

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a Regular Meeting of the *Historic Preservation Commission* of the City of Highland Park is scheduled to be held at the hour of 7:30 p.m., Thursday, February 11, 2016, at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park
Historic Preservation Commission
Thursday, February 11, 2016
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Minutes**
 - A. January 14, 2016 Regular Meeting
 - B. January 26, 2016 Special Meeting
- IV. **Scheduled Business**
 - A. **Determination of Significance**
 - Old Business**
 - 1127 Ridgewood Drive
 - New Business**
 - 275 N. Deere Park Drive
 - 536 Chicago Avenue
 - 540 Chicago Avenue
 - 548 Chicago Avenue
 - B. **Certificate of Appropriateness**
 - Cary Avenue Pedestrian Bridge Replacement Project
- V. **Discussion Items**
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for March 10, 2016
- VIII. **Adjournment**

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

MEETING DATE: Thursday, January 14, 2016

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

CALL TO ORDER

At 7:30 p.m., Chairwoman Thomas called the meeting to order & asked Staff to call the roll.

ROLL CALL

Commissioners Present: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes, Salamasick

Park District Liaison Present: Mike Evans

Library Liaison Absent: Julia Johnas

Councilman Present: Blumberg

Student Council Absent: Burroughs

Staff declared that a quorum was present.

Staff Present: Cross, Jahan

Also Present: Cerabona

Interim Senior Planner Cross welcomed and introduced two new Commissioners, Kathleen Illes and Meghann Salamasick who each provided a brief background.

APPROVAL OF MINUTES

1. Commissioner Fradin moved to approve the December 10, 2015, regular meeting minutes. Commissioner Temkin seconded the motion.

On a roll call vote

Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes, Salamasick

Voting Nay: None

Chairwoman Thomas declared that the motion passed unanimously.

SCHEDULED BUSINESS

1. Determination of Significance
 - a. 804 Moseley Avenue

Interim Senior Planner Cross reviewed the plan:

- interior/technical demolition; 50% of interior will be modified
- built in 1956; addition in 1991
- not locally landmarked

- 1 • architect is Jules Marling
- 2 • single-level designs
- 3 • standards were referenced

4
5 Commissioner Reinstein moved that the house does not meet any of the landmark criteria. Commissioner Fradin
6 seconded the motion.

7
8 On a roll call vote
9 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
10 Salamasick
11 Voting Nay: None

12
13 Chairwoman Thomas declared that the motion passed unanimously.

14
15 b. 436 Hazel Avenue

16
17 Interim Senior Planner Cross reviewed the proposal:

- 18 • built in 1946
- 19 • architect is unknown
- 20 • house has had additions and alterations
- 21 • in National Register Historic District; this house is not included

22
23 Some HPC comments are:

- 24 • The demolition is for whom? Interim Senior Planner Cross deferred to the Petitioner

25
26 Applicant is Peter Sperling who stated he intends to purchase the home as a short sale.

27
28 Commissioner Fradin moved that the house does not meet any of the landmark criteria. Commissioner Reinstein
29 seconded the motion.

30
31 On a roll call vote
32 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
33 Salamasick
34 Voting Nay: None

35
36 Chairwoman Thomas declared that the motion passed unanimously.

37
38 c. 1463 Arbor Avenue

39
40 Interim Senior Planner Cross reviewed the plan:

- 41 • part of the Sherwood Oaks subdivision
- 42 • architect is Whaley & Gould
- 43 • house is aging
- 44 • 1,073 sq. ft.
- 45 • sold for \$18,000

46
47 Commissioner Reinstein moved that the house does not meet any of the landmark criteria. Commissioner Becker
48 seconded the motion.

49
50 On a roll call vote
51 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
52 Salamasick
53 Voting Nay: None

54
55 Chairwoman Thomas declared that the motion passed unanimously.

1 d. 2944 Greenwood

2
3 Planner Jahan reviewed the proposal:

- 4 • built in 1938; addition in 1942
- 5 • architect is unknown
- 6 • cottage style

7
8 Commissioner Fradin moved that the house does not meet any of the landmark criteria. Commissioner Reinstein
9 seconded the motion.

10
11 On a roll call vote

12 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
13 Salamasick

14 Voting Nay: None

15
16 Chairwoman Thomas declared that the motion passed unanimously.

17
18 e. 1127 Ridgewood Drive

19
20 Planner Jahan reviewed the plan:

- 21 • in South Central Planning District
- 22 • oversized lot
- 23 • built in 1952; in 1956-1970, revisions were made
- 24 • low structure; late Prairie style
- 25 • architect is Walter Kroeber

26
27 Some HPC comments are:

- 28 • Commissioner Temkin advised Ed Humrich (who bought 40 houses in Riverwoods; also purchased in
29 Highland Park) is the designer. She noted a house designed in the same era across the street was
30 landmarked.
- 31 • Why does it say Walter Kroeber? Interim Senior Planner Cross advised it is noted on the permit. Old
32 permit forms were described.
- 33 • Unique home; Prairie influence; clear-story windows, deeper overhangs, stone court

34
35 Applicant is Kevin Wallace, Hedgehog LLC, who stated he works for the owner.

36
37 More HPC comments:

- 38 • Has demolition started? Petitioner advised – a permit was issued. He shared there is a mold issue;
39 remediation was not successful. The house has a new roof. There is nothing in the home – just studs. It
40 is now too costly to restore. Owner owns the homes next door. The intention is to remove the home and
41 have a parkland; empty lot.
- 42 • How long has it been vacant? Petitioner advised – since 2014
- 43 • More information on Ed Humrich could be obtained

44
45 Councilman Blumberg stated it should be learned who designed the home. Commissioner Temkin shared that
46 the surveys are frequently incorrect. Commissioner Becker advised other homes Mr. Humrich built may have a
47 resemblance.

1 Commissioner Fradin moved to continue this matter to the February 11th HPC meeting and directs Staff to conduct
2 further research on Ed Humrich and Walter Kroeber and their relationship as well as obtain who is the architect of
3 record. Commissioner Reinstein seconded the motion.

4
5 On a roll call vote

6 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
7 Salamasick

8 Voting Nay: None
9

10 Chairwoman Thomas declared that the motion passed unanimously.

11 **DISCUSSION ITEMS**

- 12 • Staffing Changes

13
14 Interim Senior Planner Cross advised there have been changes in the Planning Department. He stated as he
15 moves to a Senior Planner role for the Plan/DRC, Ms. Nusrat Jahan, who gave a brief background, will fill the
16 role of Planner Liaison with the HPC. The change is anticipated for the Spring.
17
18
19

20 **BUSINESS FROM THE PUBLIC**

21
22 Mr. Kyle Verbeke with the North Shore Line Preservation Association gave a history of the building at 1495 Old
23 Deerfield Road (Briargate Station). He advised this building/railroad station is on the market for \$995,000; it is
24 owned by Bishop Heating. This area is in a commercial development area. The goal is to preserve the building;
25 the last of the 20th Century Spanish architecture. Mr. Verbeke and members of the association are seeking
26 assistance from the HPC. He stated this group wishes to establish a non-profit status and attain the building.
27

28 Commissioners of the HPC applauded Mr. Verbeke and association members for this group's efforts.
29 Commissioner Temkin stated the building is in good condition. Mr. Verbeke offered more information on other
30 stations, owners, etc. Commissioner Reinstein inquired about the process; Interim Senior Planner Cross
31 explained same. Councilman Blumberg reminded it is used for commercial purposes and in a Commercial
32 District.
33

