVISION | |
| NAME OF OWNER Richard Silbart | | ADDRESS same | | PHONE NUMBER 1d 3 0608 | |
| ARCHITECT same | | ADDRESS | | PHONE NUMBER | |
| GENERAL CONTRACTOR same | | ADDRESS | | PHONE NUMBER | |
| PERMIT ISSUED TO same | | ADDRESS | | PHONE NUMBER | |
| TYPE OF CONSTRUCTION SFD room addition 4BL3 2rooms | | SQUARE FEET 445sqft | | CUBIC FEET | |
| LOT AREA | | BUILDING DEPOSIT | | GUARANTEE DEPOSIT NUMBER | |
| BUILDER'S ESTIMATE \$ 2,000 | BUILDING DEPT. EST. \$ 6,600 | PERMIT FEE \$ 23.00 | | | |
| TYPE OF HEAT | PERMIT NUMBER | MAKE OF BURNER | DATE INSTALLED | LOCATION | |
| DRIVEWAY PERMIT NO. | DEPOSIT NUMBER | DATE ISSUED | CONTRACTOR | | |
| SITE INSPECTION | | 5/10/61 | | BY <i>[Signature]</i> | |
| FOOTING AND FOUNDATIONS | | Did not call | | BY | |
| FRAMING | | 12/20/61 | | BY <i>[Signature]</i> | |
| ROOFING | | | | BY | |
| HEATING | | | | BY | |
| DRIVEWAY | | | | BY | |

| | | | | | | |
|--------------------------|-----------------------|-----------------------|---------------------------------|-------------------|---------------------|----------------|
| 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 | NO. STACKS |
| 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 | 5/28/66 | | basically complete | | | |
| PLOTTED SURVEY SUBMITTED | | | BY some small items to complete | | | |
| | | | defacto T/Car | | | |
| | | | CERTIFICATE OF OCCUPANCY ISSUED | | | |

CITY OF HIGHLAND PARK, ILLINOIS
 BUILDING DEPARTMENT

1157 Taylor

BUILDING PERMIT FILE CARD

Date 3-17 1920

Building Permit No. 2362

Location of Building—No. 840 ¹¹⁶⁴ Street Taylor Ave

Name of Owner John Repholz

Present Address 840 Taylor Ave Phone 2133

Type of Construction Frame Remodeling

General Contractor NW Side Cbr Co Address 4440 W N. Ave. Phone _____

Permit issued to Owner to construct a new basement

building on Lot 5 Blk. _____ Sub'n. Taylor

Builder's estimate \$1475⁰⁰ Permit fee 591

Location on Lot verified _____ 192 _____ by _____

Other inspections _____

Deposits _____ Sidewalks planked _____

Remarks _____

Job completed _____ Receipt for returned plans _____ Owner _____

Electrical Contractor Address
Wiring Permit No. Issued Fixture Permit No. Issued
1st Inspection 192 by
2nd Inspection 192 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 192 No.
Date of Public Service Tap Remarks

Plumbing Contractor *Halperin* Address *Haymarket 3333*
Water Tap No. Sewer Tap No. Job Order No. Issued Paid
Inspected 192 by
Inspected 192 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 192 No.
Downspouts connected to
Kind of Heat Name of Burner

Tank Inspection



Lake County, Illinois

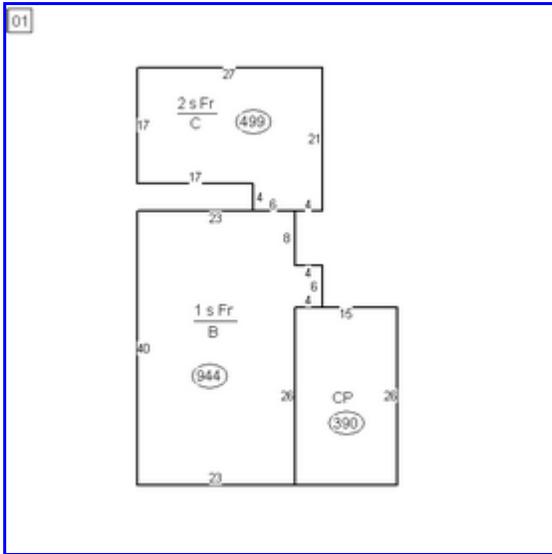
Property Tax Assessment Information by PIN

| Property Address | | Property Characteristics | |
|------------------|-----------------|--|----------------------|
| Pin: | 16-22-412-021 | Neighborhood Number: | 1822020 |
| Street Address: | 1157 TAYLOR AVE | Neighborhood Name: | J.S. Hovelands |
| City: | HIGHLAND PARK | Property Class: | 104 |
| Zip Code: | 60035 | Class Description: | Residential Improved |
| Land Amount: | \$35,243 | Total Land Square Footage: | 7505 |
| Building Amount: | \$13,027 | House Type Code: | 22 |
| Total Amount: | \$48,270 | Structure Type / Stories: | 2.0 |
| Township: | Moraine | Exterior Cover: | Stone |
| Assessment Date: | 2013 | Multiple Buildings (Y/N): | N |
| | | Year Built / Effective Age: | 1941 / 1952 |
| | | Condition: | Poor |
| | | Quality Grade: | Good |
| | | Above Ground Living Area (Square Feet): | 1942 |
| | | Lower Level Area (Square Feet): | |
| | | Finished Lower Level (Square Feet): | |
| | | Basement Area (Square Feet): | 944 |
| | | 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 / 280 / 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 |
|--------------|-------------|------------------|-----------------|
| 1/15/2010 | \$150,000 | Qualified | |

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1622412021>

OBITUARIES

Walter Repholz

Walter R. "Wally" Repholz, 83, of Round Lake, died Jan. 23 at his daughter's home in Lake Villa.

Mr. Repholz was born March 21, 1919 in Highland Park, the son of the late John and Katherine (Burghardt) Repholz, moving to Round Lake in 1945. He graduated from Highland Park High School and later worked for the city of Highland Park as a building inspector and a director of the Building and Zoning Department.

At the time of his retirement, he was a building inspector in Wheeling. He was an avid football fan and a loving and caring man to his family and friends.

On Sept. 16, 1939, he married Dorothy Karlsen in Chicago. She preceded him in death on June 7, 1989 in Libertyville.

Survivors include one

daughter, Holly (John) Anderle of Lake Villa; one son, Robert Repholz of Round Lake; five grandchildren, Robert, Carol, Mary, Catherine and Daniel; six great-grandchildren; and one sister, Ann Jacks of Highland Park. In addition to his wife, he was preceded in death by one brother, Jake Repholz.

A Memorial Mass will be celebrated Jan. 31 at 11 a.m. at St. Peter Church, 557 Lake Street, Antioch. Those desiring may make contributions to a charity of your choice in his memory. Funeral arrange-

ments were handled by Strang Funeral Home of Antioch.

Historic Preservation Commission

654 Homewood Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross
Date: 10/8/2015

| | |
|------------------------------|---|
| <i>Year Built:</i> | Pre-1929 |
| <i>Style:</i> | Traditional two-story |
| <i>Petitioner:</i> | Lake Shore Renovation LLC |
| <i>Size:</i> | 1534 square feet |
| <i>Original Owner:</i> | Fred R. Moon |
| <i>Architect:</i> | Unknown |
| <i>Original Cost:</i> | Unknown |
| <i>Significant Features:</i> | None identified by Staff |
| <i>Alterations:</i> | <ul style="list-style-type: none">• Detached cement block garage (1929)• Sun porch addition (1932) |
| <i>Staff Opinion:</i> | Staff recommends that the Commission discuss the structure at 654 Homewood Avenue and how it may satisfy any of the landmark criteria listed below. |



A demolition application has been submitted for the house at 654 Homewood Avenue. The house was built prior to 1929, at which time a building permit was issued for a detached garage on the property. Another building permit was issued in 1932 for a sun porch addition on the front of the house. The property owner's name on both permits is Fred R. Moon.

The house at 654 Homewood has struggled with building code violations over recent decades. In 1980, the home owner was instructed to remove a rotting, dilapidated detached garage from his property (presumably the garage built in 1929). In 2010, City enforcement officials hung a notice on the door for the inhabitants and/or owners to contact the city immediately regarding code violations. Photographs from inspections reveal evidence of neglect and deterioration (see attachments).

Historic Preservation Commission

Biographical Information

The original owner of the house appears to have been Fred R. Moon. Notably, he was one of the first mail carriers in Highland Park. He and his family appear in a write-up in *Highland Park: The First Hundred Years*. The write-up is included in the attachments to this memo.

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Historic Preservation Commission

Recommended Action

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

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

Attachments

Location Map

Site Photos

County Assessor Data

Biography from *Highland Park: The First Hundred Years*

2010 code enforcement inspection photos



Highland
Park
Hospital

Midlothian Ave

Glenview Ave

Homewood Ave

Green Bay Rd

St Johns Ave

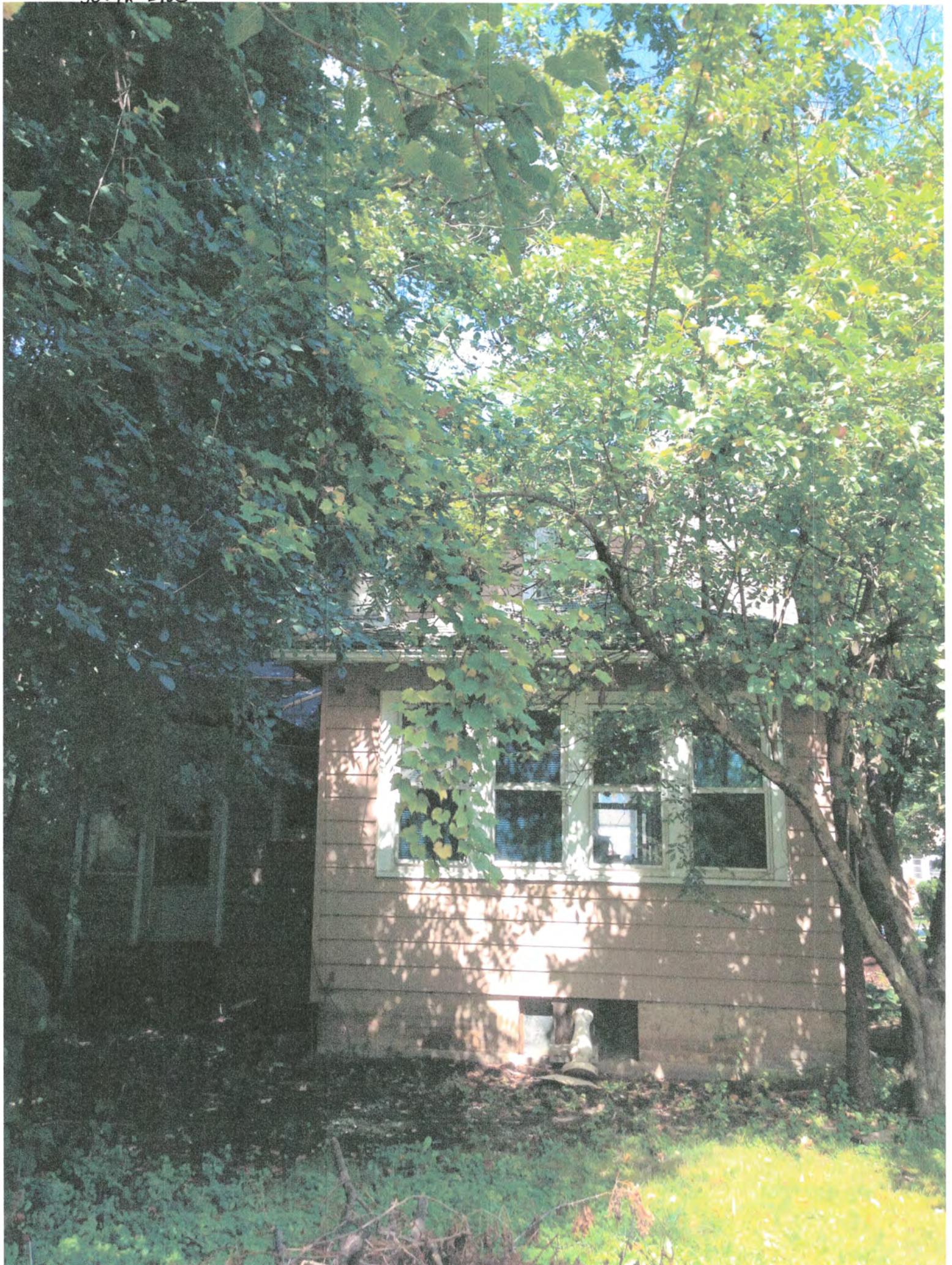
Childrens
Montessori
House

Leahen Ct

Elm Pl

Sec

South side



West Side



East Side





Lake County, Illinois

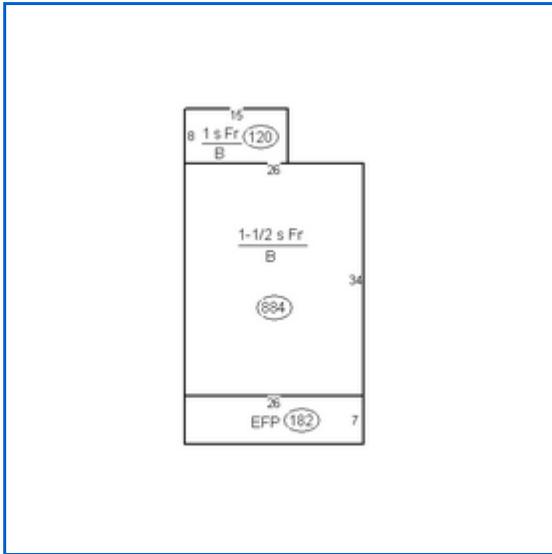
Property Tax Assessment Information by PIN

| Property Address | | Property Characteristics | |
|------------------|------------------|--|------------------------------|
| Pin: | 16-23-116-003 | Neighborhood Number: | 1823010 |
| Street Address: | 654 HOMEWOOD AVE | Neighborhood Name: | Exmoor Addition/Onwentsia |
| City: | HIGHLAND PARK | Property Class: | 104 |
| Zip Code: | 60035 | Class Description: | Residential Improved |
| Land Amount: | \$46,866 | Total Land Square Footage: | 8481 |
| Building Amount: | \$36,143 | House Type Code: | 21 |
| Total Amount: | \$83,009 | Structure Type / Stories: | 1.5 |
| Township: | Moraine | Exterior Cover: | Wood siding |
| Assessment Date: | 2015 | Multiple Buildings (Y/N): | N |
| | | Year Built / Effective Age: | 1902 / 1902 |
| | | Condition: | Average |
| | | Quality Grade: | Good |
| | | Above Ground Living Area (Square Feet): | 1534 |
| | | Lower Level Area (Square Feet): | |
| | | Finished Lower Level (Square Feet): | |
| | | Basement Area (Square Feet): | 1004 |
| | | Finished Basement Area (Square Feet): | 0 |
| | | Number of Full Bathrooms: | 1 |
| | | Number of Half Bathrooms: | 0 |
| | | Fireplaces: | 0 |
| | | Garage Attached / Detached / Carport: | 0 / 0 / 0 |
| | | Garage Attached / Detached / Carport Area: | 0 / 0 / 0 |
| | | Deck / Patios: | 0 / 0 |
| | | Deck / Patios Area: | 0 / 0 |
| | | Porches Open / Enclosed: | 0 / 1 |
| | | Porches Open / Enclosed Area: | 0 / 182 |
| | | 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 |
|--------------|-------------|------------------|-----------------|
| 4/1/1995 | \$39,000 | Unqualified | |
| 9/4/2015 | \$125,000 | Unqualified | |

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1623116003>

The Millard Family

Sylvester M. Millard was born in Michigan. Until he was twenty years old he worked on his father's farm. In 1864 he graduated from Agricultural College. He taught for a year, and then began to study law. In 1867 he was admitted to the bar. He came to Chicago in 1868.

The Millard home of Sylvester Place was originally used by the Millards as a summer home, but by 1880 the Millards were deeply involved in the affairs of Highland Park. Mr. Millard was interested in keeping the lakefront land forested and keeping the bluffs from being washed away. At that time lakefront land sold for between \$3500 and \$10,000 an acre.

Sylvester Millard served as an Alderman in Highland Park. He was on the board of trustees of the University of Illinois from 1879 to 91 and was president of it from 1885 to 1891. He was a member of the Union League Club of Chicago, the Chicago Bar Association and served as a member of the Board of Directors of the Chicago Law Institute.

He was also a founding member of the Citizen's Association in Highland Park. This association, formed around the turn of the century worked on many civic projects. Among these was a program to make Highland Park a year around community rather than a town mainly peopled by summer residents. They also were vitally interested in assuring a pure water supply, good sewage system and unpolluted lake.