34 Commissioner Temkin clarified that the building could still be landmarked. She advised someone would have to
35 nominate the building to be landmarked. Mr. Verbeke stated he will inquire if a Highland Park resident is in the
36 association. Interim Senior Planner Cross offered further information on who can nominate.
37

38 Other members of the North Shore Preservation Association (namely Donald Bosan-Bruno, Michael Brandt,
39 David Dewuf, Joseph Hoffman, Brian Verbeke, and Brad Cornelius) introduced themselves and shared
40 comments about this building.
41

42 Discussion took place about approaching the owner (for landmarking). It was suggested to contact the realtor
43 (for preservation reasons) as well. It was asked if there is any reason the owner wouldn't want to landmark the
44 building. Commissioners responded in the affirmative stating it is more difficult to sell.
45

46 A partnership with another group was suggested. A reference was made as to the moving and renovation of a
47 nearby station (at Skokie Swift). Interim Senior Planner Cross suggested the moving of the structure be
48 researched. Councilman Blumberg stated if moving the structure is intended, the Applicant would have to come
49 before the HPC. Commissioner Temkin advised that Highland Park has a local landmark ordinance.
50
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1 **OTHER BUSINESS**

- 2
- 3 1. Councilman Blumberg discussed the Frank Lloyd Wright house on Lake Avenue (that was sold). He advised
4 once a Petitioner withdraws an application, the new owner can apply anew. (A permit is granted at the end of
5 the demolition delay). It was stated the house is not locally landmarked. It was suggested to approach the owner
6 and ask if he/she wishes to landmark the house after it's restored.
7
- 8 2. Commissioner Temkin advised she and Ex-Officio Member Susan Benjamin went to the District 113 meeting.
9 She stated the format of the meeting does now allow for responses to questions. Councilman Blumberg stated
10 these questions may be considered though no responses are given to public comment at that time.
11 Commissioner Temkin suggested the HPC could potentially educate that Board.
12
- 13 3. Next meeting is scheduled for February 11, 2016.
14

15 **ADJOURNMENT**

16
17 Commissioner Reinstein moved to adjourn the meeting at 8:44 p.m. Commissioner Temkin seconded the motion.
18

19 On a roll call vote

20 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Becker, Fradin, Illes,
21 Salamasick

22 Voting Nay: None
23

24 Chairwoman Thomas declared that the motion passed unanimously.
25

26
27 Respectfully Submitted,
28

29
30
31 Gale Cerabona
32 Minute Taker
33

34
35 **MINUTES OF DECEMBER 10, 2015, WERE APPROVED WITHOUT CORRECTIONS**

**City of Highland Park
Historic Preservation Commission
Minutes of January 26, 2016
9:30 a.m.**

I. Call to Order

The Commission convened at 1127 Ridgewood Drive

II. Roll Call

<i>Members Present:</i>	Temkin, Thomas
<i>Members Absent:</i>	Becker, Illes, Fradin, Reinstein, Slamasick
<i>City Staff Present:</i>	Cross, Jahan
<i>Others Present:</i>	Leah Axelrod Kevin Wallace (Construction Manager)

III. Scheduled Business

A. Tour of the house at 1127 Ridgewood Avenue

III. Adjournment

The Special Meeting adjourned the meeting at 10:00 AM

Historic Preservation Commission

1127 Ridgewood Drive Demolition Review Continued from 1/14/16

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 1/14/2016

Summary

The demolition application for 1127 Ridgewood Drive was reviewed by the Historic Preservation Commission (HPC) on January 11, 2016. The commission discussed the matter and continued the item to February 11, 2016 Meeting. The HPC directed staff to provide more research on Edward Humrich, the architecture's work in Highland Park and in the surrounding community.

Staff has researched Humrich and provided the summary. Also included please find staff memo for last month's consideration of this matter.

Attachments:

Edward Humrich
Application Packet -1127 Ridgewood Avenue

Edward Humrich

Ed Humrich designed number of Homes throughout the North Shore. He began his career as an assistant to Robert Seyfarth, and went on to work with Chester Wolcott of Lake Forest. In 1946 Humrich and Clow opened an office on Central Avenue in Highland Park and worked to subdivide the Old Kimball estate in 1946. Mr. Humrich practiced architecture until the mid-1980s. His work was often characterized by a Wrightian sensibility. He did not receive his Architectural license until 1968. In the 1970s Humrich became very actively involved with the Chicago Architectural Foundation.

Style:

Typical rustic character and complement the surrounding nature and usually ranch houses. The floor plans are typically around a courtyard, the living-dining room view of the rear yard with floor to ceiling French door windows and a big fire place in the seating area. In mid-century Humrich built much like Frank Lloyd Wright and his later Usonian designs with modernistic aesthetic and complement to nature.

Highland Park, IL



410 Oakland Pl. Highland Park



406 Roger Williams Ave. Highland Park.
Demolition in 2004

Olympia fields, IL.

Jennifer and Adam Nickerson bought a postwar modernistic Humrich designed house in Olympia fields that was built in 1956 and saved the house. Adam Nickerson is a design student and devotee of Frank Lloyd Wright's work. This modernist houses usually on large wooded lots. Cedar siding. "But these houses are the new landmarks—almost as old as Queen Annes and other Victorians were during the heady days of preservation in the 1960s and 1970s". From *"Humrich Maneuver"* By Lee Bey.

Riverwoods, IL.

Riverwoods, Illinois has 40 residences designed by Humrich, which the highest concentration of any community in the North Shore.

Historic Preservation Commission

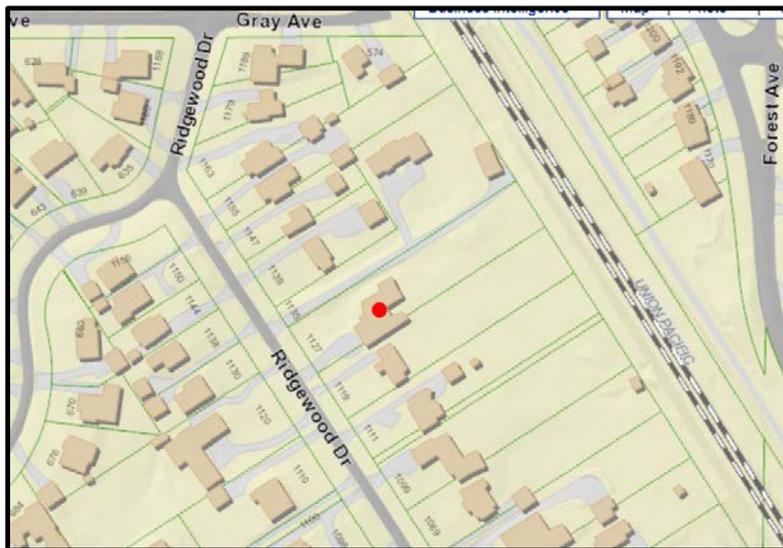
1127 Ridgewood Drive Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 1/14/2016

<i>Year Built:</i>	c. 1952
<i>Style:</i>	Contemporary
<i>Petitioner:</i>	Hedgehog LLC
<i>Size:</i>	Original size unknown
<i>Original Owner:</i>	Jack Kapes
<i>Architect:</i>	W. Kroeber
<i>Original Cost:</i>	\$21,000
<i>Significant Features:</i>	Flat roof with overhanging eaves, low sprawling massing,
<i>Alterations:</i>	<ul style="list-style-type: none">• Conversion of carport to bed room and Brick court wall (1956)• Clearstory windows on the west and south walls (1962)• Addition and enlarge of a screened porch (1970)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1127 Ridgewood Drive and how it may satisfy any of the landmark criteria identified in Chapter 24.