With his son Everett, Mr. Millard was one of the founders of Exmoor Country Club. Everett, equally interested in the local affairs, worked to assure parks for Highland Park and served on the Park Board and the City Beautiful Commission. The Millards were also instrumental in the founding of Highland Park Hospital.

The Millard family still reside in the Log House on Sylvester Place in Highland Park.

Owen Monahan

Owen Monahan came to Highland Park in 1856 to be keeper of the lighthouse. His daughter Julia was seven years old. The lighthouse was made of brick from the St. Johns brick yard. At first there was just one room in the lighthouse. It was used as a school room and as a church on Sunday. Two rooms were added later.

The Monahans stayed at the lighthouse one year after the light was discontinued in 1860. Mr. Monahan had been paid \$350 a year to be lighthouse keeper. When the lighthouse use was discontinued the government wanted the Monahans to pay rent, which they refused to do.

The Moon Family

Lillian Herdtklotz was born in Woodstock and came to Highland Park when she was three years old. Her husband, Fred R. Moon was born in Canada, and came to Highland Park when he was nine. Her home was on McGovern Street. Later her family moved to 1720 Green Bay Road. The Moon family lived on Vine Avenue. Both attended Elm Place School. Mr. Moon attended high school when it was over Brand's Paint Shop. Lillian was one of the first students at the Deerfield Shields High School on Vine Avenue.

Mr. Moon was with the Illinois Bell Telephone Company for a while. On November 1, 1905 he went to work for the Highland Park Post Office. He was one of the first letter carriers. When the free home delivery was established he delivered the first letter. He served as assistant postmaster for many years before his retirement in 1953. He also served on the first park board in Highland Park.

There were five children. Lloyd and Melvin (Bud) and Marion—Mrs. William H. Schaeppi and their families live in Highland Park. Verne lives in Deerfield. Robert E. Moon lives in Addis Ababa, Ethiopia. Three generations of the family have attended Elm Place School.

The Mooney Family

(Mr. John A. Peters of California sent us the following.)

The family came to this area in 1844. They took up a claim on the edge of the slough where there was good rich soil, timber, water, grass lands and plenty small game.

The land was located where the Deerfield Road overpass is, on the Old Skokie Highway. James Mooney was a farmer and trapper.

John Mooney was six years old when his father brought the family to what was to become Highland Park. This was in 1844. They had left County Monahan in Ireland two years before, and had lived in the Lake Champlain area in upper New York State. Then, by way of the Great Lakes, they came to Illinois. Friends who had preceded them helped them to build Highland Park's first cabin. There was no town at that time. The first land, forty acres, was a U. S. claim at one dollar an acre.

John Mooney married Miss McAdams. Their children were Thomas, Joseph, Daniel, Mary, Margaret (Mrs. J. D. Garrity), and Roseann (Mrs. James Peters). Roseann and James Peters are the parents of John A. Peters, Thomas, and Theresa. John Mooney's first wife died and he married Margaret Peters, sister of James Peters. From this marriage, Alexander Mooney was born.

Roseann Mooney Peters died very young, and her children John A. Peters, Thomas and Theresa were raised in the Mooney household, on the land that is now Sunset Country Club.

John Mooney bought out the other heirs to the original forty acres. He also acquired sixty acres on Ridge Road. He gave five acres of this farm to the Catholic Church for a cemetery. John Mooney built the house that was the Sunset Country Club on the hundred acre tract that was the site of Highland Park's first brick yard.

Captain Otho H. Morgan

Captain Morgan served in the Civil War. He came to Highland Park in 1872. He was Mayor of Highland Park from 1879 to 1881. In 1910 he helped establish the Park District. He also served on the school board of District 107.

The Moroney Family

William and Mary Berry Moroney came to Highland Park in 1850. They raised ten children in the family home which is still standing at 1710 First Street. The children were: Dennis, William, Daniel, Thomas, Patrick, Helen (Mrs. P. J. Fitzgerald), Mary (Mrs. William Gallagher), Bridget (Mrs. Patrick Hogan), Kate (Mrs. Daniel McGraw), and Margaret.

Thomas served in the Union Army during the Civil War, and was killed in action. William married Annie Frampton. Their children were Edward, Frank, Harry, Robert, William, Annie, Elsie, and Emmett.

Frank and Emmett served in World War I in the Navy and Marine Corps. Edward J. Maroney served Highland Park as police chief from 1919 to 1940. During that time a new

police station was built at city hall, the squad cars were first used and the radio system was introduced.

During World War II Edward J., Patrick and Emmett served in the Air Force, Marine Corps and Army respectively. Edward J. Maroney also served in the Korean War. A major in the U. S. Air Force, he was killed in a plane crash.

William Maroney was elected City Treasurer. Emmett Maroney served as Deerfield Township Supervisor for seven four year terms. His son Robert is Deerfield Township clerk. Daughter Eileen Baruffi and her family are also residents of Highland Park.

Sidney Dealey Morris

Mr. Morris served as building inspector of Highland Park from 1924 to 1946. Sidney Morris is the son of Thomas and Mary Morris, who had both been born in Nova Scotia. Sidney Morris' brothers and sisters were born in the Chicago area, but the Chicago fire had destroyed the family's business so they returned to Nova Scotia for a year, during which time Sidney was born. When the Morris family returned to the United States they lived on the north shore, and young Sidney spent six years in Highland Park.

Mr. Morris served with the Illinois Naval Reserve during the Spanish American War. In 1905 he received his degree in electrical engineering from the University of Illinois. In 1910 he married Elizabeth Davis. In 1921 the Morris family, with three children moved to Highland Park.

Mr. Morris relates the following description. "As a little boy I remember members of Trinity Episcopal Church coming over to see our new bathroom, that father made with rough lumber in the coal shed that opened into the kitchen. Entrance to the bathroom was through the kitchen window. A wooden trough that stood in the corner when set up, carried water from the kitchen pump, across the room, to the open window, and thence to the tub, which was of zinc. We got into the tub through the window. Hot water came from buckets on the stove. The drain was simply a pipe through the floor to the ground, which sloped towards the ravine. Mother bathed me by reaching through the window.

Never since have I experienced greater enjoyment in a bath—and drying oneself before the glowing kitchen stove was something to remember. I can still see the row of dignitaries from the church, in their long tailed black coats, and hear them say, "Excellent Tom—excellent!" I stood behind them. We did claim the first bath tub in Highland Park, but that claim has been disputed."

The Morrison Family

Donald Kenneth Morrison and his wife Marion Lasier Morrison moved to the Sherwood Forest area of Highland Park with their family in 1939.

Mr. Morrison's long connection with the Baker Family of Highland Park was one of the factors considered when the family sold their Winnetka home and searched for a new home.

Mr. Morrison is an advertising agent. All four of the Morrison children attended the West Ridge and Highland Park High Schools. Mr. Morrison was active in the Army in both World Wars. He was director of personnel at Fort Sheridan 1943-45. Mrs. Morrison is a professional organist and most active in community affairs. She served on the hospital auxiliary and the board of directors of the YWCA.

Son, Robert L. Morrison joined the Navy in 1945. He retired as Chief Boatswain's Mate in 1964. He is now employed as a

civilian at Mayport base in Jacksonville, Florida. Roger B. Morrison joined the Air Force in 1951. He was a pilot of the Strategic Air Command until 1956. He lives in Glenview. Daughter Mary, now of Tucson, Arizona is a musician. She is married to Robert Cash of the high school faculty. During 1967-68 she was the organist at the Highland Park Presbyterian Church.

The Moseley Family

The Carleton Moseley family came to Highland Park in April of 1893. Mr. Moseley liked the name of the small town, and the service on the Chicago North Western Railroad. Their first home in Highland Park was at 160 Prospect Avenue. Their two children George and Marion Sniffen do not live in Highland Park now.

The Moses Moses Family

(We thank Mrs. Melville Moses for the following remarks.)

Moses Moses was one of the first white settlers in Highland Park. He had Squatters Rights from the Government, and purchased the square block around the store at the northwest corner of First and Central. He traded with the Indians. He was the owner of the Northwestern Store. As Alfred, Moses' son grew up and became a man, he ran the store, which sold everything from hay to silk stockings. Mr. Moses served on the city council in the 1880's and on the school board. He also was in the lumber business.

Melville, Alfred's son walked the horses from the barn to the city watering trough each day. Mel told many stories about his life in Highland Park. One of his favorite stories was about a Halloween prank involving Billy Denzal and himself. Each year the boys would turn over a certain farmer's outhouse. This year the farmer was waiting for them, with a gun filled with rock salt. He shot at the boys' legs, and the next day everyone knew that the two culprits were the boys that were limping in school.

Alfred Moses had three sons. Melville and Stanley are deceased. Sylvan Moses lives in Chicago.

The Nelson Mowers Family

Nelson Mowers came to Highland Park in 1859 to be on the lake shore—not too far from Chicago. Frances Yates came to Highland Park in 1866. They were married in 1872.

Frances Yates Mowers kept a scrap book, which her daughter Ruth Frances Armstrong generously lent to us. We have copied many of the articles and letters found in that book, and are unceasing grateful to Mrs. Armstrong for the privilege of using this heirloom.

The Mowers home was on Green Bay Road. Mr. Mowers was a painting contractor. Belle and Howard Mowers are deceased. Ruth F. Armstrong lives in Palatine, Illinois.

Virgil C. Musser

Mr. Musser came to Highland Park in 1917 as a city employee. He served the city for more than thirty-five years. During that time he served as City Clerk, Director of Public Works, and was one of the authors of the comprehensive City Plan, completed in 1947.

Mr. Musser now lives in California. None of his children live in Highland Park.

Edward Nevins

Edward Nevins came to Highland Park in 1869, and remained here until he passed away in 1938. His wife Ellen

NOTICE

654 Homewood

Date: 6-16-10

Contact me upon receipt of this notice to discuss property maintenance issues.



BUILDING DEPARTMENT
CITY OF HIGHLAND PARK:
PHONE: (847) 432-0808
FAX: (847) 926-8885

Theresa Matusch

INSPECTOR

847-926-1610

06/16/2010 12:15



06/16/2010 12:16







06/16/2010 12:17



06/16/2010 12:17

654 Hemewood



NO ENTRY

06/28/2010 10:09



06/28/2010 10:09

Historic Preservation Commission

1689 Lake Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross
Date: 10/8/2015

| | |
|------------------------------|--|
| <i>Year Built:</i> | 1906 |
| <i>Style:</i> | Prairie Style |
| <i>Petitioner:</i> | Claire & Juan Montenegro, Owners |
| <i>Size:</i> | 3061 square feet |
| <i>Original Owner:</i> | George Madison Millard |
| <i>Architect:</i> | Frank Lloyd Wright |
| <i>Original Cost:</i> | Unknown |
| <i>Significant Features:</i> | Slightly pitched hipped roofs with broad overhangs; wood siding with horizontal banding, central brick chimney |
| <i>Alterations:</i> | <ul style="list-style-type: none">No significant exterior alterations identified |
| <i>Staff Opinion:</i> | The George Millard House at 1689 Lake Avenue may satisfy landmark standards 1, 4, 5, and 6. |



A demolition application has been submitted for the George Millard House at 1689 Lake Avenue. The owners have been trying to sell the house for a number of years, but have not been successful.

The Millard house is one of three Frank Lloyd Wright houses in Highland Park:

- The Ward Willits House at 1445 Sheridan Road (1901)
- The Mary Adams House at 1923 Lake Avenue (1905)
- The George Millard House at 1689 Lake Avenue (1906)

All three houses appear on the National Register of Historic Places. The Mary Adams house (1923 Lake Avenue) was designated as a local historic landmark in 2010. But neither 1689 Lake Avenue nor 1445 Sheridan Road are locally landmarked.

The local history book *Highland Park: American Suburb at its Best* (1982) provides a good write-up on the house at 1689 Lake Avenue:

Historic Preservation Commission

“Frank Lloyd Wright designed this Prairie house for George Madison Millard in 1906. Of Wright’s other work it is probably most similar in form to the Isabel Roberts house in River Forest. It is laid out in a modified cruciform plan, around a central hearth, as is most of Wright’s work of the period on the North Shore and in Oak Park. However, in use of materials it is closer to his group of buildings that Henry Russell Hitchcock has called the “Forest” houses – the rustic equivalents of the Prairie houses. Evidently the Millards were pleased with the house: in 1923 they became one of Wright’s first repeat clients when he designed for them “La Miniatura” in Pasadena, California.”

Previous Landmark Nominations

Two landmark nominations have been submitted for 1689 Lake Avenue by previous members of the Historic Preservation Commission. In 1985, Commissioner Julia Sniderman drafted a nomination for the house with this written statement about the house:

“This Prairie house, designed for George Madison Millard, is probably most similar in form to the Isabel Roberts house in River Forest. It is laid out in a modified cruciform plan around a central hearth, as is most of Wright’s North Shore work of the period. In material, however, this house is more like Wright’s “Forest” house.”

The nomination suggests the Millard house satisfies landmark standards 1, 4, 5, and 6:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics 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.

The owner of the house, Andre Vacroux, signed a notarized letter in 1990 indicating he did not consent to the landmark nomination and the process stopped.

A second landmark nomination was drafted in 1993 by Stewart Zwang, former chairman of the HPC. His nomination borrowed the same written statement from the earlier form and

Historic Preservation Commission

recommended the same four landmark criteria: 1, 4, 5, and 6. Claire and Juan Montenegro owned the house at that time and after several months signed a letter declining to give consent to the landmark designation. As before, the process stopped at that point. Both nomination forms and their associated communication are included as attachments to this memo.

Efforts to Market and Sell the House

The owners spoke with the Historic Preservation Commission at the September 10, 2015 meeting under “Other Business” on the agenda. During the discussion, the owners submitted a memo documenting sales and marketing efforts from 2011 to present (see attachments). According to the memo, the house has been listed with three different brokers and has had:

- Ten price reductions
- 35 open houses that netted more than 200 visitors
- Over 75 private showings

They have taken out paid advertisements in over a dozen publications, done interviews on both NPR and CBS Sunday Morning about the house, and offered the house to both the City of Highland Park and the Park District of Highland Park. While some purchase offers have been made on the house, none have been successful.

Advocacy from Outside Groups

Janet Halsted, the Executive Director of the Frank Lloyd Wright Building Conservancy, drafted a letter dated September 25, 2015 urging the Historic Preservation Commission to enact a 365-day demolition delay on the Millard House “so a solution can be developed for this aesthetically and historically significant Wright building.”

Her letter identifies four landmark standards that the house may satisfy: 1, 3, 4, and 5.

Landmark Standard #3 is that the house is associated with a person who significantly contribute to the development of the City, county, state, or country. The letter offers the following supporting information:

The house is significant as the home of Alice Millard, who has been identified as the “single most influential antiquarian book seller in Southern California in the 1920s and the early 1930s” (Staff, *Material Dreams*, 330). She first met her husband in the late 1890s in the rare book department of McCurg’s Department store. After George’s death in California, Alice entered into book dealing on a large scale, eventually holding a \$500,000 credit line for her purchases, a huge amount of money in the 1920s.

The letter closes by stating “The Millard House as it stands today has a high degree of historic integrity. The forms, materials, and finishes of the house, on both its exterior and interior, are largely as Wright designed and specified them. The existence of so many art-glass windows in their original location makes the house not only historically important, but visually striking.”

Historic Preservation Commission

George and Alice Millard

The Millard family name in Highland Park is most often associated with Sylvester and son Everett Millard who lived in the Log Cabin House on Sylvester Place. They were both active in civic affairs and Sylvester was a co-founder of Exmoor Country Club. But there does not appear to be any relation between that family and the George and Alice Millard who lived at 1689 Lake Avenue.

George Millard is best remembered as a renowned book seller with McClurg's bookstore in Chicago. In 1880 McClurg's ranked as one of the country's largest book distributors. The company had a publishing business, as well, and published Edgar Rice Burroughs' *Tarzan of the Apes* in 1914. Burroughs eventually split off with his own company after the character became famous¹. George Millard established a niche in the McClurg's bookstore that became known as the "Saints and Sinners Corner."

According to Michele Cloonan's piece on Alice Millard in the 2006 compendium *Women in Print* (The University of Wisconsin Press, 2006), Alice Parsons met her husband George Millard at McClurg's bookstore. "One day she went to McClurg's bookstore looking for volumes on the Pre-Raphaelite painters. George Madison Millard sold or gave her J.W. Mackail's newly published *Life of William Morris* (1899). As Ward Ritchie describes it, "Millard soon became a regular visitor at the bookstore, seeking guidance from her new-found mentor." "In 1901, Alice Parsons accompanied the bookseller on his annual European book-buying trip – and returned as Mrs. George Millard." She was 28 and he was 55 when they were married. Alice worked closely with George, making connections with European booksellers, bookbinders, and writers.

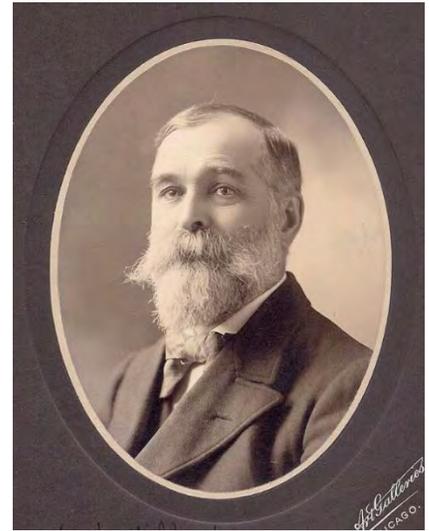


Figure 1: George Madison Millard, c. 1900

Frank Lloyd Wright designed the 1689 Lake Avenue house for the Millards in 1906. They remained in the house for eight years, moving to California in 1914. George was in his 60s at this point. He retired from McClurg's and opened "George M. Millard Rare & Fine Imported Books" in Pasadena. He had established a large reputation in the trade by this point, which helped establish the new business in California.

George Millard died in 1918 and Alice took over the business. Michele Cloonan's piece in *Women in Print* continues, "...she seamlessly continued running the book business immediately after George's death in November, 1918. That, along with the fact that women are still not common in the high end of the rare book trade, is further evidence of her expertise and importance...[Alice] Millard created a unique and distinctive place for herself a position she held for some time. In effect, there was no other woman doing what she was doing."

Cloonan's piece shares a story about Alice's relationship with Frank Lloyd Wright: "Frank Lloyd Wright, who knew her for over thirty years, called her 'slender, energetic – fighting for the best

¹ http://mms.newberry.org/xml/xml_files/McClurg.xml

Historic Preservation Commission

of everything for everyone.’ As the architect recalled, “The Millards lived in a little wooden dwelling I had built for them in Highland Park, near Chicago. I was proud now to have a client survive the first house and ask me to build a second. Out of one hundred and seventy-two buildings this made only the eleventh time it had happened to me.....Alice Millard, [was] artistic herself, with her frank blue-eyed smile beneath her unruly hair.”

Alice Millard went on to establish a monumental reputation and a lasting influence in the rare-book world.

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Historic Preservation Commission

Recommended Action

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

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

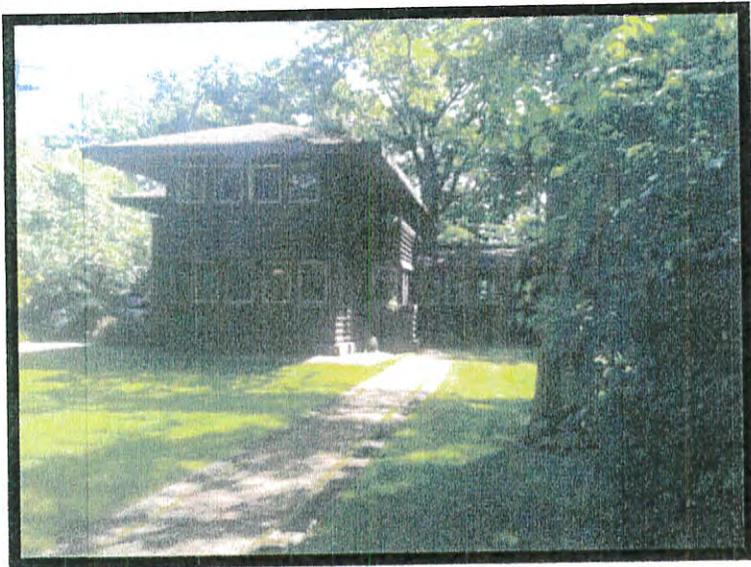
Attachments

- Site Photos
- Architectural Survey Entry
- County Assessor Data
- Letter from the owners to the HPC dated September 15, 2015
- Memo documenting sales & marketing efforts from 2011 – Present (Exhibit from 9/10/15 HPC meeting)
- Previous Landmark Nominations for 1689 Lake Avenue (1985 & 1993)
- Michele V. Cloonan. "Alice Millard and the Gospel of Beauty and Taste". In *Danky, James P.; Wiegand, Wayne A. (2006). Women in print essays on the print culture of American women from the nineteenth and twentieth centuries. Madison, Wis.: University of Wisconsin Press. p. 159*
- Letter from Janet Halsted, Executive Director of the Frank Lloyd Wright Building Conservancy, dated September 25, 2015

1689 Lake Avenue

Highland Park

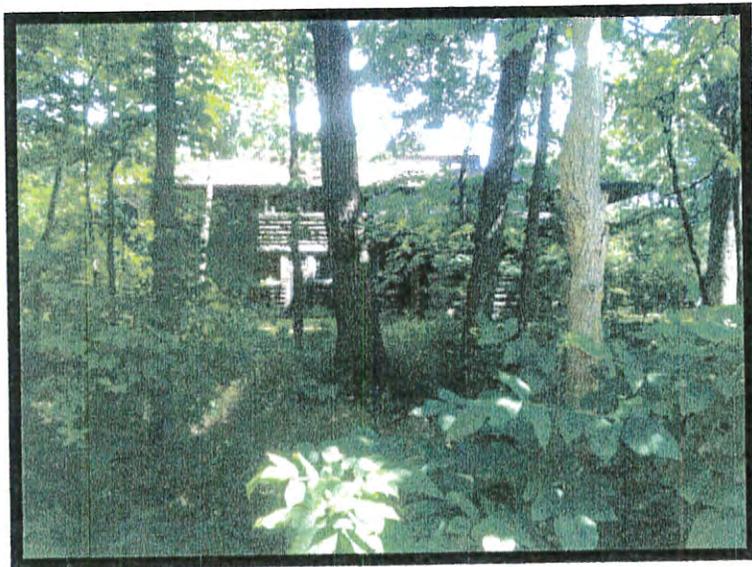




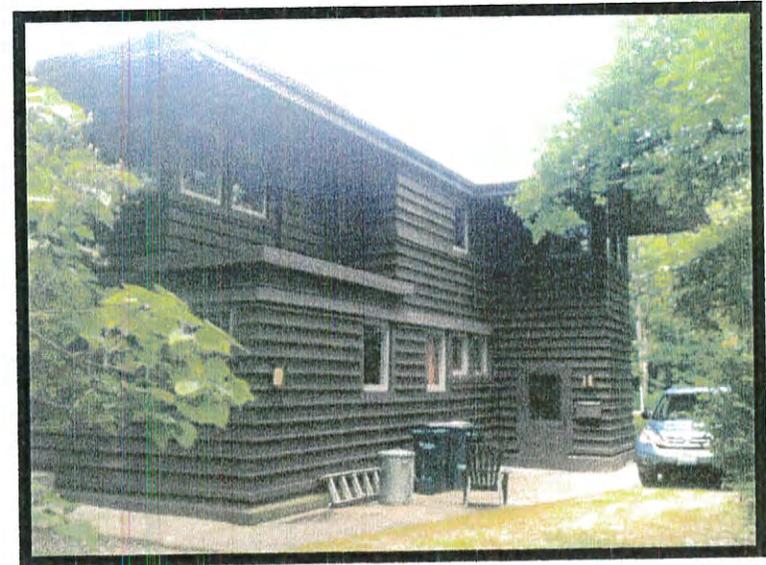
Front-West



Rear-East



south



north2

1689 LAKE AVENUE Highland Park

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 1689
 STREET Lake Ave
 ROLL # 18
 FRAME #s 18-19
 ROLL #
 FRAME #s

GENERAL INFORMATION

CLASSIFICATION building PRESENT USE single-family CONDITION good
SECONDARY STRUCTURES detached garage ORIGINAL USE single-family INTEGRITY minor alterations

ARCHITECTURAL INFORMATION

| | | | |
|-----------------------------------|--|------------------------------------|-----------------------------|
| <u>ARCHITECTURAL STYLE/TYPE</u> | Prairie | <u>NO. OF STORIES</u> | 2 |
| <u>ARCHITECTURAL DETAILS</u> | | <u>EXT. WALLS (current)</u> | wood clapboard |
| <u>ORIGINAL CONSTRUCTION DATE</u> | 1906 | <u>EXT. WALLS (original)</u> | wood clapboard |
| <u>SOURCE</u> | Highland Park, p. 49 | <u>FOUNDATION</u> | poured concrete |
| <u>OVERALL SHAPE OR PLAN</u> | cruciform | <u>ROOF (type & materials)</u> | hipped asphalt shingle |
| <u>LANDSCAPE FEATURES</u> | House is angled on lot; residential street along ravine; mature trees; side driveway | <u>WINDOW MATERIAL, TYPE(S)</u> | wood leaded double hung 1/1 |
| | | <u>PORCH</u> | side 2nd story |

SIGNIFICANT FEATURES: Slightly pitched hipped roofs with broad overhangs; wood siding with horizontal banding (need name); leaded glass 1/1 decorative double hung windows; 2nd story porch under eaves; light fixtures; central brick chimney

ALTERATIONS (removals, replacements, additions, date (if known), etc.):

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: S

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

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) Y

Criteria C

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

Contributing secondary structure? (C or NC) C

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



RESEARCH INFORMATION

HISTORY

HISTORIC NAME: Millard, George Madison House

COMMON NAME: _____

HISTORIC INFORMATION:

ARCHITECTURE

ARCHITECT Wright, Frank Lloyd

SOURCE Highland Park, p. 49

BUILDER _____

COST _____

OTHER ARCHITECTURAL INFORMATION:

Listed on National Register

AREA Central East

SURVEYOR Jennifer Kenny

DATE 11/20/1998

PIN _____

RESEARCHER _____

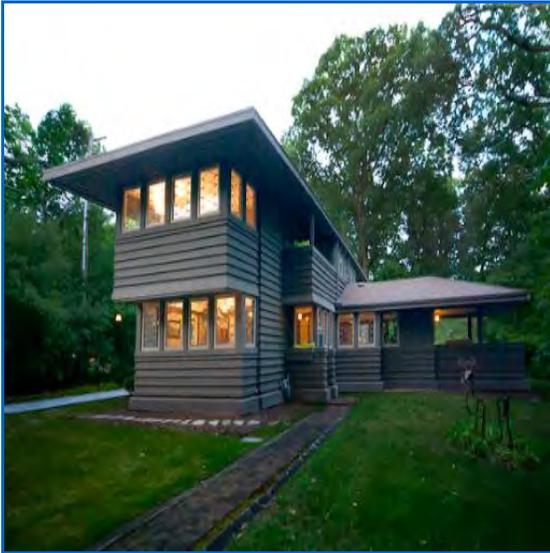
DATE _____



Lake County, Illinois

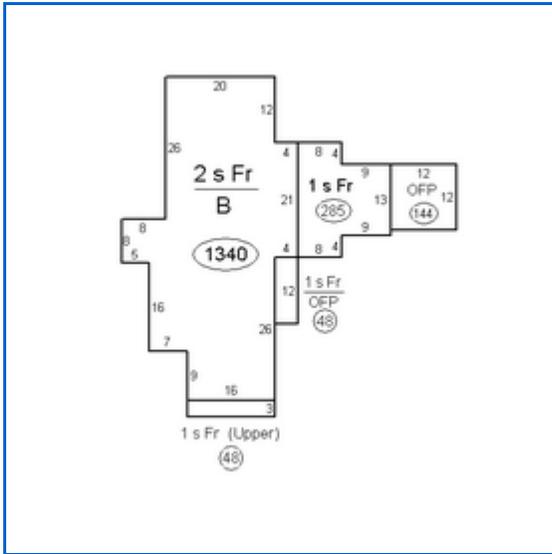
Property Tax Assessment Information by PIN

| Property Address | | Property Characteristics | |
|------------------|---------------|--|----------------------|
| Pin: | 16-24-307-005 | Neighborhood Number: | 1825014 |
| Street Address: | 1689 LAKE AVE | Neighborhood Name: | EAST Indian Trail |
| City: | HIGHLAND PARK | Property Class: | 104 |
| Zip Code: | 60035 | Class Description: | Residential Improved |
| Land Amount: | \$158,238 | Total Land Square Footage: | 28937 |
| Building Amount: | \$120,178 | House Type Code: | 21 |
| Total Amount: | \$278,416 | Structure Type / Stories: | 2.0 |
| Township: | Moraine | Exterior Cover: | Wood siding |
| Assessment Date: | 2015 | Multiple Buildings (Y/N): | N |
| | | Year Built / Effective Age: | 1906 / 1906 |
| | | Condition: | Average |
| | | Quality Grade: | Exc |
| | | Above Ground Living Area (Square Feet): | 3061 |
| | | Lower Level Area (Square Feet): | |
| | | Finished Lower Level (Square Feet): | |
| | | Basement Area (Square Feet): | 1340 |
| | | Finished Basement Area (Square Feet): | 0 |
| | | Number of Full Bathrooms: | 2 |
| | | Number of Half Bathrooms: | 1 |
| | | Fireplaces: | 2 |
| | | Garage Attached / Detached / Carport: | 0 / 0 / 0 |
| | | Garage Attached / Detached / Carport Area: | 0 / 0 / 0 |
| | | Deck / Patios: | 0 / 0 |
| | | Deck / Patios Area: | 0 / 0 |
| | | Porches Open / Enclosed: | 2 / 0 |
| | | Porches Open / Enclosed Area: | 192 / 0 |
| | | Pool: | 0 |



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

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



Property Sales History

[Sale valuation definitions](#)

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

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

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

<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1624307005>

September 15, 2015

Historic Preservation Commission of Highland Park

Thank you for allowing Claire and me to present our efforts to sell 1689 at your meeting this past September 10. We are starting the demolition process because our efforts to sell have failed. We came to you looking for help and outreach to find a buyer.

It was established at your meeting that neither the City nor the Park District had any interest in moving the house on to their land. We ran into Commissioner Becker over the weekend. She brought up the possibility of moving the house to a private lot. Julie Deutsch and her team are working on it.

These organizations should receive a formal notification of the request presented before the Commission of a demolition:

1. Janet Halstead of the FLW Building Conservancy. That organization's reason to exist is precisely to protect endangered properties.
2. Tom Hull and Celeste Adams at the FLW Trust. Advise them about what's going on, and see what help they can offer. This group operates the FLW Home and Studio, The Frederick Robie House and other FLW structures.
3. Contact any other private or Illinois government institution related to architectural preservation.

To designate the house a local landmark we feel is a mistake. It will make what is already a difficult property to sell, impossible to sell. And we want to find a buyer.

Our realtor has told us that at its current price of \$799,000 1689 is at land value.

Let us know if you want any information or have any questions.

We'd also like to invite the Commission to visit the house. We can answer any questions you might have. Let's do this before your October meeting.

Please help us find a buyer.

Thank you,

Claire and Juan Montenegro
847 942 9849 cell

Exhibit 1
Submitted at 9/10/15 HPC

Here is what we have done to sell 1689 Lake Avenue

On the market since 2011
Ten price reductions
35 open houses that netted more than 200 visitors
Over 75 showings

Broker Profiles

Jan Kerr
Gloor Realty
Oak Park, IL
5/20/2011-6/1/2012

- Top Realtor in Oak Park since 1979
- Sold numerous Frank Lloyd Wright houses
- Co-authored Marketing Wright, A Real Estate Guide for Unique Properties

Betsy Burke
Berkshire Hathaway
KoenigRubloff Realty Group
Winnetka, IL
9/17/2012 – 4/20/2015

- Top North Shore realtor for over 20 years
- Grew up on the North Shore
- Worked with Betsy on a previous house sale

Julie Deutsch/Mada Hiitchmough
Coldwell Banker
Glencoe, IL
4/27/2015 - present

- Top Highland Park realtor.
- Highland Park native
- Everyone knows Julie

Four Years Paid Advertising: Multiple ads in:

Oak Park Journal - Wright Plus Pull out section
Ravinia Festival Magazine
Highland Park News
North Shore Weekend
Evanston Review
Glencoe News
Winnetka Talk
Winnetka Current

Lake Forester
Wilmette Life
Wilmette Beacon
Windy City Times
Wright on the Market Website
Architecture for Sale website

Articles Written About the House

Chicago Magazine
Splash
Highland Park News
Chicago Tribune
CurbedChicago.com
PrairieMod.com
Yahoo.com
ChicagoMagazine.com

Interviews

WBEZ Fresh Air with Terry Gross
Touring a Hidden Frank Lloyd Wright Gem in Highland Park
June 22, 2011 (still available for download on WBEZ website)

CBS Sunday Morning
Dean Reynolds, CBS News
Home is Where the Art is? Frank Lloyd Wright houses difficult to sell
August 11, 2013 with a second airing (still available on CBS News website)

Events

Open Houses the day after Wright Plus Housewalk in Oak Park for four years. These were heavily attended.
Highland Park Historical Society Annual House Tour: Van Bergen & Wright, 2012
Lake Michigan Region Rolls Royce Owners Club North Shore Tour, 2013
Wright in Wisconsin house tour, 2014
Focus on the Arts house tour, 2014
Photo shoot by Rejuvenation Lighting, 2012.