Summary of the House

A demolition application has been submitted for the house at 1127 Ridgewood Drive. The house is located within the Bob-O-Link survey area and was assigned a local significance rating of "C – Contributing." The Lake County Tax Assessor's data indicates the house was built in 1953, and the City of Highland Park Building Division records indicate



1127 Ridgewood Drive – Location Map

Historic Preservation Commission

the home was constructed in 1952. Any plans or records from the original construction or for the addition are not available on microfilm. City's Building Division record indicates that west and south side clearstory windows were placed in 1960 and the 2005 survey record indicates that an addition of a screened porch that was constructed in 1970, however no permit record has been found for the 1970 addition.

The house is on an oversized 27,906 square foot lot, the minimum lot size in this R5 zoning district is 12,000 square feet. The home is a single story, low height and sprawling mass with simple clean lines. The exterior material is wood siding, the home is less stylized and representative of the modest scale of the home. The front of the house is rather less open with clerestory windows than the rear part with ample glass surface and large widows.



1127 Ridgewood Drive - Front View

Architectural Analysis

The home at 1127 Ridgewood Drive is best described as a Contemporary/Ranch style home because of architectural characteristics of with flat roof and over hanging eaves. Contemporary style emerged around 1940s, which is a less rectangular form with minimal ornamentation. Ranch houses became popular in the 1950s and according to Bob-O-Link survey report there were 35 Contemporary style residence within the survey area.

1127 Ridgewood Drive known as Jack House was designed by architect W. Kroeber who was member of The American Institute of Architects (AIA) since 1955. He practice was based in Arlington Height, Illinois where he designed various institutional building, churches and held various public service position. 1127 Ridgewood Drive house was designed for Jack Kapes, Mr.

Historic Preservation Commission

Kapes was also the builder of the house. The original contemporary low sprawling ranch house was designed in 1952 when the modern and contemporary ranch styles were popular. In 1956, architect Gordan Krupp designed the court wall and convert the carport to bedroom. The alteration of the west and the south wall with clerestory windows were constructed in 1962, the City of Highland Park Building Division records indicate the Jake Kapes was the owner and also acted as a general contractor for this work. The original house is obscured by the alterations from the 1960s

Biographical Information

Ex-Officio member Julia Johnas provided biographical research on Jack Kapes, on the original ownership of the property. Jack Kapes was born in Chicago on November 27, 1915 and died on January 21, 1991. He was a commercial artist for over 40 years and the owner of Jack Kapes Associates. His was connected with Chicago advertising giant Leo Burnett. Jack Kapes says that his house was the "house that Tony the Tiger built." character for Kellogg's Co.'s Frosted Flakes cereal." See the attached link bellow.

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Historic Preservation Commission

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

Recommended Action

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

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

Attachments

Location Map

Site Photos

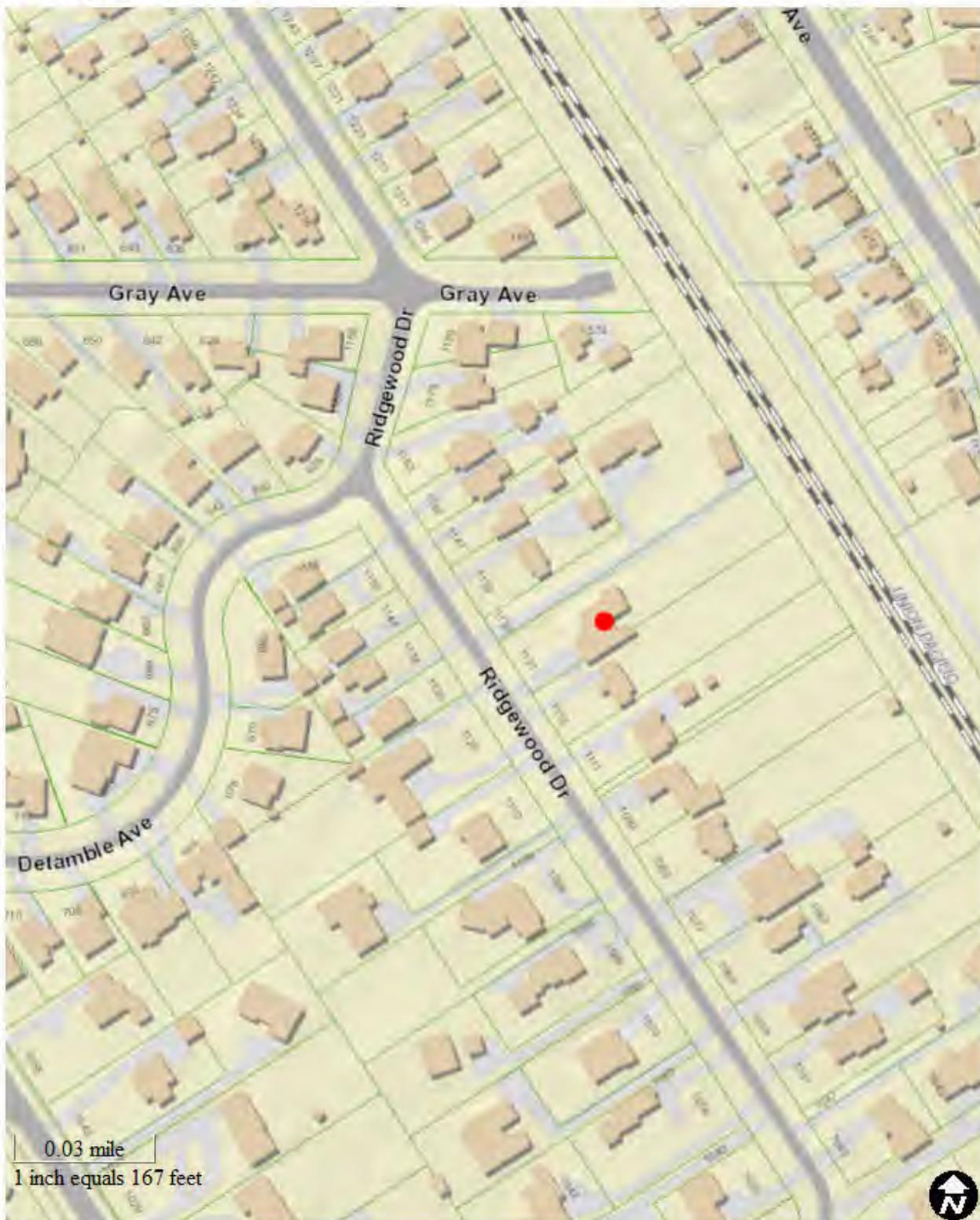
Architectural Survey Entry

County Assessor Data

Obituary on Jake Kapes

Hyperlink bellow - Miscellaneous information on Walter Kroeber

<http://www.chicagoreader.com/chicago/tale-of-the-tigernews-bites/Content?oid=907433>



Map created on January 8, 2016

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

















Date 5-15-1952

Building Permit No. 6826

Location of Building—No. 1127 Street Ridgewood Drive

Name of Owner JACK KAPES

Present Owner ^{add.} 165 E. ONTARIO ST. Phone DE 7-2554

Type of Construction BALKAN FR⁵ CO⁵ URWA⁶ Remodeling

Architect W. KROEBER Address 459 CENTRAL Phone HI 2-1719

General Contractor OWNER Address Phone

Permit issued to OWNER to construct a SINGLE FAMILY DWELLING

building on Lot 1 Blk. Sub'n JOHN H. SASSER'S

Builder's estimate 21,000- Permit fee 71- Job Order No. 6142 Amt. \$ 50-

Location of Lot verified 5-15-1952 by H. SROCK

Other inspections Costed Card.