House offered to:

City of Highland Park
Park District of Highland Park
Exmoor Country Club
Col. Jennifer Pritzker

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

Landmark Nomination Form

Date: April 18, 1985

1) Name of Property (original if known): George Madison Millard House

2) Street Address: 1689 Lake Ave

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park): _____

PIN: 16-24-307-005

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

Andre Vacroux

432-5831

VACROUX

1689 Lake Ave

5) Present Use: Residence

6) Past Use: Residence

7) Architect: Frank Lloyd Wright

8) Date of Construction: 1906

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

This Prairie house, designed for George Madison Millard is probably most similar in form to the Isabel Roberts house in River Forest. It is laid out in a modified cruciform plan, around a central hearth, as is most of Wright's North Shore work of the period. In material, however, this house is more like Wright's "Forest" houses.

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

1, 4, 5, 6

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

Name(s): Julia Sniderman

ref. N.R. nom. H.P. bk. p.49

Signature(s): _____

Julia Sniderman

Address(es): Streetscape



12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):

HP Historic Preservation Commission Staff

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

HIGHLAND PARK LANDMARK NOMINATION
OWNER CONSENT FORM

Property address: 1689 LAKE AVE
HIGHLAND PARK IL 60035
P.I.N. 16-24-307-005
Title holder(s) of record:
ANDRE G & ARMELLE M. VACROUX

The undersigned owner(s) of the above referred property:

~~consent to the designation of this property as a local Highland Park Landmark in accordance with the [name of ordinance] ordinance enacted _____, 19__ [citation of ordinance].*~~

do not consent to the designation of this property as a local Highland Park Landmark.* (*Strike whichever clause does not apply.)

Attached hereto and incorporated herein is an affidavit of title, executed contemporaneously with this consent form, and the owners' most recent title policy.

In the event there is more than one title holder of record, each title holder must sign this form, and in the event the property is held in trust, this document must be executed by the then acting trustee.

Dated at CHICAGO, Illinois, this 18th day of July, 1990.

Armelle Vaccroux

Subscribed and sworn to before me this 18th day of July, 1990.
Karen Mosby
Notary Public



Name, address and telephone number of person to contact in the event inquiries need to be made:

AFFIDAVIT OF TITLE

STATE OF)
) SS.
COUNTY OF)

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the City of Highland Park:

That affiant has an interest in the premises described below:

1689 LAKE AVENUE
HIGHLAND PARK IL 60035
PIN # 16-24-307-005

That since the title date of JULY 1, 1981, in the report on title issued by CHICAGO TITLE, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

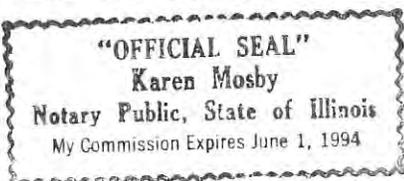
That this instrument is made to induce, and in consideration of, the consummation of the City of Highland Park's designation of this property as a landmark in accordance with its [landmark ordinance].

Further affiant sayeth not.

Arnette Vaccoux
Arnette Vaccoux

Subscribed and sworn to before me this 18th day of July, 1990

Karen Mosby
Notary Public



June 25, 1985

REQUEST FOR EXTENSION TO THE OWNER CONSENT PERIOD FOR HIGHLAND
PARK LANDMARK DESIGNATION

As owner of 1689 Lake Avenue (address),
I/we would like to request an extension to the owner consent
period for landmark designation of the property. I/we need
additional time in order to make an informed decision.

Signed: A. Vaccaro

[Signature] (owner/s)

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

Landmark Nomination Form

Date: February 18, 1993

- 1) Name of Property (original if known): George Madison Millard House
2) Street Address: 1689 Lake Avenue
3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park):
P.I.N. 16-24-307-005
4) Name and Address of Property Owner(s) (From Assessor's Office):
Juan Montenegro
1689 Lake Avenue
5) Present Use: Residence 6) Past Use: Residence
7) Architect: Frank Lloyd Wright 8) Date of Construction: 1906

9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:
This Prairie house, designed for George Madison Millard is probably most similar in form to the Isabel Roberts house in River Forest. It is laid out in modified cruciform plan, around a central hearth, as is most of Wright's North Shore work of the period. In material, however, this house is more like Wrights "Forest" houses.

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

1,4,5,6

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

Name(s): Stuart Zwang

Signature(s):

Stuart Zwang

Address(es):

1707 ST. JOHNS AVE.
HIGHLAND PARK, IL



12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):

Historic Preservation Commission

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.



CITY OF HIGHLAND PARK

City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(708) 432-0800

February 4, 1993

Mr. and Mrs. Juan Montenegro
1689 Lake Avenue
Highland Park, IL 60035

Dear Mr. and Mrs. Montenegro:

On behalf of the Highland Park Historic Preservation Commission, I would like to congratulate you on your recent purchase of Frank Lloyd Wright's George Madison Millard House. When this property originally went on the market, the Commission was concerned that the house would be purchased as a "tear-down". The Commission is pleased and excited that you have purchased this architecturally significant property with the intent of undertaking a restoration.

As you know, the Millard House is listed on the National Register of Historic Places, making the property eligible for the Property Tax Assessment Freeze Program. I have enclosed a few pamphlets on the tax freeze your information. Should you want any further information about this program or the history of your home, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Ellen S. Berkelhamer".

Ellen S. Berkelhamer
Assistant Planner

Encl.



CITY OF HIGHLAND PARK

City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(708) 432-0800

February 19, 1993

Mr and Mrs. Juan Montenegro
1689 Lake Avenue
Highland Park, Illinois 60035

Dear Mr. and Mrs. Montenegro:

The members of the Highland Park Historic Preservation Commission are pleased to inform you that they have decided to nominate 1689 Lake Avenue for designation as a Highland Park Landmark. The Commission would like to have your consent to continue with the necessary procedure for landmark designation.

Your house meets 4 of the "Criteria for Determining Highland Park Landmarks", and thus the Commission feels strongly that it should be designated. Landmark status offers your house community-wide recognition as a significant local historic and architectural resource, makes you eligible for certain tax incentives for historic rehabilitation work, and provides you with technical assistance from the Historic Preservation Commission.

To aid in your decision, I am enclosing the following materials: the Highland Park Preservation Ordinance; an information sheet about Highland Park Landmarks and the Historic Preservation Commission; a sheet which explains the differences between the National, State and Local landmark programs; a Tax Fact Sheet; and a completed nomination for your house (with criteria listed on the reverse side).

Attached to this letter is an Owner Consent Form and Affidavit of Title. As you will note on page 24-8 of the Preservation Ordinance, approval or rejection must be made within sixty (60) days of receipt of this letter. If you do not respond within sixty (60) days, the Commission has the authority to continue the designation process without your consent. However, if you would like an extension to the sixty day period, please let me know.

Please feel free to call me to further discuss the implications of landmark designation. My office is at the Department of Community Development, and my phone number is 432-0867. I look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script that reads "Ellen S. Berkelhimer".

Ellen S. Berkelhimer
Assistant Planner

Enclosures

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

Date: _____

The undersigned owner of the property located at 1689 Lake Avenue,
Highland Park _____ (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) _____

Print Name(s) _____

Address _____

Phone # _____

AFFIDAVIT OF TITLE

STATE OF)
) SS.
COUNTY OF)

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the City of Highland Park:

That affiant has an interest in the premises described below:
1689 Lake Avenue, Highland Park, Illinois

That since the title date of _____, 19____, in the report on title issued by _____, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That this instrument is made to induce, and in consideration of, the consummation of the City of Highland Park's designation of this property as a landmark in accordance with its [landmark ordinance].

Further affiant sayeth not.

Subscribed and sworn to before me
this ____ day of _____, 19____.

Notary Public



CITY OF HIGHLAND PARK

City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(708) 432-0800

March 23, 1993

Mrs. Claire Montenegro
1689 Lake Avenue
Highland Park, Illinois 60035

Dear Mrs. Montenegro:

You will find enclosed a form with which you may request an extension to the owner consent period for the landmark nomination of your home. Per the Highland Park Historic Preservation Ordinance, a property owner has 60 days from receipt of notification of landmark nomination to consent to or disapprove a nomination. As the "Return Receipt" card sent with your letter indicates you received notification on March 9, 1993, you have 60 days from that date to return the owner consent form. The request for an extension will allow you another 60 days from the end of the original owner consent period to issue your consent, being May 9, 1993 through July 9, 1993. Upon receipt of your signed extension form, I will mark it "Received" and send a copy to you for your records. You may, of course, return your signed owner consent form at any time prior to the July 9, 1993 expiration of the owner consent period.

Should you have any questions regarding the landmarking process, please contact me. You are welcome to attend a meeting of the Highland Park Historic Preservation Commission, which would allow you the opportunity to discuss the benefits and implications of landmark designation with members of the Commission. Meetings are open to the public and are scheduled for the third Thursday of each month, at 7:30 p.m., at City Hall. The next meeting will be held April 15, 1993.

You will also find enclosed an article and excerpt regarding 1689 Lake Avenue, originally known as the George Madison Millard House, for whom the house was built in 1906. For your information, your house is one of four structures designed by Frank Lloyd Wright in Highland Park. The others are: the Ward Willits House and Ward Willits Coach House at 1445 and 1450 Sheridan Road, and the Mary W. Adams House at 1923 Lake Avenue.

Should you have questions regarding any of the above information, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Ellen S. Berkelhamer".

Ellen S. Berkelhamer
Planner

Enclosure

**REQUEST FOR AN EXTENSION TO THE
OWNER-CONSENT PERIOD
FOR HIGHLAND PARK LANDMARK NOMINATION**

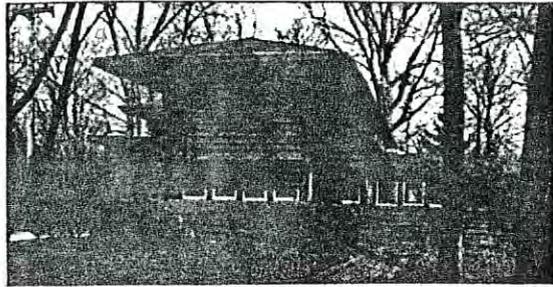
DATE: _____

As the owner of the property located at 1689 Lake Avenue,
Highland Park, Illinois (address), I/we would like to request a sixty (60) day
extension to the owner-consent period for Highland Park landmark nomination.

Signed: _____

(owner/s)

ARCHITECTURE



The Millard house in Highland Park was designed by Frank Lloyd Wright. (Howard N. Kaplan photo)

Might things go wrong with Wright house?

A house designed by Frank Lloyd Wright on Lake Avenue in Highland Park is nestled serenely in a forest. While the house bears many elements of the Prairie School style, the construction materials Wright chose for this house fit into the naturally wooded corner lot, making it an unusual example of what really should be called a "forest" house, instead of "prairie."

This National Landmark is one of four Wright structures in Highland Park, and the Highland Park Historic Preservation Commission wants to keep it that way. The house is now on the market, and commission members are concerned that future buyers may wish to tear it down.

Precious land

"Unfortunately, as land becomes scarce, we are seeing more and more tear-downs," said Irv Wagner, chairman of the HPHPC. "Many architecturally significant properties are being torn down, and we want to make sure that doesn't happen to this house."

Susan Benjamin, an architectural historian, provided the background on the home, built for George Madison Millard in 1906.

The Millard House, resting in a flat, wooded landscape has recognizable Prairie School features. It is emphatically horizontal with elegant leaded glass windows set in bands beneath deep sheltering overhangs. Its cross-shaped plan reaches into the surrounding environment where wildflowers, trees and bushes grow in wild abandon.

The Millard house is distinguished from the more typical stucco exterior with wood banding, such as the Wards Willits house at 1445 Sheridan Road. Its dark wood horizontal board and batten siding mimics the trees surrounding it.

The interior radiates around a massive brick central hearth in a modified cruciform shape. The ten-room house has five bedrooms and

a sunroom on a 3/4-acre lot close to Lake Michigan. Its asking price is \$619,000.

The Millards are said to be the only family to commission Wright to design two houses for them. Seventeen years after this house in Highland Park was completed, Wright designed another house, "La Miniatura" in Pasadena, California for Mrs. Millard. Inspired by Mayan architecture, this second Millard house was the first of four richly textured concrete block houses designed by Wright in that area in the 1920s.

Considered the father of modern residential architecture, Wright designed houses

The Millards are said to be the only family to commission Wright to design two houses for them.

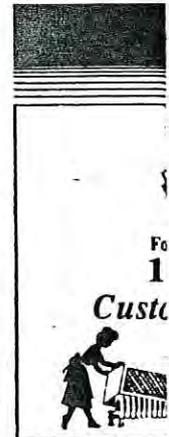
that nestled into their natural surroundings, whether hillside, desert or prairie. Prairie houses were typically long, low residences with broad ribbons of windows, deep overhangs and shallow sloping roofs. The flatness of the prairie was echoed in the houses' horizontal lines.

Oak Park, with Wright's workshop and buildings, is a mecca for devotees. But the North Shore has some examples of Wright architecture, including nine houses in Glencoe and four in Highland Park.

A treasure

"A Wright house is so prized," said Benjamin. "Each residence is a work of art, significant in any study of the architect's career. These houses deserve to be preserved and protected."

Tax incentives are available for rehabilitation of Frank Lloyd Wright houses. For information, call the City of Highland Park, office of development at 432-0867.



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HAZEL • PROSPECT



8 1623 Sylvester Place

One of Highland Park's first summer residents, Sylvester Millard, built this large and high unusual log house in 1893.

He commissioned W.W. Boyington as architect. Boyington is best known for his design of the Chicago Water Tower which survived the Great Fire of 1871, but he also designed the first Exmoor Country Club clubhouse and the Moraine Hotel (both now demolished), and served as Mayor of Highland Park from 1874-1876. The Millard family still owns and lives in this house. It was winterized in 1896 and has been remodeled almost continuously over the years, yet retains much of its unique rustic charm.



9 1689 Lake Avenue

Frank Lloyd Wright designed this Prairie house for George Madison Millard (apparently no relation to his neighbors at 1623 Sylvester Place) in 1906. Of Wright's other work it is probably most similar in form to the Isabel Roberts house in River Forest. It is laid out in a modified cruciform plan, around a central hearth, as is most of Wright's work of the period on the North Shore and in Oak Park. However, in use of materials it is closer to his group of buildings that Henry Russell Hitchcock has called the "Forest" houses - the rustic equivalents of the Prairie houses. Evidently the Millards were pleased with the house: in 1923 they became one of Wright's first repeat clients when he designed for them "La Miniatura," at Pasadena, California.

u

**REQUEST FOR AN EXTENSION TO THE
OWNER-CONSENT PERIOD
FOR HIGHLAND PARK LANDMARK NOMINATION**

DATE: 3/27/93

As the owner of the property located at 1689 Lake Avenue,
Highland Park, Illinois (address), I/we would like to request a sixty (60) day
extension to the owner-consent period for Highland Park landmark nomination.

Signed: Elaine Montenegro
Man Montenegro (owner/s)





CITY OF HIGHLAND PARK

City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(708) 432-0800

July 1, 1993

Mr. and Mrs. Juan Montenegro
1689 Lake Avenue
Highland Park, IL 60035

Dear Mr. and Mrs. Montenegro:

As you know, the Highland Park Preservation Commission nominated your house for landmark designation last February. Subsequent to the nomination, you requested a 60-day extension to the owner consent period. I am writing to inform you that the extension period will expire on July 9, 1993.

At this time, the Historic Preservation Commission requests that you indicate your consent or disapproval to the landmark nomination. Please complete the enclosed owner consent form in the manner you feel appropriate, and return the same to me in the self-addressed stamped envelope by July 9, 1993. Should you be approving the landmark nomination, please be sure to execute the enclosed affidavit of title along with the owner consent form.

Should you have any questions, please feel free to call me at 432-0867.

Sincerely,

A handwritten signature in cursive script, reading "Ellen S. Berkelhamer".