Deposits Sidewalks Planked

Remarks Mort Singer has Plans for this home
9-3-52 See plan addition Taken Out 7-31-52

Val. 3000 - Fee \$ 11- Srock

Plan Returned to Jack Kapes 3-3-53 Srock + catchpole

Made an Inspection
Friday 19-5-52
Srock + Srock

Electrical Contractor Glenview Elec Co Address Glenview Ill.

Wiring Permit No. 5287 Issued 10-24-52 Fixture Permit No. 5287 Issued 10-24-52

Size of main wire 24-1-6 Size of branch wire 12-1-4 System Conduit

No. of Openings 88 No. Sockets No. Circuits 13 No. Motors No. Ranges 1-Range

Certificate of Inspection issued 78 Distances 19. No. 1-Dryer

Inspector H. Pasch 10-24-52 5128 W. Augusta

✓ Plumbing Contractor Regan Plumbing & Heating Address 117 Ridge Ct. Chicago

no 936 Water Tap No. 1907 Sewer Tap No. 4234 Job Order No. 6179 Issued 12-10-52 Paid 6-9-52

No. Catch Basins 1 No. Lavatories 12 No. Toilets 2

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

No. Shower Baths 10T No. Stacks 1-4-1-4" Other Items 1-2 Drain

Certificate of Inspection issued 10-21-52 H. Pasch

Downspouts connected to 19. No.

Kind of heat Hot Gas Heat Name of Burner

Tank and Burner Inspection

✓ Driveway Permit No. 1164 Date 3-24-1953 Contractor Alex Rossi

Type Conc. Bond 281 - J.O. 6551

Date October 24 19 56

Building Permit No. 9324

Inspected by Date
For certificate of occupancy

Location of Building - No. 1127 Street Ridgewood Drive

Name of Owner Jack Kapes

Present Address same as above Phone

Type of Construction conversion of carport to bedroom and court wall brick &

Architect Gordan Krupp Address Phone Frame

General Contractor Owner Address Phone

Permit issued to Owner to construct a see above

building on Lot Blk. Sub'n.

Builder's estimate \$1,500.00 Permit fee \$6.00 Job Order No. Amt. \$

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

Sanitary provisions approved by

Other Inspections

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

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

DATE PERMIT ISSUED

December 4, 1962

BUILDING ADDRESS

1127 Ridgewood Drive

BUILDING PERMIT NUMBER

12089

BUILDING ON

OF LOT

BLOCK

SUBDIVISION

NAME OF OWNER

Jack Kapes

ADDRESS

Same

PHONE NUMBER

ID 2-1129

ARCHITECT

ADDRESS

PHONE NUMBER

GENERAL CONTRACTOR

Owner

ADDRESS

PHONE NUMBER

PERMIT ISSUED TO

Owner

ADDRESS

PHONE NUMBER

TYPE OF CONSTRUCTION

4BL3

SFD Alteration-Window

SQUARE FEET

CUBIC FEET

LOT AREA

BUILDER'S ESTIMATE

BUILDING DEPT. EST.

PERMIT FEE



BUILDING DEPOSIT

GUARANTEE DEPOSIT NUMBER

\$

\$ 500.00

\$ 5.00

TYPE OF HEAT

PERMIT NUMBER

MAKE OF BURNER

DATE INSTALLED

LOCATION

DRIVEWAY PERMIT NO.

DEPOSIT NUMBER

DATE ISSUED

CONTRACTOR

SITE INSPECTION

12/5/62

BY

[Signature]

FOOTING AND FOUNDATIONS

BY

FRAMING

1/14/63

BY

[Signature]

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				BY <i>[Signature]</i>		
PLOTTED SURVEY SUBMITTED				CERTIFICATE OF OCCUPANCY ISSUED 1/15/69 <i>[Signature]</i>		

CITY OF HIGHLAND PARK, ILLINOIS
BUILDING DEPARTMENT

BUILDING PERMIT FILE CARD



Property Tax Assessment Information by PIN



[Print This Page](#) | [Close](#)

Property Address

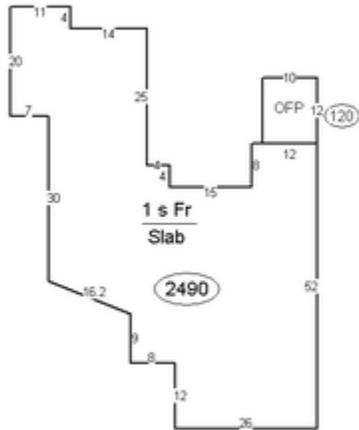
Pin: 16-26-404-010
 Street Address: 1127 RIDGEWOOD DR
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$81,502
 Building Amount: \$65,113
 Total Amount: \$146,615
 Township: Moraine
 Assessment Date: 2015

Property Characteristics

Neighborhood Number: 1826050
 Neighborhood Name: Ravinia Highlands
 Property Class: 104
 Class Description: Residential Improved
 Total Land Square Footage: 27906
 House Type Code: 43
 Structure Type / Stories: 1.0
 Exterior Cover: Wood siding
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1953 / 1953
 Condition: Fair
 Quality Grade: Good
 Above Ground Living Area (Square Feet): 2490
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 0
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 2
 Number of Half Bathrooms: 0
 Fireplaces: 1
 Garage Attached / Detached / Carport: 0 / 0 / 0
 Garage Attached / Detached / Carport Area: 0 / 0 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 1 / 0
 Porches Open / Enclosed Area: 120 / 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
12/4/2007	\$520,000	Qualified	

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

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

Jack Kapes

Jack Kapes of Highland Park died Jan. 21 at Highland Park Hospital.

Mr. Kapes, a commercial artist for over 40 years and owner of Jack Kapes Associates of Chicago, was born in Chicago.

Survivors include his wife, Ruth; three sons, Roger Kapes of Albuquerque, N.M., Russell Kapes of Naples, Fla., and Gordon Kapes of Chicago; and three sisters, Belle Levin, Frances Evensen and Lillian Slotten.

Services were private. Memorials may be made to the Chicago Botanic Garden, Glencoe, Ill.

Historic Preservation Commission

275 N. Deere Park Drive Demolition Review

To: Historic Preservation Commission
From: Andy Cross
Date: 2/11/2016

<i>Year Built:</i>	1925
<i>Style:</i>	Spanish Colonial Revival
<i>Petitioner:</i>	Peter Berkman
<i>Size:</i>	5,500 square feet
<i>Original Owner:</i>	Ollie Mullenbach
<i>Architect:</i>	Huszagh & Hill, Chicago, IL
<i>Original Cost:</i>	\$25,000
<i>Significant Features:</i>	Ceramic tile roof, limestone surround, iron balconets at 2 nd floor
<i>Alterations:</i>	<ul style="list-style-type: none">• Listed in report below
<i>Staff Opinion:</i>	Staff recommends the HPC determine whether the house at 275 N. Deere Park Drive is representative of Huszagh & Hill's work, or if the alterations have eroded the architectural significance of the house.