Ellen S. Berkelhamer
Planner

Enclosures

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

Date: _____

The undersigned owner of the property located at 1689 Lake Avenue,
Highland Park
_____ (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) _____

Print Name(s) _____

Address _____

Phone # _____

AFFIDAVIT OF TITLE

STATE OF)
) SS.
COUNTY OF)

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the City of Highland Park:

That affiant has an interest in the premises described below:

1689 Lake Avenue, Highland Park, Illinois

That since the title date of _____, 19____, in the report on title issued by _____, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That this instrument is made to induce, and in consideration of, the consummation of the City of Highland Park's designation of this property as a landmark in accordance with its [landmark ordinance].

Further affiant sayeth not.

Subscribed and sworn to before me
this ____ day of _____, 19____.

Notary Public



CITY OF HIGHLAND PARK

City Hall, 1707 St. Johns Avenue
Highland Park, Illinois 60035
(708) 432-0800

July 6, 1993

Mr. and Mrs. Juan Montenegro
1689 Lake Avenue
Highland Park, Illinois 60035

Dear Mr. and Mrs. Montenegro:

In accordance with my telephone conversation with Mrs. Montenegro, you will find enclosed a form with which you may request a second extension to the owner consent period for the landmark nomination of your property at 1689 Lake Avenue. This extension will be in effect for 60 days, running from July 9, 1993, through September 9, 1993. Please date and sign the enclosed form and return the same to me. I will stamp the form received and return a copy to you for your records.

Should you be interested in attending a meeting of the Highland Park Historic Preservation Commission to learn more about the benefits and implications of landmark status, or to learn more about the activities of the Commission, meetings are held the third Thursday of every month. The next meeting will be Thursday, July 15, 1993, at 7:30 p.m. in City Hall.

Should you have any questions, please feel free to contact me at 432-0867.

Sincerely,

Ellen S. Berkelhamer
Planner

Enclosure

REQUEST FOR AN EXTENSION TO THE
OWNER-CONSENT PERIOD
FOR HIGHLAND PARK LANDMARK NOMINATION

DATE: _____

As the owner of the property located at 1689 Lake Avenue,
Highland Park, Illinois (address), I/we would like to request a sixty (60) day
extension to the owner-consent period for Highland Park landmark nomination.

Signed: _____

_____ (owner/s)

REQUEST FOR AN EXTENSION TO THE
OWNER-CONSENT PERIOD
FOR HIGHLAND PARK LANDMARK NOMINATION

DATE: July 13, 1993

As the owner of the property located at 1689 Lake Avenue,
Highland Park, Illinois (address), I/we would like to request a sixty (60) day
extension to the owner-consent period for Highland Park landmark nomination.

Signed: Clara Montenegro
Clara Montenegro (owner/s)





CITY OF HIGHLAND PARK

City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(708) 432-0800

August 25, 1993

Mr. and Mrs. Juan Montenegro
1689 Lake Avenue
Highland Park, IL 60035

Dear Mr. and Mrs. Montenegro:

As you know, the Highland Park Historic Preservation Commission nominated your house for landmark designation last February. Subsequent to the nomination, you requested an extension to the owner consent period. I am writing to inform you that the extension period will expire on September 13, 1993.

At this time, the Historic Preservation Commission requests that you indicate your consent or disapproval to the landmark nomination. Please complete the enclosed owner consent form in the manner you feel appropriate, and return the same to me by September 13, 1993. Should you be approving the landmark nomination, please be sure to execute the enclosed affidavit of title along with the owner consent form.

Should you have any questions, please feel free to call me at 432-0867.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Ellen S. Berkelhamer', written over a printed name and title.

Ellen S. Berkelhamer
Planner

Enclosures

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

Date: _____

The undersigned owner of the property located at 1689 Lake Avenue,
Highland Park
_____ (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) _____

Print Name(s) _____

Address _____

Phone # _____

AFFIDAVIT OF TITLE

STATE OF)
) SS.
COUNTY OF)

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the City of Highland Park:

That affiant has an interest in the premises described below:

1689 Lake Avenue, Highland Park, Illinois

That since the title date of _____, 19____, in the report on title issued by _____, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That this instrument is made to induce, and in consideration of, the consummation of the City of Highland Park's designation of this property as a landmark in accordance with its [landmark ordinance].

Further affiant sayeth not.

Subscribed and sworn to before me
this ____ day of _____, 19____.

Notary Public

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

Date: August 26, 1993

The undersigned owner of the property located at 1689 Lake Avenue,
Highland Park (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) Claire Montenegro
Vivan Montenegro

Print Name(s) CLAIRE MONTENEGRO
VIVAN MONTENEGRO

Address 1689 LAKE AVE
HIGHLAND PARK, IL 60035

Phone # 708/432-4643



FRANK LLOYD WRIGHT BUILDING CONSERVANCY

September 25, 2015

Barbara Thomas, Chairwoman, Historic Preservation Commission
and Commission Members

City of Highland Park
1150 Half Day Road
Highland Park IL 60035

c/o Linda Sloan, Manager, Planning Department via email lsloan@cityhpil.com

Subject: George Millard House - 1689 Lake Ave

Dear Ms. Thomas and Commission Members:

The Frank Lloyd Wright Building Conservancy is a national not-for-profit organization dedicated to preserving the remaining built work of Frank Lloyd Wright through advocacy, education and technical services. We urge that all possible steps be taken now and in the future by the Historic Preservation Commission and the City Council of Highland Park to ensure the continued existence of the George Millard House designed by Frank Lloyd Wright and built in 1906.

We are very concerned that the owners have applied for a demolition permit. It is alarming that a building designed by Frank Lloyd Wright, considered by many to be America's greatest and best known architect, whose designs and approach to architecture impacted generations of architects and the development of modern architecture on an international scale, would be considered for intentional demolition.

No Frank Lloyd Wright building has been intentionally demolished in the last 40 years.

We urge the city to maintain the maximum amount of delay, 365 days, with regard to the waiting period connected with any demolition permit so that a solution can be developed for this aesthetically and historically significant Wright building.

The George Millard House demonstrates value as part of the development, heritage or cultural characteristics of the City, county, state or country:

The Millard House is a part of an important grouping of early houses designed by Frank Lloyd Wright in Highland Park and the adjacent Village of Glencoe. This is one of the largest groupings of early Frank Lloyd Wright houses outside of his hometown Oak Park and the adjacent River Forest. This grouping represents an important step, outside of the vicinity of his hometown, in the growth of Wright's practice toward international recognition. The Millard House is also a part of a larger context of Prairie School design in Highland Park. This context includes work by Prairie School architects George Maher and

John Van Bergen, and by Prairie School landscape architects Jens Jensen and Mary T. Watts, both of whom lived in Highland Park.

It is associated with a person who significantly contributed to the development of the City, county, state or country:

The house is significant as the home of Alice Millard, who has been identified as "the single most influential antiquarian book seller in Southern California in the 1920s and early 1930s" (Starr, *Material Dreams*, 339). She first met her husband in the late 1890s in the rare book department of McCurg's Department Store. After George's death in California, Alice entered into book dealing on a large scale, eventually holding a \$500,000 credit line for her purchases, a huge amount of money of the 1920s.

The George Millard House embodies distinguishing characteristics of an architectural style valuable for the study of a specific time period, type and method of construction:

The George Millard House is an excellent example of Prairie School architecture by its leading practitioner, Frank Lloyd Wright. The significance Wright gave to the design of the Millard House is evidenced by his including it in the famous "Wasmuth Portfolio." For this 1910 portfolio of his work, Wright personally chose what he considered to be his most important designs to date. Its 100 plates included less than 40 of his approximately 118 works built to that point. The Wasmuth Portfolio was Wright's introduction to the international architecture community and had significant influence on European architects of the Modern Movement.

It is identifiable as the work of a notable architect whose individual work has influenced the development of the city, county, state, and country:

The George Millard House is the work of Frank Lloyd Wright, considered by many to be the most significant American architect. In 1991, the American Institute of Architects named Wright the greatest American architect of all time and *Architectural Record* published a list of the one hundred most important buildings of the previous century. Twelve Frank Lloyd Wright buildings appeared in that list. In 2000, the AIA selected their top ten favorite buildings of the twentieth century which included four Wright buildings.

Ten of Wright's works have been nominated by the United States Government for inclusion on UNESCO's World Heritage List, the highest level of recognition of international cultural significance. Thomas Jefferson is the only other American architect to be so recognized.

It is also interesting to note that in 1923 Alice Millard commissioned a second house from Wright, the Alice Millard House, a patterned concrete block house known as "La Miniatura," in Pasadena. As such she is one of a small group of clients who returned to Wright for a second house that was also built. Among such clients are Laura Gale (1892 and 1909, both in Oak Park), Francis and Mary Little (1903 in Peoria, IL, and 1912 in Deephaven, MN), Darwin and Isabelle Martin (1903 in Buffalo, NY, and 1926 in Derby, NY), and Herbert and Katherine Jacobs (1936 in Madison, WI, and 1944 in Middleton, WI). This special group of second houses by Wright was diminished by the tragic 1972 demolition of the Little House in Deephaven (some of its interiors were salvaged and reconstructed -- most prominently the living room now at the Metropolitan Museum of Art in New York City). Two Wright houses extant for the same client

provide valuable subject matter for research concerning Wright's design approach and the historical development of his career.

The Millard House as it stands today has a high degree of historic integrity. The forms, materials and finishes of the house, on both its exterior and interior are largely as Wright designed and specified them. The existence of so many art-glass windows in their original location makes the house not only historically important, but visually striking.

For the above reasons, every possible consideration should be given to finding a solution to this challenge. We urge the City to maintain the maximum demolition delay period, which will contribute to finding a solution for Frank Lloyd Wright's 1906 George Millard House.

Sincerely,

A handwritten signature in cursive script that reads "Janet Halstead". The signature is written in dark ink and is positioned above the printed name.

Janet Halstead
Executive Director

Alice Millard and the Gospel of Beauty and Taste

MICHELE V. CLOONAN

In 1896 two ambitious, creative, middle-class Chicago sisters in their early twenties set off for Europe to further their educations.¹ Emily Parsons went to Berlin to study piano, while Alice Parsons studied art in London. Emily returned to Chicago to teach and perform the piano. Alice would eventually teach and perform as well, in southern California, where she also lectured on the “gospel of beauty”² as it pertained to books and the decorative arts. As Alice Millard, she became one of the most important American booksellers of the twentieth century, advising, teaching, and influencing such affluent disciples as William Andrews Clark, Templeton Crocker, Caroline Boeing Poole, and Estelle Doheny. She also introduced Californians to the British fine press movement through the exhibitions she curated and the accompanying catalogs that she wrote. Millard was a connoisseur and a judge of taste—a promoter of highbrow culture, even (according to Lucille Miller, Estelle Doheny’s secretary and librarian) in “philistine Pasadena.”³ Since there were no other American women when she started out who sold books at the high end of the trade, Millard’s role, and her influence, is even more remarkable. This paper will examine Alice Millard’s influence as an arbiter of

highbrow taste in the face of prevailing middlebrow values. The notion of “taste” in reading and book collecting that Millard promoted will be considered against writings on the subject.

Alice Millard’s own taste was formed as much by Chicago, where she came of age, as by Europe, which she frequented throughout her life. She blended American and British sensibilities in her approach to collecting and selling art and books. Her career embodies the discourse on taste and culture in Britain and America reflected in the nineteenth-century writings of artists and critics such as James Jackson Jarves, T. J. Cobden-Sanderson, Charles Eastlake, and Matthew Arnold.

Chicago in the 1890s was a microcosm of American culture. It was home to architects Louis Sullivan and Frank Lloyd Wright (who later built two homes for Millard), the social reformers Jane Addams and Ellen Gates Starr and their Hull-House, and the newly founded University of Chicago.⁴ (Wright, Addams, and Starr were all influenced by the Arts and Crafts Movement.) In 1893, Chicago hosted the Columbian Exposition, the most splendid American fair to date with its 150 buildings dubbed the “White City.” At the same time, the decade also witnessed the aftermath of the Haymarket Square riot,⁵ the Pullman strike of 1894, and financial panics. Mr. Dooley, the fictional Irish saloonkeeper created by *Chicago Post* columnist Finley Peter Dunne,⁶ provided a running social commentary on the times. His commentaries reflected the often uneasy tension between the haves and have-nots, a tension found frequently in the contemporary fiction of Chicago-realist writers Hamlin Garland and Frank Norris in the 1890s, and Upton Sinclair and Theodore Dreiser a decade later.⁷

The social tensions of the late nineteenth century are also explored in *The Gilded Age* (Mark Twain and Charles Dudley Warner) and *Democracy* (Henry Adams). Both novels describe political and social corruption, though the rough-hewn manners and mores of Americans are satirized particularly by Twain in *The Gilded Age*. How did these mores reflect the cultural taste of Americans? How did the material excesses that these authors portrayed suggest an American tendency to commodify culture? Or even to measure the “worth” of all things by their monetary value? There is no better source to begin our inquiry with than Fanny Trollope’s *Domestic Manners of the Americans*, a work that Mark Twain himself admired.⁸

Fanny Trollope came to America in 1827 with two of her children “to seek temporary shelter from hardship and troubles at home.”⁹ She was hoping to improve her family’s fortunes, but the only enterprise she succeeded at was lambasting the Americans in her first book. And succeed the book did:¹⁰ In its first year of publication, 1832, it went through four English and four American editions. The book was enthusiastically received in Europe, but Americans were understandably furious with the author. Trollope would be caricatured in print and illustrations for decades.¹¹ The term “Trollopize” was even coined to suggest harsh criticism.¹²

Trollope’s sin? *Domestic Manners of the Americans*, though undeniably witty, is harshly critical of Americans. Trollope faults the brand of democracy that Americans practiced, repudiating Jefferson’s “mischievous sophistry that all men were born free and equal” (57). She also criticizes Americans who “with one hand [were] hoisting the cap of liberty, and with the other flogging their slaves” (168).

Besides criticizing Americans—justifiably—for the institution of slavery, Trollope derides them for being uncouth, unmannered, and uncultured. To cite but one example of many, she relates a conversation she had concerning English literature with a Mr. Flint, then editor of the *Western Monthly Review*:

And Shakespeare, sir?

Shakespeare, Madam, is obscene, and, thank God, WE are sufficiently advanced to have found it out! (72)

Trollope’s narrative is liberally peppered with such anecdotes; indeed, she seemed to believe that the New World was evidence of the collapse of the standards of the Old World. As a Briton, Fanny Trollope could be expected to look down on what she obviously felt was a break-away republic, and it is clear that she could not overcome her own class consciousness. She concludes her book by observing that

. . . if refinement once creeps in among them, if they once learn to cling to the graces, the honours, the chivalry of life, then we shall say farewell to American equality, and welcome to European fellowship one of the finest countries on the earth. (318)

The critic Russell Lynes has dubbed the period in which Fanny Trollope was writing—the late 1820s through the early 1830s—the “Age of Public Taste.”¹³ The period was ushered in by the election of President Andrew Jackson, “Old Hickory,” in 1828. By the 1830s almost everyone in America could afford carpets, wallpapers, and certain textiles because of the invention of new weaving looms and wallpaper-printing machines. The home-decorating industries flourished and magazines such as Peterson’s *The Lady’s World of Fashion* and *Godey’s Lady’s Book* introduced European style to the emerging American mass market.

The development of a taste for fine art in America was much slower to evolve. Art unions opened and closed, while by the 1840s, P. T. Barnum operated the most popular museum of the day—a dubious attainment, given the nature of Barnum’s exhibits.¹⁴ Paintings that had prurient or sensationalist features were popular; others were ignored. From the 1850s to the Civil War, several American “art missionaries,” the best known of whom was James Jackson Jarves, tried to introduce the American public to European art by purchasing paintings in Europe and placing them in American institutions such as athenaeums and universities. Jarves also wrote about art in such volumes as *Art Hints* and *Art Studies*. The results he achieved were mixed: the Boston Athenaeum could not muster support to purchase his collection, and Yale wound up with it by default. Still, Jarves had influence. After the Civil War, comprehensive and historical collections were gathered in museums such as the Metropolitan in New York.¹⁵ Later, collectors such as William C. Corcoran and William T. Walters were able to open museums to house their enormous collections.

Meanwhile, on the other side of the Atlantic, critics and artists were beginning to speak out against the injustices brought about by the Industrial Revolution. These voices would eventually find a large audience in America. In England, John Ruskin, perhaps the most influential art critic of the nineteenth century, wrote prolifically about art and social reform for a wide audience. Great art, Ruskin believed, should convey great ideas. To understand art, one needed a discerning eye. Wealthy industrialists had little training in art and so could only imitate earlier art patrons. Further, industrialists ran factories and mills that exploited child labor and caused all manner of social ills. Ruskin felt that reform could take place if society returned to medieval craftsmanship and the naturalistic style of the Gothic era, an aesthetic that—though naïve—was embedded in his moral convictions. (He was also short-

sighted in opposing efforts to raise the standard of design in industry.) Ruskin's writings inspired designer, craftsman, and social reformer William Morris and others to champion the Arts and Crafts Movement in the 1880s. Unlike Ruskin, Morris had the genius to fuse ideals with practical activity.