The house at 275 N. Deere Park Drive is a Spanish Colonial Revival house built in 1925. It was designed by Huszagh & Hill, who are associated with designing estate houses around the North Shore in the early 20th century.

The large house has been altered throughout its life, with additions on the front, rear, and side of the house. A garage was added on the front in 1967, a large family room addition on the rear in 1975, a tower element on the side of the house in 1981, and several interior remodeling projects over the decades.

The 2003 Braeside architectural resource survey gave the house a C – Contributing historical status. The survey entry notes the Illinois Historic Structure Survey identified the structure as non-historic. If not for the 1967 garage addition, however, the house would be rated as “Significant.”

The original building permit from 1925 was located in City archives. Records that old are rarely available, so it was a surprise to find it. A handwritten note on the permit card identifies the architects and Huszagh and Hill, as well as the original cost of \$25,000. Architectural plans on

Historic Preservation Commission

microfilm are for additions and modifications from 1959 to 1992. None show the original design of the house.

Architectural Analysis

The 2001 South Central survey indicates this house was designed in a Spanish Colonial Revival Style and provides a summary and photograph example:

Spanish Colonial Revival architecture is fairly uncommon outside the southwestern states and Florida where Spanish Colonial construction actually occurred. It gained some popularity after the Panama California Exposition held in San Diego in 1915. Spanish Colonial Revival homes of various sizes, built during the 1920s and 1930s, are scattered around the country, and some are found in Highland Park. The style is typified by low-pitched ceramic tile roofs, stucco wall surfaces, eaves with little or no overhangs, wrought iron work, and round-arched windows and doorways.



Figure 1: 490 Ava Street, Highland Park

The house at 490 Ava Street, built in 1926, is an excellent one-story version of the Spanish Colonial Revival style. It

has the characteristic tile roof, stucco exterior walls, and multi-light half-round arches over the windows.

Biographical Information

The original owner of the house at 275 N. Deere Park Drive was OJ “Ollie” Mullenbach. His name didn’t appear in either of the primary local history texts, but Library Liaison Julia Johnas has been consulted for biographical information on this gentleman. Findings will be presented at the upcoming HPC meeting.

Huszagh & Hill

This firm was comprised of Ralph Huszagh and Boyd Hill. Their office was on Michigan Avenue in Chicago. They are known to have designed numerous homes in the North Shore area. Huszagh lived in Winnetka and designed many houses in Highland Park from the 1930s into the 50s. He passed away in California in 1977.

Historic Preservation Commission

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Recommended Action

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

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

Historic Preservation Commission

- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

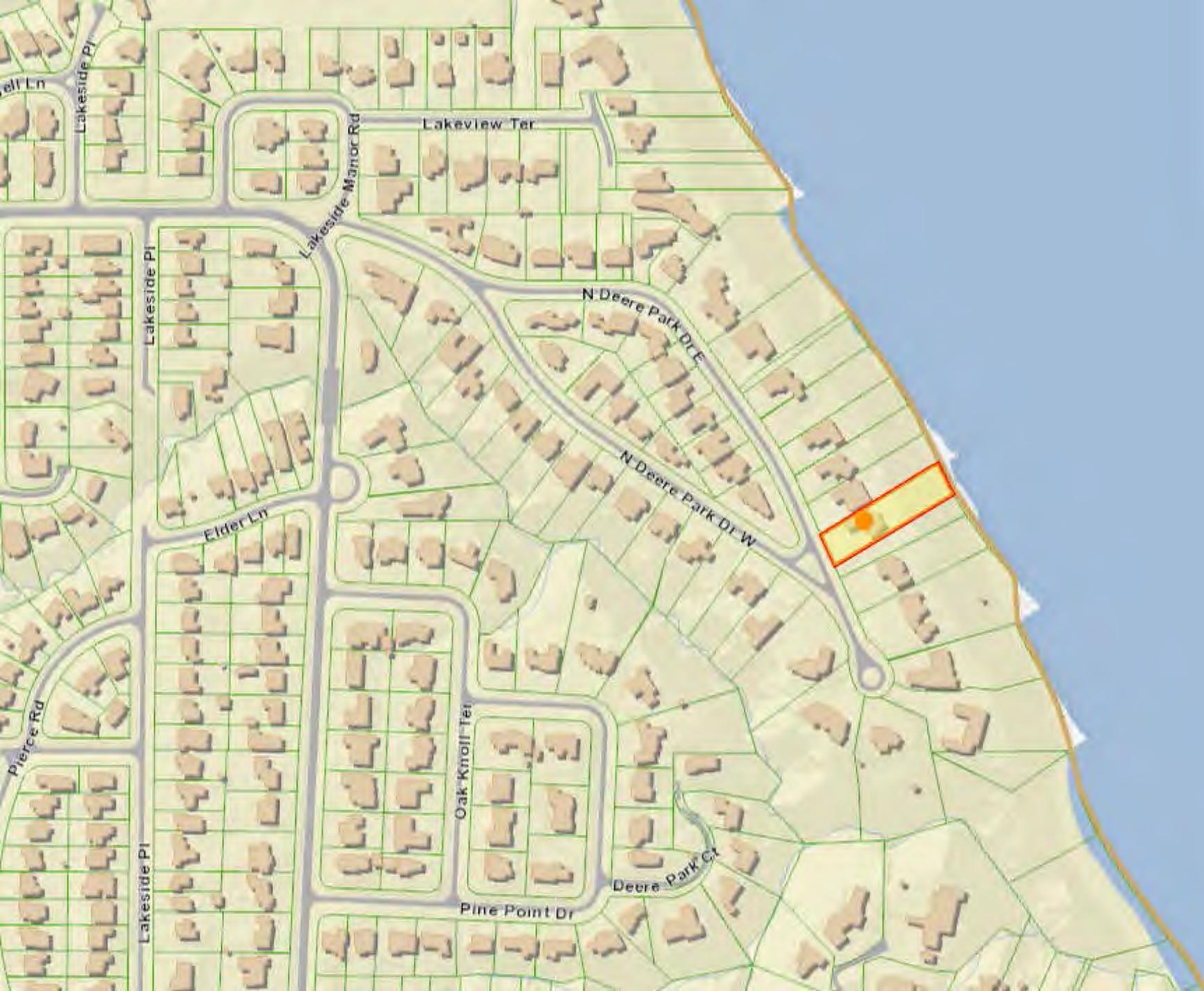
Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data



ell Ln

Lakeside Pl

Lakeside Manor Rd

Lakeview Ter

N Deere Park Dr E

N Deere Park Dr W

Elder Ln

Pierce Rd

Lakeside Pl

Lakeside Pl

Oak Knoll Ter

Deere Park Ct

Pine Point Dr



AERIAL LOOKING EAST



AERIAL LOOKING WEST



EAST ELEVATION



WEST ELEVATION

275 N. DEERE PARK DRIVE EAST, HIGHLAND PARK, IL 60035 - EXISTING SITE PHOTOS

RECEIVED

JAN 19 2016

City of Highland Park
Building Dept



NORTH ELEVATION



WEST & SOUTH ELEVATION



WEST ELEVATION



EAST & SOUTH ELEVATION

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current)

WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original)

WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Mullenbach, O. J. House
COMMON NAME	
PERMIT NO	670; 2341; 10525; 12310; 238
COST	\$25,000
ARCHITECT	Huszagh & Hill
ARCHITECT2	
BUILDER	Salmen, William & Co.
ARCHITECT SOURCE	building permit



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

LANDSCAPE	Lake bluff lot; midblock of residential street; uniform setback; front circular driveway; short stucco wall around from yard; foundation bushes & plantings; mature trees
-----------	---

PHOTO INFORMATION

ROLL1	28
FRAMES1	27-28
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\ndeereparkea st0275.jpg

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	7/28/03
SURVEYAREA	Braeside Survey Area



Lake County, Illinois

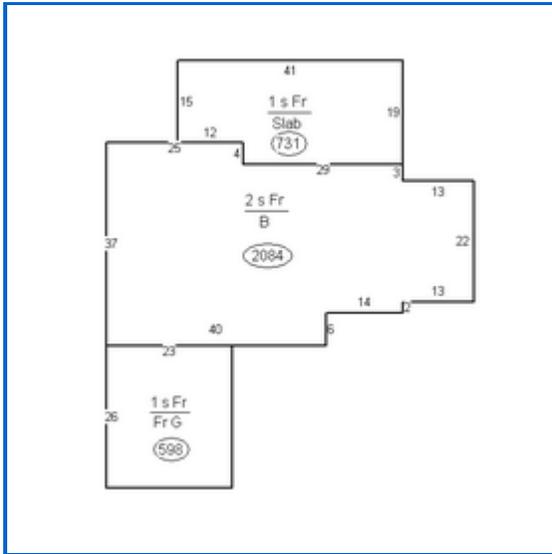
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	17-31-302-019	Neighborhood Number:	1800002
Street Address:	275 N DEERE PARK DR E	Neighborhood Name:	Moraine Lake Front
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035-5343	Class Description:	Residential Improved
Land Amount:	\$280,135	Total Land Square Footage:	33060
Building Amount:	\$257,141	House Type Code:	22
Total Amount:	\$537,276	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Stucco
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1925 / 1934
		Condition:	Average
		Quality Grade:	Exc
		Above Ground Living Area (Square Feet):	5497
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	2084
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	5
		Number of Half Bathrooms:	1
		Fireplaces:	3
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	598 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0



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

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



Property Sales History

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
11/16/2015	\$2,800,000	Qualified	

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1731302019>

Date Sept 29 1925 Building Permit No. 870



Location of Building—No. 2543 Street Deere Park Dr. E.

Name of Owner O. J. Mullenbach

Present Address 1046 Belmont Ave. Chgo.

Old or New Building New tile & Stucco 1055

General Contractor Wm Salmen & Co Address 964 Spruce St. Winnetka

Permit issued to Contr. to construct a dwelling

building on Lot 20 Blk. Sub'n. Deere Park

Builder's estimate \$25000 Permit fee \$84.33

Location on Lot verified Oct 1925 by L. J. ...

Other inspections 4-15-26 ...

Remarks contr. 6863

Job completed Receipt for returned plans Owner

Date 7-3 1926 Building Permit No. 2341

Location of Building—No. 2543 Street Deere Pk Dr East

Name of Owner Ollie J. Mullenbach

Present Address same Phone 2297

Type of Construction tile & stucco Remodeling

General Contractor J. Cabonargi Address HP Phone 2941

Permit issued to Owner to construct a addn to S.f. dwell.

building on Lot 20 Blk. Sub'n. Deere Pk.

Builder's estimate \$5000.00 Permit fee 17.67

Location on Lot verified Feb 3 1926 by

Other inspections

Deposits Sidewalks planked

Remarks

Job completed Receipt for returned plans Owner

Electrical Contractor Kordick Electr. Address Victor Park Chicago 535 S. Wab. Apr. 27

*Call K. 2-18-29
2-18-29*

Wiring Permit No. 1326 Issued 2-27-29 Fixture Permit No. OK Issued
1st Inspection 192 by By STM
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 W.M. Lucke Address Wilmette, Ill.

Water Tap No. 2047 Sewer Tap No. 1816 Job Order No. 580 Issued 10/2/25 Paid 10/2/25
Inspected 192 by
Inspected 10/2/25 192 by
No. Catch Basins No. Lavatories 2 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

Remarks

Electrical Contractor George J. ... Address

Wiring Permit No. 1680 Issued 7-17-30 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

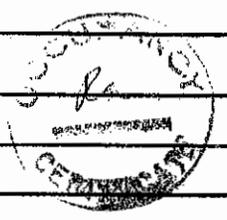
Plumbing Contractor Address

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

DATE PERMIT ISSUED Sept 30th 1959	BUILDING ADDRESS 275 N Deere Park East	BUILDING PERMIT NUMBER 10525
--------------------------------------	---	---------------------------------

BUILDING ON		OF LOT 20	BLOCK	SUBDIVISION	DeerPark
NAME OF OWNER Maxwell Pohn		ADDRESS 880 Lakeside Drive			PHONE NUMBER De 7-6567 ID2-93
ARCHITECT Hirsch & Lowenstein		ADDRESS 508 Central			PHONE NUMBER Id 2 1847
GENERAL CONTRACTOR		ADDRESS			PHONE NUMBER
PERMIT ISSUED TO		ADDRESS			PHONE NUMBER
TYPE OF CONSTRUCTION Remodeling		SQUARE FEET	CUBIC FEET	LOT AREA	
BUILDER'S ESTIMATE \$	BUILDING DEPT. EST. \$	PERMIT FEE \$	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>Issued Permit 10/2/59</i>			BY <i>S. Hagan</i>		
FOOTING AND FOUNDATIONS <i>None put in</i>			BY <i>T. Pottenger</i>		
FRAMING <i>12-23-59</i>			BY <i>T. Pottenger</i>		
ROOFING			BY		
HEATING			BY		
DRIVEWAY			BY		



DATE PERMIT ISSUED 5-20-63	BUILDING ADDRESS 275 N. Deere Park Drive	BUILDING PERMIT NUMBER 12310
-------------------------------	---	---------------------------------

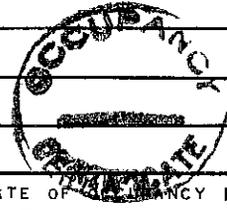
BUILDING ON		OF LOT	BLOCK	SUBDIVISION
NAME OF OWNER M. Pohn		ADDRESS 275 N. Deere Park Drive		
ARCHITECT		ADDRESS		
GENERAL CONTRACTOR Struebing Const.		ADDRESS 7313 Dempster St. Niles		
PERMIT ISSUED TO Same		ADDRESS		
TYPE OF CONSTRUCTION SED-Alteration - Screen Porch		SQUARE FEET <i>4823</i>	CUBIC FEET	LOT AREA
BUILDER'S ESTIMATE \$	BUILDING DEPT. EST. \$ 2000.00	PERMIT FEE \$ 7.00	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 <i>5/21/63 WA</i>			BY	
FOOTING AND FOUNDATIONS <i>Excavation 5/21/63 WA</i>			BY	
FRAMING <i>5/26/63 WA</i>			BY	
ROOFING <i>6/26/63 WA</i>			BY	
HEATING <i>none</i>			BY	
DRIVEWAY <i>same</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 <i>T. Pottenger</i>		
ELECTRICAL				BY		
FIRE REGULATIONS				BY <i>T. Pottenger</i>		
FINAL INSPECTION				BY <i>T. Pottenger</i>		
PLOTTED SURVEY SUBMITTED				CERTIFICATE OF OCCUPANCY ISSUED		
				<i>12/29/59</i> <i>Eck</i>		