William Morris was a prolific craftsman and writer. In 1861 he founded the manufacturing and decorating firm of Morris, Marshall, Faulkner & Co., which produced furniture, tapestry, stained glass, furnishing fabrics, wallpaper, carpets, and more. For Morris, art was the expression of one's joy in the labor. His last venture was to produce letterpress-printed books on handmade papers. Morris started his Kelmscott Press in 1891 and in the scant five years before his death, the press produced dozens of books that continue to influence book design to this day. Ironically, as a socialist Morris wanted to produce art for the masses, but only the well-to-do could afford his expensive handmade products.

Charles Eastlake was another British aesthetic crusader. Eastlake's uncle, Sir Charles Eastlake, was president of the Royal Academy. Eastlake the nephew was a talented architect and watercolorist who turned his attention to interior design. His first book, *Hints on Household Taste* (1868),¹⁶ was a best seller on both sides of the Atlantic. Like Ruskin and Morris, Eastlake was concerned with both aesthetics and morals. He favored the "sincere" over the "showy" and insisted that there is "a right and a wrong notion of taste in jewelry . . . and in many other fields which stand apart from a connoisseurship of what is commonly called 'high art'" (12). He concludes that if the public "encourage[s] that sound and healthy taste which alone is found allied with conscientious labor, whether in the workshop or factory, then we may hope to see the ancient glory of those industrial arts which . . . should owe their highest perfection to civilized skill" (264).

Ruskin, Morris, and Eastlake were born to wealth, as was the American social reformer Jane Addams. In founding the social settlement Hull-House, she aimed not only to educate Chicago's poor but also to bring beautiful objects into their lives. Addams had visited the first settlement house, Toynbee Hall in London, in June 1888 and within a year began Hull-House. Her cofounder, Ellen Gates Starr, later studied bookbinding with William Morris' protégé T. J. Cobden-Sanderson and then taught it at Hull-House. This is but one of many links between Americans and the British Arts and Crafts Movement. Such links, in

Chicago and elsewhere, influenced American tastes and sensibilities for more than a generation.

Let us now turn our attention back to young Alice Parsons, who at the beginning of this essay was headed to London. Her development as a book expert and taste-maker can be partially gleaned from her background. But little is known about her early life, and Millard left few letters and no diaries. Therefore, the process of “triangulation”—so well described by Jean Strouse in her biography of J. P. Morgan—is necessary.¹⁷

Alice Covell Parsons was born in Jefferson City, Missouri, on May 4, 1873.¹⁸ She had two sisters, Emily and Clara, and a brother, Walter. Little is known of her childhood, though a surviving grandnephew believes that Alice Millard’s father was an alcoholic and that her mother may have left him and moved the children to Chicago.¹⁹ At some point the Parsons converted to Christian Science, which Millard practiced for the rest of her life.²⁰ Her family was not wealthy, and her nephew and others believe that she was a schoolteacher before, and possibly after, she went to Europe. That is the extent of what is known about her prior to her departure for Europe in 1896.²¹

Unfortunately, information about Millard’s experiences during her first stay in London has also been lost. But we can glean something of them from her return to Chicago. One day she went to McClurg’s bookstore looking for volumes on the Pre-Raphaelite painters. George Madison Millard sold or gave her J. W. Mackail’s newly published *Life of William Morris* (1899). As Ward Ritchie describes it, “Millard soon became a regular visitor at the bookstore, seeking guidance from her new-found mentor.”²²

In fact, there was more to this mentorship than George Millard had provided the many others who sought his advice and judgment. In 1901, Alice Parsons accompanied the bookseller on his annual European book-buying trip—and returned as Mrs. George Millard. The two were married in the Christopher-Wren-designed St. Bride’s Church in London, an appropriate venue for this bookish couple, since the St. Bride Printing Library—which opened in 1895—was just across the way.

Richie and Rosenthal have each described the May-December relationship of Alice and George Millard: she was twenty-eight and he was fifty-four or fifty-five at the time of their marriage.²³ By all accounts it was a happy one, fueled in part by their shared interests. According

to Ritchie as well as family accounts,²⁴ Alice Millard continued to travel with her husband, meeting the William Morris family, the Cobden-Sandersons, the booksellers Pickering & Chatto, Maggs, Quaritch, and many others involved in the creation and/or selling of books. These men became teachers and role models for Alice Millard. Many years later she would do business with them as an established bookseller herself.

George was, no doubt, Millard's teacher in matters pertaining to the book world, and she seems to have spent the early years of their marriage absorbing all the knowledge she could. It seems likely that she also educated herself through extensive reading. We can draw some conclusions about what she read by studying the list of books in the inventory of her possessions made shortly after her death, as well as by looking at the books she owned that are still in her family, many of which have inscriptions and other marks of bibliographical evidence.²⁵

There are four generalizations that can be made about the Millard library: 1) George and/or Alice was interested in fiction and poetry—nearly every nineteenth-century British and French writer of importance appears on the inventory. 2) The Millards maintained a strong reference collection. The inventory contains many books on bibliography, fine art, decorative art, and design, dating from the 1880s until shortly before Alice Millard's death in 1938. 3) The Millards held on to many of their reference books. For example, the Mackail book that Alice acquired from George in 1899 was on the inventory. Millard might have kept it for sentimental reasons, but it would still have been as useful a reference tool in the 1930s as it was when it was first published. 4) Millard probably read books on design, the arts, bibliography, and bookbinding, since she continued buying books in these areas to the end of her life.

It is probably safe to conclude that Millard was reading reference books published in the 1880s, 1890s, and the first decade of the twentieth century while she and George were living in Chicago. Some of these authors and titles from the inventory are: Owen Jones, *Grammar of Ornament*; William Thackeray, *Critical Essays in Art*; William Morris, *Gothic Architecture*; T. J. Cobden-Sanderson, *The Ideal Book or Book Beautiful*; Sydney Cockerell, *Some German Woodcuts*; and works by the young Bernard Berenson as well as books on bookbinding by William H. J. Weale and Joseph Cundall. Missing from the inventory are Matthew Arnold and Charles Eastlake. It is possible that Millard read their works when she was studying in London.

The happiness of the Millards' relationship was marred only by the tragic birth of their daughter Roxana on January 22, 1904. In accordance with Alice's Christian Science beliefs, the child was born in their home on the South Side of Chicago. Apparently there were complications with the delivery, and later on it was evident that the child was mentally retarded. For a time they relied on home care, but eventually—after the Millards moved to California, and probably after George died—Roxana was placed in the first of the institutions in which she resided until her death in the 1980s.²⁶

In 1906 the Millards moved into a house in Highland Park designed for them by their friend, Frank Lloyd Wright. Their two-story Prairie-style house was the setting for many Millard parties.²⁷ Alice Millard's friendship with Wright continued in California, where he designed another house for her after she and George moved to Pasadena in 1914.

By then, George Millard was in his late sixties and ready to retire from McClurg's. The Millards decided to start a rare-book firm in California, calling it George M. Millard Rare & Fine Imported Books—a name Alice continued to use after her husband's death. They started such a business based on George's reputation alone: he was well known in the book world in part because Eugene Field had written about the Saints and Sinners Corner at McClurg's, a gathering place for writers and other artists. Not long after the couple's arrival in southern California, the *Los Angeles Times* featured a long article about George with a title and subheads that give evidence of his reputation: "New Nook for His Hobbies. Saints and Sinners' Corner Relocated Here. Genius and Friend of Chicago Literati Comes. Has Established Unique Book Corner in House."²⁸

Alice is not mentioned in the *Times* article—not surprising, given the era. Yet she seamlessly continued running the book business immediately after George's death in November 1918. That, along with the fact that women are still not common in the high end of the rare book trade, is further evidence of her expertise and importance—another illustration of biographical triangulation. Millard created a unique and distinctive place for herself, a position she held for some time. In effect, there was no other woman doing what she was doing. Later on, two pairs of women antiquarian booksellers established themselves: Frances Hamill and Margery Barker of Chicago (1928), and Leona Rostenberg

and Madeleine B. Stern of New York (1944). These younger women had something that Alice did not: money.

Alice Millard was different from these other women in another way, too: she didn't just sell books, she created "undeniable opportunities for those who wanted to possess fine things."²⁹ She was able to achieve some financial success because she sold antiques and art as well as books and could place a higher markup on decorative objects than she could on books.³⁰ She genuinely seemed to love having opportunities to teach her clients how to appreciate her wares. And she had tremendous flair. She advertised in fashion magazines, reported on her European buying trips to the local newspapers,³¹ and lectured to her fellow members in the Friday Morning Club.

Her style was quite different from that of her husband, as is revealed in the letters each wrote to the collector William Andrews Clark, Jr. that are now preserved in the library that bears his name. Where George was gentle and deferential, Alice was bold, even daring. When she felt that a particular collector should own a particular book or object, she did not hesitate to make that point vehemently. She helped Clark select not only books but furniture and literary portraits as well. Seven letters that she wrote to him characterize the nature of her working relationship with Clark.³² Throughout the letters Millard seems to take advantage of what she judged was Clark's competitiveness as a collector. In a letter dated November 23, 1923, she writes that if Clark doesn't want a certain Dryden portrait, "I shall offer it to Mr. Huntington." A year later (May 3, 1924) she writes him regarding an edition of Walton's *Angler*, "Mr. [Templeton] Crocker had wanted it, but he's abroad," and consequently she is offering it to Clark instead.

At the same time that Millard employs these rather transparent business tactics, her letters contain meticulous descriptions of the items that she is offering for sale. Her deep knowledge of books and art is always evident. As the inventory of her library shows, Millard continued to buy reference books throughout her life, many of them published in the 1920s. To read her correspondence is to imagine her beginning all of her research in her own studio/library.

Another important client was Estelle Doheny, who was serious, reserved, and a deeply devout Catholic. The two women never had much personal rapport.³³ At the time they became acquainted, Doheny was collecting literary first editions. Millard sensed that this woman of enormous wealth should be collecting more of the highbrow items that

were Millard's stock-in-trade. If Millard could educate Mrs. Doheny, she would have the opportunity to create a great American private library—and of course to reap significant financial rewards.

Others have described at length Mrs. Doheny's initial rejection of Alice Millard's wares.³⁴ Little by little, however, she captured Mrs. Doheny's imagination. The first significant purchase that Doheny made from Millard was the *Aeneid* manuscript written on vellum by William Morris. Mrs. Doheny, unsure of her own tastes, was naïve and indiscriminating; Millard even suggested the design of Mrs. Doheny's bookplates.³⁵ Alice, on the other hand, seemingly was never unsure of her own taste. She seemed to infuse her confidence into others. Eventually, Alice Millard transformed the reluctant Mrs. Doheny into a discerning collector. Mrs. Doheny became interested in works illustrating the art and history of printing, and books and manuscripts that had religious content. Other significant purchases included Colonna's *Hypanerotomachia Poliphili* and one volume of the Gutenberg Bible. Although Mrs. Doheny purchased books and manuscripts from other dealers, Alice Millard provided the foundation for her great library.³⁶

We know from photographs that Alice Millard was physically striking. We also know it from accounts of her by Ward Ritchie and Frank Lloyd Wright. Millard's stunning looks and intelligence were coupled with a formidable side, which at times intimidated the young Ward Ritchie. Ritchie knew her for the last ten years of her life, during which time he printed catalogs for her exhibits. He has written of their first meeting in 1928 that

I too was captivated by her charm and ardor. . . . She was crowned with a glorious burst of white hair delicately tinted bluish. Her eyes too were blue as were her clothes. [Her appearance] belied her aggressive forcefulness. She had one distressing habit of pulling back her lips as if snarling at one as she made a telling statement. . . . [Yet] [t]here was an elegance she created in her fashionable attire, her surroundings, and her impeccable taste and style of living.³⁷

Ritchie also wrote—in a draft letter to her—that “in the beauty of your little museum I first found my delight in the lovely thing that a book can be, and I remembered your talking with such reverence for those books which you showed me that I could not help wanting to know them and to love them as you did.”³⁸

Wright, who knew her for over thirty years, called her “slender, energetic—fighting for the best of everything for everyone.” As the architect recalled,

The Millards lived in a little wooden dwelling I had built for them at Highland Park near Chicago. I was proud now to have a client survive the first house and ask me to build a second. Out of one hundred and seventy-two buildings this made only the eleventh time it had happened to me. . . . Alice Millard, [was] artistic herself, with her frank blue-eyed smile beneath her unruly hair.³⁹

Wright then describes the building of *La Miniatura*, the first of four houses he designed for his Los Angeles clients. (The house was completed in 1923.) Millard risked all of her assets to build the house, which—typical of many Wright projects—had significant cost overruns. With *La Miniatura*, Wright was experimenting with his new technique known as the “knit block” or “textile-block,” and there were tremendous technical difficulties with the construction. Wright had selected a site for the house on a ravine, so in addition to all the other difficulties, leaks and floods were a constant worry for Millard throughout her residence in the house.⁴⁰ One of Millard’s closest friends felt that the house was too much of a drain on her slender financial resources, and he gave up the legal guardianship of Roxana in protest.⁴¹

Still, the creation of *La Miniatura* is one of the most significant collaborations in Millard’s career and is starkly revealing of her personality, demonstrating her risk-taking and understanding of the importance—socially and professionally—of allying herself with a famous and controversial architect. Had George Millard survived, he might not have selected such a daring design.⁴² In addition to the house itself, Wright’s son Lloyd designed, in 1926, a small museum below the living quarters; Alice referred to it as her “Little Museum of the Book.” The museum housed much of Millard’s collection of books and antiques, and it was the setting for the exhibits that she curated of newly arrived treasures or the books owned by friends and customers. The first exhibit, titled “Order Touched with Delight,” was devoted to the work of her old friend T. J. Cobden-Sanderson. Millard assembled 166 items from nineteen collections.⁴³ Another exhibit, “Civic Relief,” demonstrated the history of printing. She organized it for students in the Printing Department of the Frank Wiggins Trade School.⁴⁴ This exhibit was drawn from her

own collection and included work from some of the earliest printers, continuing through to the 1930s. Some of these printing students later produced their own catalog, *From Gutenberg to the Twentieth Century*.

Millard's little museum furthered all of her aims. Her exhibits attracted visitors, which sometimes translated into sales. The backdrop of Frank Lloyd Wright and his architecture added to the allure of Millard and her books. And the Little Museum of the Book gave her the opportunity to influence cultural taste. Collectors and dealers knew of Millard as herself a collector and purveyor of fine art and desirable books. If she showed a copy of a book in an exhibit in her museum, it must be collectable. In such a circumstance, it was (she probably hoped) an easy matter for her to influence the taste of her colleagues, friends, and customers.

Alice Millard was active in the book trade until just a few weeks before her death from cancer in July 1938, at the age of sixty-five. (The cancer was discovered only after she was injured in a car crash, by which time the disease was far advanced.) She left behind a treasure trove of objects and books, most of which had to be sold for the benefit of Roxana. A group of her friends purchased items from her history of the book collection and donated them to the Huntington Library as "The Alice and George Millard Collection Illustrating the Evolution of the Book."

Alice Millard's taste was rooted in the Arts and Crafts Movement, and her longtime friend T. J. Cobden-Sanderson particularly inspired her. His *The Ideal Book or Book Beautiful*, first published in 1900,⁴⁵ has become something of a manifesto to printers, designers, and bookbinders. Cobden-Sanderson asserts that there are many elements of a book's design that contribute to its beauty; and that no single element should stand out more prominently than any of the others. All elements should contribute equally to the beauty of the whole. Millard seems to have modeled her life on that premise. The life of the mind was not enough for her; beautiful things must be part of it too. Her religious beliefs played an important part in the life that she created for herself. As a Christian Scientist, she embraced a positive outlook that included self-healing.

Beauty and perfection were the hallmarks of culture, according to Matthew Arnold: "Culture is, or ought to be, the study and pursuit of perfection; and that of perfection as pursued by culture, beauty and intelligence."⁴⁶ Arnold's cultural optimism had enormous appeal to

American intellectuals such as Ralph Waldo Emerson, and it continued unabated into the twentieth century. (Arnold published *Culture and Anarchy* in 1869; he died in 1888.) Late-nineteenth-century Americans became interested in fineness, taste, and culture as antidotes to vulgarity. Dictionaries and grammar and etiquette books were popular. In the twentieth century, some of the people who edited the book review sections of newspapers and magazines, and started organizations like the Book of the Month Club (e.g., Stuart P. Sherman, Irita Van Doren, and Henry Seidel Canby), were also Arnoldians.⁴⁷

In an article on book ownership in the 1920s, Megan Benton discusses the debate that was taking place about the meaning and function of books.⁴⁸ Critics like Canby—editor of the *Saturday Review of Literature*—felt that real booklovers cared about books for the “right” reason: for the merits of a book’s content alone. Benton says that “bookaflage”—using books to create a personal environment that suggests or pronounces one’s cultural values—“proved as constructive a strategy for self-definition for those beleaguered elite who struggled to preserve traditional cultural hierarchies as it was for those who wished to transcend such boundaries.”⁴⁹ Those who championed “serious” book stewardship, Benton continues, “used book ownership to assess others’ cultural identity” (271). These two book cultures have been characterized as highbrow and middlebrow. The highbrow-middlebrow debate is extended by Joan Shelley Rubin as she evaluates the books selected for the Book of the Month Club and how they were selected.⁵⁰ Critics have derided the Club as decidedly middlebrow.

How does Alice Millard fit into the two book cultures and the highbrow middlebrow debate? Alice’s clients were highbrow, if considered solely from a socioeconomic viewpoint. The Clarks, Crockers, and Dohenys were among the wealthiest families in California, if not in America. But from the standpoint of taste, some of them were firmly middlebrow. Mrs. Doheny was an unimaginative collector buying first editions when Alice Millard met her. She was clearly seeking assistance in developing her own taste, and Millard served her purposes.

Millard would most likely have argued with Canby that the books she collected and sold were characterized by the merits of their texts and by their beauty. Millard’s tastes were highbrow but not avant garde. Her library did not contain works by Ezra Pound, Amy Lowell, Virginia Woolf, or James Joyce. Her Arnoldian optimism seems not to have been clouded by the End of American Innocence, as May describes

the years 1912 through 1917, or later, by the Great Depression.⁵¹ Perhaps by the end of her life she could best be described as a standard-bearer of a culture that had begun its “descent” to middlebrow. One example is her continued preference for antique over modern furnishings. In a letter to Frank Lloyd Wright (March 13, 1929), she discusses the interior of “San Marcos in the Desert,” which would later be named Taliesin West: “Just because it is in the desert I can’t see why it has to be handled with fabrics modern in spirit. To me, the beauty and dignity of your patterned blocks is so enhanced by quiet rich old fabrics—or plain velvets, and I am sure that these things could be bought, wholesale, abroad, very inexpensively.”⁵² Needless to say, Wright was one person whose taste Millard could not influence, but Alice was always looking for opportunities to share her vision and to sell her goods.

Lucille Miller’s memoir of Alice Millard includes several observations that are useful to any consideration of Millard as an arbiter, even a missionary, of taste. To Miller, Millard seems “to be *all* intellect, all soul, all mind. . . . [S]he believed in IDEALS. . . . The ordinary, the commonplace, the second-rate, were not for her. Ugliness and vulgarity gave her actual pain.” Alice was “a born teacher. She needed disciples, she needed an audience.” But at the same time, “Alice was a Voice crying in the Wilderness—the Wilderness of the Depression; the Wilderness of provincial class-conscious Pasadena; the Wilderness of her struggle to survive in business as a woman alone, without capital. . . . But she was undaunted and undismayed. She . . . expounded her Gospel of Beauty to any who would listen.”⁵³

Similarly, Kevin Starr notes that Millard sold her important wares to collectors eager “to bring the world into southern California, to seek out the symbols and artifacts of older civilizations so as to possess and re-express them locally.”⁵⁴ Starr’s observations are reminiscent of the social critics of the nineteenth century who lamented the lack of culture in America. A review of Eastlake’s *Hints on Household Taste* that ran in *Harper’s Bazar* noted that “Suddenly the voice of the prophet Eastlake was heard crying in the [American] wilderness. . . . Repent ye, for the kingdom of the Tasteful is at hand!”⁵⁵

Starr’s appraisal of Millard’s clients can also be appreciated within the more general context of collecting. In “A Rationale of Collecting,” G. Thomas Tanselle describes motivations for it when he writes that “one’s sense of self-awareness is increased by being able to

place one's own endeavors in a framework that comprehends the full panoply of related pursuits." He adds, "For some people, the pleasure of amassing objects is increased by knowing that the activity supports scholarship, science, and art; for others, the satisfactions are entirely personal, but the results are nevertheless of public benefit. Collecting is a prime example of behavior in which private desire and social gain are mutually supportive."⁵⁶

There is a growing literature about collecting by biographical and cultural studies scholars. Tanselle and Nicolas Barker are of the former school; Susan M. Pearce and Werner Muensterberger exemplify the latter. Alice Millard's career as a bookseller can be evaluated within both contexts: she appealed to the social and psychological needs of her clients as well as the bibliographical needs of their collections. She catered to the social and psychological by creating La Miniatura, an elite and inviting setting. Her knowledge of books, and her desire to build important collections for her clients, appealed to the bibliographical acumen of some of her clients.

Alice Millard's role as an arbiter of taste can also be given a sociological reading. In *Distinction: A Social Critique of the Judgement of Taste*, Pierre Bourdieu surveyed Parisians and "provincials" representing various social classes and educational levels.⁵⁷ He examined not just judgments of taste but also aesthetic attitudes. In this work, as well as in his other writings, Bourdieu concludes that culture bestows status and power. Although the survey on which *Distinction* is based was carried out in France during the 1960s, it might just as well apply to the robber barons of the nineteenth century or the bourgeoisie of Pasadena in the 1920s. While Alice Millard might have functioned as a commercial facilitator of a particular community of taste, she also facilitated the need within the bourgeoisie for cultural validation, as Starr implies.

Another finding in *Distinction* has relevance here. Bourdieu asserts that all cultural practices and judgments of taste—from museum visits to reading—can be linked primarily to educational level and, secondarily, to social origin. Although Bourdieu is referring to the French educational system, an appropriate comparison can be made to Millard and her circle. Few women of Millard's generation went to college; indeed, it was an era in which many colleges were just beginning to admit women and also in which many women's colleges were being established. Millard herself probably never went to college. Yet through her own initiative—not to mention her acute mind and boundless

curiosity—she became highly educated. Not all of her clients were formally educated either; yet many of them were wealthy. In the United States, new money and new education created enormous opportunities for acquiring cultural capital. One way to display this new capital was through collecting. Millard may have implicitly understood this need through her own desire for education, a desire that probably led her to study in Europe as a young woman.

The Gospel of Taste is always subject to revision, as a reading of Bourdieu's *Distinction* demonstrates. Still, Alice Millard preached an Anglo-American gospel that has endured in the rare-book world. The areas in which she collected and sold—early printed books, fine-press books, and books about books—have proven to be of lasting interest. It is clear that she preached an enduring gospel.

Notes

1. The author acknowledges, with thanks, the research assistance of SuKim Chung, Nina Schneider, and Michael Porta, all UCLA graduate students when this paper was researched and written. Special thanks to Peter Thompson for making available family photographs of Alice and George Millard.

2. Lucille V. Miller, "Remembering Alice Parsons Millard." Typescript, Pasadena, CA, April 1984, 12 pp., in the Huntington Library, San Marino, CA. This phrase is on p. 12.

3. *Ibid.*, 6.

4. Chicago had many direct links to the British Arts and Crafts Movement. Wright, Addams, and Starr were all members of, and the latter two were founders of, the Chicago Arts and Crafts Society in 1897. Starr had studied bookbinding with T. J. Cobden-Sanderson in London. Several professors at the University of Chicago were active in the society as well as in the Art Industrial League, which was founded by Professor Oscar Lovell Triggs in 1899. Finally, Walter Crane, T. J. Cobden-Sanderson, and others lectured in Chicago.

5. The riot took place on May 4, 1886; Alice Millard was born May 4, 1873. One wonders what impact the riots may have had on the thirteen-year-old Alice Parsons, occurring as they did on her birthday.

6. Jacques Barzun, *From Dawn to Decadence, 1500 to the Present* (New York: Harper Collins, 2000), 593. Meanwhile, in New York City, the journalist Jacob Riis wrote *How the Other Half Lives*. Published in 1890, this book (together

with its accompanying photographs) created an uproar that resulted in some reforms.

7. Chicago realism has had staying power, as illustrated by the novels of James T. Farrell, Nelson Algren, and Richard Wright.

8. Fanny Trollope, *Domestic Manners of the Americans*; ed. by Pamela Neville-Sington (London: Penguin, 1997), "Introduction," xxxvi.

9. Her husband had serious debts and was suffering from mercury poisoning. *Ibid.*, "Introduction," viii.

10. Fanny Trollope went on to write five more travel books and thirty-five novels, and she also helped launch the writing careers of her two sons Anthony and Thomas. (Thomas went to the United States with his mother, while Anthony was left behind.)

11. It is amusing that the title of the first of Anthony Trollope's *Palliser* novels is *Can You Forgive Her?* The Americans apparently could not.

12. Trollope, "Introduction," xxxiii.

13. Russell Lynes, *The Taste-Makers* (New York: Harper & Brothers, 1955), 6.

14. *Ibid.*, 19.

15. Some critics believe that the museum has manufactured history by trying to summarize it without context. By taking art out of context, museums are criticized for actually dehistoricizing art. See, for example, Didier Maleuvre, *Museum Memories: History, Technology, Art* (Stanford, CA: Stanford University Press, 1999).

16. Charles L. Eastlake, *Hints on Household Taste in Furniture, Upholstery and Other Details*, 2nd ed. (London: Longman's Green, 1869). Quotations are drawn from the second edition.

17. "Biography inevitably includes elements of triangulation—locating an unknown point on a triangle by reference to its two known points—but the known points for the aging Morgan rarely yield straight lines." Jean Strouse, *Morgan: American Financier* (New York: Random House, 1999), 629.

18. From her 1926 passport at the Huntington Library in the Millard, Alice (Parsons) Papers, #2024.

19. Interview with Peter Thompson, Chicago, May 28, 1998.

20. Robert Rosenthal states that Millard had adopted Christian Science in 1904 but presents no evidence to support that claim. Mary Baker Eddy established the religion in 1879, when Alice was six. Mrs. Parsons probably learned about the religion in Chicago. See Rosenthal's "Los Angeles & Chicago: Two Cities, Two Bibliophiles," in *A Bibliophile's Los Angeles: Essays for the International Association of Bibliophiles on the Occasion of Its XIVth Congress, 30 September—11 October 1985*, ed. John Bidwell and Carol A. Sommer (Los Angeles: William Andrews Clark Memorial Library, 1985), 7.

21. Peter Thompson, Chicago, May 28, 1998, and a conversation between the author and Ward Ritchie in December 1995.

22. Ward Ritchie, "Alice Millard as I Remember Her," *AB Bookman's Weekly* 95.7 (February 13, 1995): 648. According to one of Alice Millard's friends, the copy of the book that was in her library at the time of her death was inscribed "Alice Parsons from George Millard, 1901," so the book may have been a gift. See *The Alice and George Millard Collection Illustrating the Evolution of the Book. Acquired for the Huntington Library by a group of their friends* [n.p.: 1939] printed by the Ward Ritchie Press, 2.

23. Ritchie, "Alice Millard as I Remember Her," 648; Rosenthal, "Los Angeles & Chicago," 7–8. There are inconsistencies in the ages that are given for George Millard. Roxana Millard's birth certificate states that George was fifty-seven at the time of her birth in January 1904. That would put his birth date at 1846 or 1847. He was born in Greenfield, MA, but the town clerk's office there could not locate a birth certificate for him. He appears in the *Massachusetts 1850 Census Index* (Bountiful, UT: Accelerated Indexing Systems, 1978), 585.

24. A letter written January 30, 1978, to Betty Hunt Thompson, Alice Millard's niece, by Thompson's eighty-eight-year-old cousin, Mabel Hilton Stock, another niece, gives a short description of the Chicago years following the birth of Roxana Millard. The letter mentions that the Millards traveled to Europe together for George's book-buying trips. (One-page typescript letter, Millard, Alice [Parsons] Papers, #2024, Huntington Library.)

25. The Inventory is contained in five "order books." When I began my research, Millard's great-nephew Peter Thompson owned them; they are now in the Huntington Library. I have also examined Alice and George Millard books that are owned by Thompson.

26. The expense of institutionalizing Roxana was high, as Alice Millard concedes in two letters dated April 6 and May 3, 1928, to Frank Lloyd Wright. The letters relate to overruns in the cost of building a museum addition to Millard's Pasadena home, La Miniatura, and the necessity of safeguarding money for Roxana. The original letters are housed at the Frank Lloyd Wright Archives at Taliesin West in Scottsdale, AZ. The author examined the microfiche copies at the Getty Research Institute, M003A02 and M003A04. For a complete listing of the Wright/Millard correspondence, see *Frank Lloyd Wright: An Index to the Taliesin Correspondence*, 5 vols. (New York and London: Garland, 1988).

27. See, for example, Marianne Tidcombe, *The Doves Bindery* (London: The British Library; reprinted New Castle, DE: Oak Knoll Books, 1991). Tidcombe gives an account of T. J., Annie, and Stella Cobden-Sanderson's visit with the Millards in Highland Park in October, 1907.

28. Sydney Ford, *Los Angeles Times*, Section 2 (Sunday, February 22, 1914), 9.
29. Rosenthal, "Los Angeles & Chicago," 12.
30. Millard describes her finances in some detail to Frank Lloyd Wright in the letter cited above. Also, the inventory of her goods is included in her papers at the Huntington Library. The prices Millard paid for things as well as what they sold for after her death can be compared.
31. To whit: "Rare Books on Exhibition. Pasadena Woman Acquires Choice Works During Summer Trip to Europe." *Los Angeles Times* Section 2 (November 26, 1924), 3.
32. These letters are at the William Andrews Clark Memorial Library at UCLA.
33. Lucille Miller describes their relationship in her memoir.
34. See both Rosenthal and Miller.
35. See Msgr. Francis J. Weber, "Carrie Estelle Doheny: The 'Other' Collection," *Hoja Volante* 216 (February 2002): 5.
36. Mrs. Doheny donated her library to St. John's Seminary in Camarillo, CA, in 1940. The Church decided in 1987 to sell the library. See "The Estelle Doheny Collection," 7 vols. (New York: Christie, Manson & Woods, 1987–89). Between 1987 and 1989 Christie's auctioned the library in eight sales. In the seven-volume auction catalog, one can identify the Millard books.
37. Ritchie, "Alice Millard as I Remember Her," 654, 658.
38. Ward Ritchie, draft of letter to Alice Millard, n.d., ca. 1936, in the Ward Ritchie Press Archives, ca. 1930–78, Box 88, 1934–39, A–O, in the William Andrews Clark Memorial Library, UCLA.
39. Frank Lloyd Wright, *Frank Lloyd Wright: An Autobiography* (New York: Duell, Sloan, and Pearce, 1943), 241.
40. In a letter to Frank Lloyd Wright of January 10, 1935, Alice Millard details all of the problems with the house that occurred during a recent rain storm: six inches of muddy water in the dining room, the ensuing damages to all the furnaces, and so forth. (Getty Research Institute, M035B02.)
41. Alice Millard spells this out in the letter to Frank Lloyd Wright cited above. She refers to Colonel John Hudson and Mrs. Poole. Caroline Boeing Poole was a close friend and client of Alice Millard.
42. In a letter to W. A. Clark of November 16, 1922, Alice describes her late husband as "very cautious and conservative" in the way he did business. It is fair to assume from that description that George probably would not have agreed to the enormous cost overruns that resulted from Wright's novel design.
43. The Huntington Library owns some of Alice's exhibition catalogues.
44. Rosenthal, "Los Angeles & Chicago," 18.

45. T. J. Cobden-Sanderson, *The Ideal Book or Book Beautiful: A Tract on Calligraphy, Printing & Illustration and on The Book Beautiful as a Whole* (Doves Press, October 19, 1900); this brief pamphlet has frequently been reprinted.
46. Matthew Arnold, *Culture and Anarchy* (New York: Macmillan, 1925), 69.
47. For a discussion of Arnold's twentieth-century influence, see Joan Shelley Rubin, *The Making of Middlebrow Culture* (Chapel Hill: University of North Carolina Press, 1992).
48. Megan Benton, "'Too Many Books': Book Ownership and Cultural Identity in the 1920s," *American Quarterly* 49.2 (June 1997): 268–97.
49. *Ibid.*, 271.
50. Rubin, *The Making of Middlebrow Culture*.
51. Henry F. May, *The End of American Innocence: A Study of the Years of Our Own Time, 1912–1917* (New York: Alfred A. Knopf, 1959).
52. Alice Millard to Frank Lloyd Wright, March 13, 1929, typescript, 2. (Getty Research Institute, Mo05E06.)
53. Miller, *Remembering Alice Parsons Millard*, 5, 6, 12.
54. Kevin Starr, *Material Dreams: Southern California Through the 1920s* (New York: Oxford University Press, 1990), 334.
55. Lynes, *The Taste-Makers*, 100.
56. G. Thomas Tanselle, "A Rationale of Collecting," *Studies in Bibliography* 51 (1998): 1, 25.
57. Pierre Bourdieu, *Distinction: A Social Critique of the Judgement of Taste*, trans. Richard Nice (Cambridge, MA: Harvard University Press, 1984).