CITY OF HIGHLAND PARK, ILLINOIS
BUILDING DEPARTMENT

BUILDING PERMIT FILE CARD

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 <i>none</i>				BY		
PLUMBING <i>none</i>				BY		
ELECTRICAL <i>none</i>				BY		
FIRE REGULATIONS				BY		
FINAL INSPECTION <i>6/26/63</i>				BY		
PLOTTED SURVEY SUBMITTED <i>7/8</i>				CERTIFICATE OF OCCUPANCY ISSUED		
				<i>6/27/63</i> <i>Eck</i>		



CITY OF HIGHLAND PARK, ILLINOIS
BUILDING DEPARTMENT

BUILDING PERMIT FILE CARD

Historic Preservation Commission

536 Chicago Avenue Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 2/11/2016

<i>Year Built:</i>	1959
<i>Style:</i>	Split Level
<i>Petitioner:</i>	Fiumalbo Builders, LLC
<i>Size:</i>	1,667 square feet
<i>Original Owner:</i>	Robert Peterson and Joseph Ugolini
<i>Architect:</i>	John Holland
<i>Original Cost:</i>	\$23,260.00
<i>Significant Features:</i>	Low Pitched Roof one Story Brick House
<i>Alterations:</i>	No Record of any alteration
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 536 Chicago Avenue and how it may satisfy any of the landmark criteria identified in Chapter 24.



Location Map – 536 Chicago Avenue

A demolition application has been submitted for the house at 536 Chicago Avenue. The house is not located within a Highland Park survey area and no determination of significance has been made. The Lake County Tax Assessor’s data as well as the City of Highland Park Building Division records indicate the home was built in 1959 for a cost of \$23,260. The 1959 building permit lists the architect as “John Holland” and the owner “Robert Peterson”; he also listed as the General Contractor.

536 Chicago Avenue is located in the north central part¹ of Highland Park, in the Exmoor subdivision in Highland Park, which was plated between 1903- 1909. This area was developed from the early and mid-twentieth century. The subject property in R7 Single and Two Family Residential zoning district which requires smaller zoning lot area in Highland Park. The current owner of this property also owns 548 and 540 Chicago Avenue.

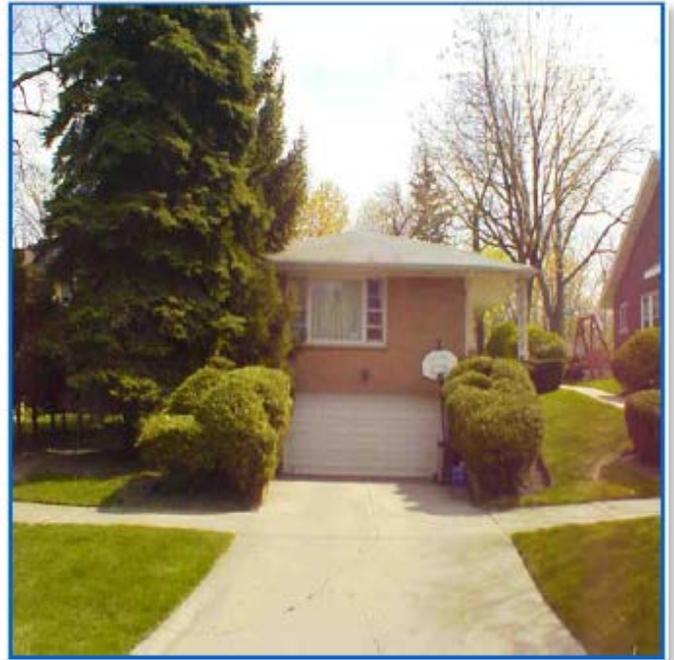
¹ American Suburb at its Best, An Architectural and Historical Survey- 1982 A publication of the HP Landmark Preservation Committee.

Historic Preservation Commission

Architectural Analysis

As the photographs show, the brick house is the popular split level style home of 50s with low pitched roof and overhanging eaves of a ranch house. The split level smaller ranch house was to add levels to allow different type of spaces. The lower level usually housed a garage and the family room and upper level contains living areas.

536 Chicago Avenue was designed by architect John Holland who was member of The American Institute of Architects (AIA) since 1955. He also designed a Bungalow at 565 Broadview in 1957 that was assigned a local significance rating of "C – Contributing,"² as well as a Ranch located at 155 Oakwood Pl., Highland Park in 1964 which was assigned a local significance "NC-Non Contributing"³. John Holland's practice was based in Deerfield, Illinois, he designed various commercial and institutional buildings, churches and involved with municipality master plan design.



Front View – 536 Chicago Avenue

Biographical Information

The original owner Robert Peterson was from Highland Park, born in March 22, 1926 and died in February 17, 2008. He was in US Navy during World War II. Later in his life Robert moved to Wyoming. Joseph Ugolini the second name listed for the same property on the permit record, he came from Italy and lived in Highland Park since 1922.



Side View – 536 Chicago Avenue

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.

² Braeside Survey Area 2004

³ Green Bay Corridor

Historic Preservation Commission

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

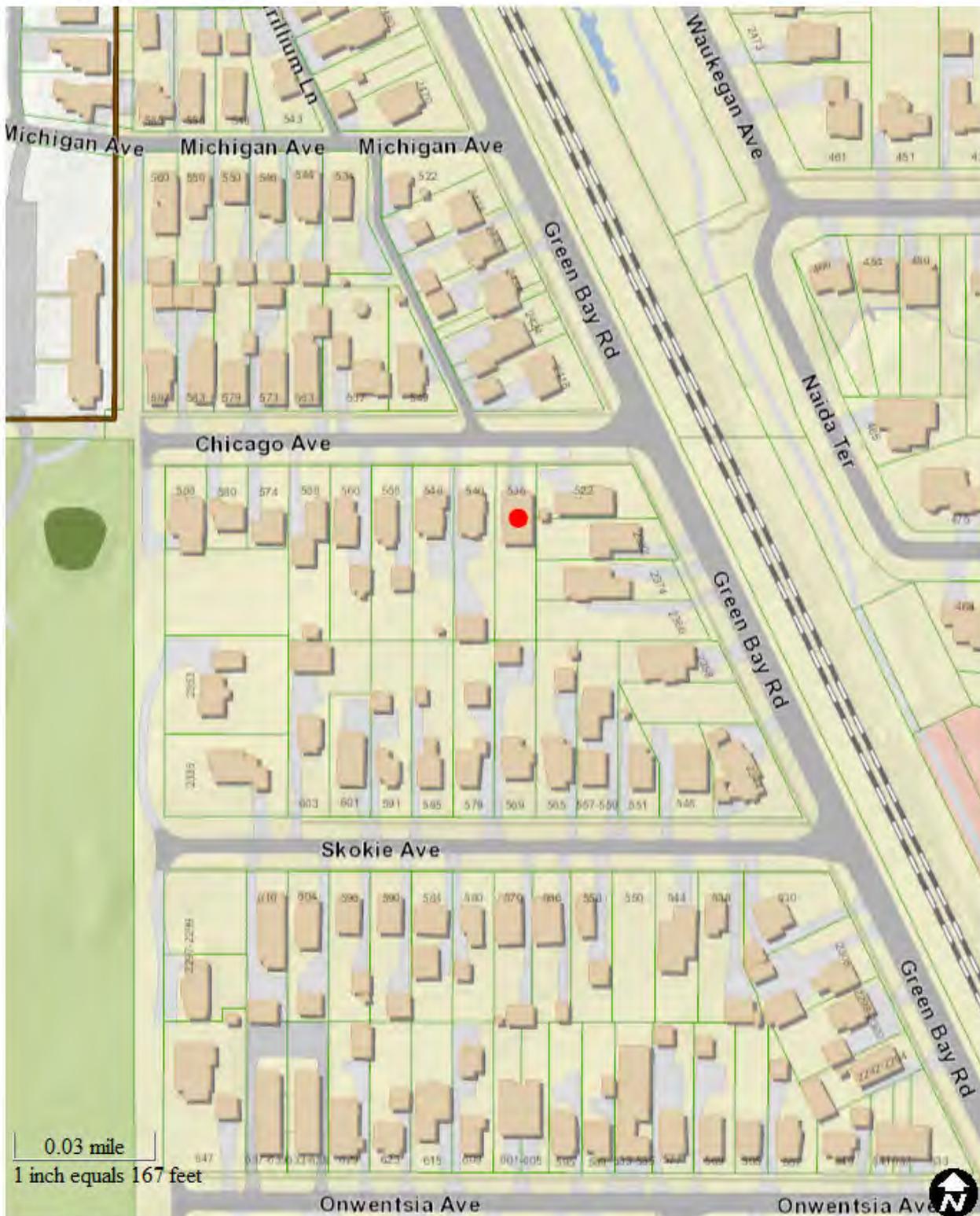
Recommended Action

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- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

Attachments

Site Photos
County Assessor Data
Building Permit Documents
Obituary



Map created on February 4, 2016.
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 Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



536 Chicago Ave



536 Chicago Ave.



536 Chicago Ave.



536 Chicago Ave.



Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-23-101-009	Neighborhood Number:	1823010
Street Address:	536 CHICAGO AVE	Neighborhood Name:	Exmoor Addition/Onwentsia
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$54,206	Total Land Square Footage:	10656
Building Amount:	\$68,106	House Type Code:	43
Total Amount:	\$122,312	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2015	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1959 / 1959
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	1667
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	1667
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	1
Number of Half Bathrooms:	1
Fireplaces:	1
Garage Attached / Detached / Carport:	0 / 0 / 0
Garage Attached / Detached / Carport Area:	0 / 0 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	0 / 0
Porches Open / Enclosed Area:	0 / 0
Pool:	0

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

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

DATE PERMIT ISSUED 6-25-59		BUILDING ADDRESS 536 Chicago Ave.		BUILDING PERMIT NUMBER X 10362	
BUILDING ON W 50' OF LOT		BLOCK 2		SUBDIVISION Exmoor Add'n to H.P.	
NAME OF OWNER Joseph Ugolini Robert Peterson		ADDRESS 667 Glenview Ave.		PHONE NUMBER	
ARCHITECT John Holland		ADDRESS 803 Waukegan Rd., Deerfield		PHONE NUMBER	
GENERAL CONTRACTOR Owner		ADDRESS		PHONE NUMBER	
PERMIT ISSUED TO Owner		ADDRESS		PHONE NUMBER	
TYPE OF CONSTRUCTION BV/1/R ⁴ /BST/G ^a /WA ^o - SFD		SQUARE FEET 48-43	CUBIC FEET	LOT AREA	
BUILDER'S ESTIMATE \$ 21,816.60	BUILDING DEPT. EST. \$ 23,260/00	PERMIT FEE \$ 78.86	BUILDING DEPOSIT \$ 50.00	GUARANTEE DEPOSIT NUMBER 2903	
TYPE OF HEAT WA-oil	PERMIT NUMBER 3376	MAKE OF BURNER Mueller	DATE INSTALLED	LOCATION	
DRIVEWAY PERMIT NO. 2978	DEPOSIT NUMBER 2904	DATE ISSUED 6-25-59	CONTRACTOR		
SITE INSPECTION Posted Permit 6-25-59		BY Sasch			
FOOTING AND FOUNDATIONS Prop 7-9-59		BY Sasch			
FRAMING 12-10-59		BY J. Pottenger			
ROOFING 12-10-59		BY J. Pottenger			
HEATING 8-10-60		BY J. Pottenger			
DRIVEWAY 8-10-60		BY J. Pottenger			

PLUMBING CONTRACTOR Harold Root		ADDRESS 1333 Greenwood - Deerfield			PHONE NUMBER	
WATER TAP NO. 6990	GUARANTEE DEPOSIT NO. 2963-50⁰⁰	FEE 195⁰⁰	DATE ISSUED 7/15/59	SEWER TAP NO. 6039	STORM KAP NO. 2278	
NO. LAVATORIES	NO. LAUNDRY TUBS	NO. TOILETS	NO. BATHS	NO. SINKS	NO. SHOWERS	NO. STACKS
OTHERS S.T.C. 100⁰⁰		DOWNSPOUTS CONNECT TO			DATE COMPLETED	
ELECTRICAL CONTRACTOR Rotary Elect		ADDRESS 3218 Skokie Valley Rd			PHONE NUMBER 102-1255	
ELEC. PERMIT NO. 7685	DATE ISSUED 9-28-59	NO. FIXTURES 18	FLOOR AREA	SIZE OF MAIN WIRE	SIZE OF BRANCH WIRE	
SYSTEM	NO. 15 AMP CIRCUITS	NO. 20 AMP CIRCUITS	NO. OPENINGS	NO. SOCKETS 6 outlets		
NO. CIRCUITS	NO. MOTORS	NO. RANGES	OTHERS			
DRAINAGE		8-10-60	BY T. Pottenger			
PLUMBING <i>Drainage work O.K. 9/23/59</i> <i>Back Test O.K. 9/30/59</i>		8-10-60	BY T. Pottenger			
ELECTRICAL		8-10-60	BY A. Pottenger			
FIRE REGULATIONS		8-10-60	BY T. Pottenger			
FINAL INSPECTION		8-10-60	BY A. Pottenger			
PLOTTED SURVEY SUBMITTED			CERTIFICATE OF OCCUPANCY ISSUED 8/11/60			
CITY OF HIGHLAND PARK, ILLINOIS			9-9-59 T. Pottenger <i>7-11-60 correction letter in bracket on final O.K. 8-10-60</i>			
BUILDING DEPARTMENT			BUILDING PERMIT FILE CARD			

Robert Peterson

Memorial services for Robert Peterson were held Feb. 20 at the First United Methodist Church with Pastor Chris Carr officiating.

Robert Peterson, 81, of Gillette, Wyo., died in Campbell County Memorial Hospital on Feb. 17.

Robert "Bob" Peterson was born March 22, 1926, the son of Lester and Edith (Barbaras) Peterson in Highland Park.

He was raised and educated in Highland Park and graduated from Highland Park High School, where he was the first player to receive All-State football honors.

Mr. Peterson had several offers to play college football but instead entered the U.S. Navy and was stationed in Washington DC, during World War II. Following the war, he returned to