A RESOLUTION SETTING THE SCHEDULE OF REGULAR MEETINGS OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK

WHEREAS, Act 120 of Chapter 5, Illinois Compiled Statutes, requires the Historic Preservation Commission to give public notice of its schedule of regular meetings at the beginning of each calendar or fiscal year;

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

SECTION ONE: That the Historic Preservation Commission of the City of Highland Park, Lake County, Illinois, adopts hereby the public notice of its regular meetings in the following form:

PUBLIC NOTICE

The Historic Preservation Commission of the City of Highland Park will convene at 7:30 p.m. at City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, to conduct its regular meetings during calendar year 2016 upon the following dates:

January 14
February 11
March 10
April 14
May 12
June 9
July 14
August 11
September 8
October 13
November 10
December 8

SECTION TWO: That the Secretary of the Historic Preservation Commission of the City of Highland Park be and is directed hereby to post a copy of the Public Notice contained in this Resolution in the City Hall Administrative Offices and to supply copies of this Notice as and in the manner provided by law.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED:

APPROVED:

Barbara Thomas, Chairwoman

ATTEST:

Secretary



CITY OF HIGHLAND PARK

Department of Community Development
1150 Half Day Road, Planning Division
Highland Park, Illinois 60035 • (847) 432-0867

Ms. Barbara Thomas, Chair &
Members of the Historic Preservation Commission

July 29, 2015

RE: Response to HPC Resolution #15-02 Related to 326 Central Ave. Determination

The City Manager requested that I respond to Historic Preservation Commission's (HPC) July 9th, 2015 request for 1) a letter of explanation regarding why the subdivision of land at 326 Central does not require a Certificate of Appropriateness (COA); and 2) that the HPC be given an opportunity to act on the pending COA application prior to the City Council, the Plan & Design Commission, or its Chairman takes action on the subdivision application.

I will answer the second question first: Based on my revised determination and the applicant's subsequent withdrawal, there is no COA before the HPC for consideration at this time. Therefore, the HPC has no action to take. You or another member of the HPC may choose to request to speak on the matter when it comes before the City Council, or could choose to express its thoughts in writing.

Why the subdivision of land at 326 Central Ave. does not require a COA.

In February 2014, relying on staff's advice on the matter, I determined that the subdivision of 326 Central, itself, would constitute a "Regulated Activity". Based on this determination, the applicant applied to the HPC for consideration of a Certificate of Appropriateness (COA). Notwithstanding my determination, at the HPC's May 14th, 2015 meeting, the HPC voted unanimously (6-0) to inquire whether the subdivision of 326 Central required a COA. The applicant and City Council liaison to the HPC inquired about the same.

As a result, I revisited my initial determination that the subdivision of 326 Central, itself, would constitute an alteration that requires a COA. Upon further review, I determined that the proposed subdivision was not a "Regulated Activity," based on the following:

Given that Regulated Activity is defined as: "Any act or process involving the erection, Construction, reconstruction, Rehabilitation, repair, Relocation, Alteration, or Demolition of a Regulated Structure"; and given that a subdivision is not considered construction, reconstruction, rehabilitation, repair, relocation or demolition of a Regulated Structure; the only way a subdivision could be considered a "Regulated Activity" would be if it is a form of "Alteration".

"Alteration" is defined in Chapter 24.005 of the Highland Park Code as:

"(1) Any act or process that requires a building permit and changes one or more of the features of a Regulated Structure including, without limitation, the erection, Construction, reconstruction or Relocation of all or any part of a Regulated Structure;

(2) Any act or process that, while not requiring a building permit, significantly changes the interior or exterior of a Regulated Structure so as to change a feature that relates to the Regulated Structure's status as a Landmark or Contributing Regulated Structure; or

(3) Any act or process that significantly modifies or changes a contributing Landscape of Significance.”

A subdivision does not meet the first or second elements of the definition of “Alteration”. Further, though 326 Central Ave. is a Landmarked property, it does not include a Landscape of Significance¹. Thus, the subdivision is not an “alteration,” and therefore is not a Regulated Activity for which a COA is required.

My initial determination was based on the notion that the land in question related to the Regulated Structure’s status as a Landmark. However, upon closer review of City records, nothing in the Landmark nomination and City Council resolution record supports that contention. Moreover, the City’s Subdivision Code does not incorporate historic preservation concerns. Therefore, I revised my determination accordingly.

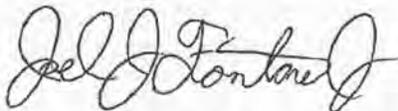
Specifically, I determined:

“Upon reconsideration of the proposed subdivision at 326 Central Street, I have determined that the proposed subdivision, absent any proposed physical changes to the property, does not constitute an “Alteration”. Therefore, the proposed subdivision does not require prior approval of a Certificate of Appropriateness (COA) from the HPC. However, the entire property, and the lot(s) created through the subdivision process, would still be subject to HPC approval (COA) in terms of any future regulated activities. This determination supersedes previous determinations related to the subdivision of this property.”²

Staff liaison Andy Cross informed the HPC of this determination and the applicant’s withdrawal at its July 9th, 2015 meeting. I have brought to the applicant’s attention that subdividing the property may impact its eligibility for State historic preservation incentives and referred the applicant to the State Historic Preservation Office for a determination on that matter.

HPC Review of Subdivisions: Should the HPC believe that it is important for it to review subdivisions related to Historic Properties and Landscapes, I recommend that the Commission consider this in its review of the City’s Historic Preservation Ordinance and, to the extent warranted, recommend amendments to the Ordinance and to corresponding provisions of the City’s Subdivision Code.

Sincerely,



Joel Fontane, AICP, Community Development Director

Attachments:

- HPC Resolution #15-02 Requesting Information Related revised determination for 326 Central.
- Landmark Nomination Form & City Council Resolution– 326 Central Ave.
- February 6th, 2015 Determination Letter from Joel Fontane, Community Development Director

cc: Ghida Neukirch, City Manager, Hart Passman, Corp Counsel, Linda Sloan, Planning Div. Mgr, Andy Cross, Planner II, Adam Stolberg, P&DC Chairman, John Tilton, Bld Div. Mgr, Determination File.

¹ Chapter 24.005: Landscape of Significance: A landscape that is significant in its own right as landscape architecture and not merely as a complementary setting for a Structure or a group of Structures.

² 326 Central Revised Determination – June 30th 2015 – Joel Fontane, AICP, Community Development Director

**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

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

Landmark Nomination Form

Date: November 15, 1984

1) Name of Property (original if known): Jean Butz James House

2) Street Address: 326 Central Avenue

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park):
16 - 23 - 406 - 001

4) Name and Address of Property Owner(s) (From Assessor's Office):
Highland Park Historical Society
326 Central Avenue

5) Present Use: Hist. Society Highland Park 6) Past Use: residence

7) Architect: Building Company 8) Date of Construction: 1871

9) Written statement describing property and setting forth reasons it is eligible for landmark designation:
The Highland Park Building Company built this Victorian Italianate home of native brick. It is one of the few that has not been painted on the exterior. The design and size are typical of the moderately priced homes built by the company for speculation at the time. It was donated to the Historical Society in 1969 by Jean Butz James.

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

1 and 4

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

Name(s): Leah Joy Axelrod

Signature(s):

Leah Joy Axelrod (gs)

Address(es): 2100 Linden Ave.



12) Affiliation (Commission Member, Owner, City Council, Preservation Organization): Commission Member

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

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT THE JEAN BUTZ JAMES HOUSE BE DESIGNATED
AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an 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

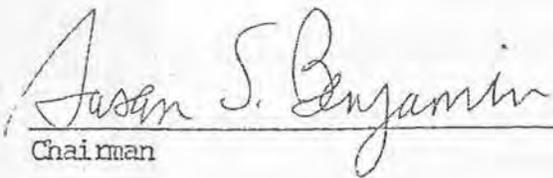
WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on February 21, 1985, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Jean Butz James House, located at 326 Central Ave., P.I.N. 16-23-406-001, is eligible for designation as a Highland Park Landmark because it meets with Criteria #1 and #4 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, the Jean Butz James House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -8-
NAYES: -0-
ABSENT: -1-
PRESENT: -2-
PASSED: 2-17-85
APPROVED: 2-17-85



Chairman

RESOLUTION NO. 1-85

AN ORDINANCE DESIGNATING THE PROPERTY COMMONLY KNOWN
AS 326 CENTRAL AVENUE AS A HIGHLAND PARK LANDMARK

WHEREAS, the Historic Preservation Commission of the City of Highland Park, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, did conduct a public hearing on February 21, 1985, pursuant to proper notice; and

WHEREAS, following said hearing, the said Historic Preservation Commission passed Resolution No. 1-85 (a copy of which resolution is attached hereto and made a part hereof as Exhibit I), which resolution contains the report of the Commission as well as a recommendation to the City Council of the City of Highland Park that the Jean Butz James House be designated a Highland Park Landmark; and

WHEREAS, the City Council has determined that the designation of the Jean Butz James House will be consistent with the planning policies and objectives of the City, will promote the welfare of its residents, and will not adversely affect the value, use, or enjoyment of any adjacent or nearby property; and

WHEREAS, the City Council of the City of Highland Park believes it to be in the best interests of the residents of the City of Highland Park that the Subject Property be designated a Landmark;

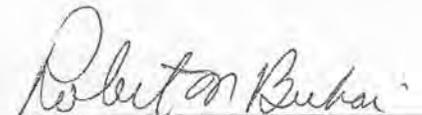
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, the Jean Butz James House, located at 326 Central Avenue, Highland Park, Illinois, legally described by Permanent Index Number 16-23-406-001, be and the same is designated hereby as a Landmark and as such shall be subject hereafter to the provisions of Chapter 24 of "The Highland Park Code of 1968", as amended.

SECTION TWO: That, as notice of the action of this City Council, the City Clerk shall forward certified copies hereof to those who nominated the aforescribed property as a Landmark, to the owner(s) of record of the aforementioned Landmark, and to the Building Department of the City of Highland Park.

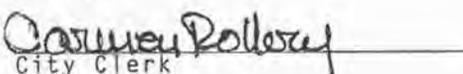
SECTION THREE: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES: -6-
NAYS: -0-
ABSENT: -1-
PASSED: 4-22-85
APPROVED: 4-22-85
PUBLISHED: 5-2-85
ORDINANCE NO. 16-85



Mayor

ATTEST:



City Clerk

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT THE JEAN BUTZ JAMES HOUSE BE DESIGNATED
AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an 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 has held a hearing on February 21, 1985, 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 the Jean Butz James House, located at 326 Central Ave., P.I.N. 16-23-406-001, is eligible for designation as a Highland Park Landmark because it meets with Criteria #1 and #4 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, the Jean Butz James House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -8-

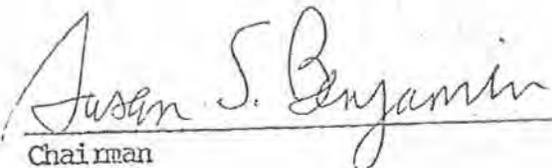
NAYES: -0-

ABSENT: -1-

PRESENT: -2-

PASSED: 2-21-85

APPROVED: 2-21-85


Chairman

RESOLUTION NO. 1-85

EXHIBIT I

Report
Summarizing the Evidence
Presented at the Public Hearing
H.P.C. 1-85

Public hearing no. 1-85 was held on February 21, 1985, in the Board Room at the Park District, 636 Ridge Road, Highland Park, Illinois.

Said public hearing was conducted by the Highland Park Historic Preservation Commission to nominate the Historical Society Building as a Highland Park Landmark.

The Historical Society Building, also known as the Jean Butz James House is located at 326 Central Avenue, Highland Park. The property's legal description is: lot 1 and 2, Highland Park subdivision. The P.I.N. is: 16-23-406-001.

The house was built by the Highland Park Building Company in 1871. It is a Victorian Italianate building constructed of native brick, and is one of the few which has not been painted on the exterior. The design and size are typical of the moderately priced homes built by the Company for speculation at that time. It was donated to the Historical Society in 1969, by Jean Butz James.

The Commission determined that the building meets with criteria number 1, and 4 of the "Criteria for Determining Highland Park Landmarks". The Commission has passed resolution 1-85, recommending to the Highland Park City Council that the Historical Society Building is designated as a Highland Park Landmark.

EXHIBIT A

MEMORANDUM



Date: February 6, 2014
To: Robert Rotering & Jean Sogin
David Knapp, City Manager
From: Joel Fontane, AICP – Community Development Director
Subject: **326 Central Ave.**

Thank you for meeting with David and me to discuss the Historical Society's development plans for 326 Central Ave. At our meeting you asked about what approvals are needed to re-subdivide this property into two north-south lots with the intention of creating a buildable lot south of the existing historic house on the property. Although the property has ample area, the location and dimensions of the existing home appears to leave just enough room to create two compliant north-south lots. The following provides a summary of the additional information and approvals needed to move forward with your proposal. For reference, I have attached a marked-up version of the plan you provided to illustrate the intended subdivision. I have also included relevant applications, requirements, authorization form and the ordinance regarding the property's landmark status.

Additional Information Needed:

1. **A Plat of Survey to Scale.** Although we were able to use the measurements provided on the attached plan to provide this cursory review, a plat of survey to scale with the proposed subdivision is required before a final determination can be made.
2. **Title Policy.** Please provide the title policy for this property so that all covenants and encumbrances on the property, if any, can be identified as they may limit the re-subdivision of this property. Note the City itself may hold a right or restriction.

Required Approvals:

1. **Certificate of Appropriateness (COA) from the Historic Preservation Commission.**
 - a. Since the entire property is landmarked¹, the re-subdivision and subsequent construction of another home, if pursued separately, would each require a Certificate of Appropriateness (COA) from the Historic Preservation Commission.
 - b. The Historical Society could also request that the landmark status be removed, in accordance with the Historic Preservation Code (Chapter 24), from all or a portion of the property. This would be a rare request but could, if approved, avoid the need for a COA approval for construction on the newly created lot.

¹ In 1985 the City Council ordained an ordinance that landmarked the Jean Butz James house (c. 1871) property located at 326 Central Ave – see attached.

2. Approval to Re-Subdivide from the City Council.

- a. **Lot with Existing Home.** Please note that after the re-subdivision, the lot with the existing house would be required to meet the side yard setback (in this case 9') along its southerly property line, or a variation would be required².

Estimating from the dimensional notations on the plan provided, the existing house lot would require a minimum total north-south dimension of 117'³.

- b. **New Lot Created:** Based on the minimum north-south length of 117' above, approximately 83' would remain for the new lot's north-south dimension. The area of the new lot ~12,021SF would meet the minimum lot area requirement of the R5 zoning district, 12,000SF.

For reference, the new lot would be considered an interior lot with its front yard along Linden St. Therefore, the minimum required setbacks for the newly created lot would be as follows: 40' front yard (Linden St.), ~10.4' side yards and ~29' rear yard setback.

3. **Potential Variation Needed.** The existing accessory structure located at the southeast corner of the lot appears not to be compliant with required setbacks for accessory structures. With approval from the Historic Preservation Commission, this structure could be moved to a compliant location or demolished prior to re-subdivision. This would avoid the need for a variance from the Zoning Board to allow an accessory structure without a primary use on a lot.

If you have any questions, please let me know.

Attachments:

- James Anderson Co. May 1973 Plan of 326 Central St. with my mark-up showing proposed subdivision
- Ordinance, Landmark Status 326 Central Ave.
- Application, Certificate of Appropriateness
- Submission Requirements, Certificate of Appropriateness Applications
- Form, Authorization to Traverse Land – Historic Preservation Commission
- Application, Subdivision (expedited)

² The property is zoned R5. Per the City's zoning code, the total depth of all side yards must be 25% of the lot width, and in no event shall any side yard be less than 9' in R5 zoning districts. Therefore, 9' would be needed since the easterly yard (considered a side yard due to the fact it is a corner lot) appears to be more than 36' (25% of the 145' width along central).

³ Based on the measurements shown in the attached plan (40.90' Front Yard + ~68' for the existing house = 108' + 9' (required side yard setback) = 117' total.

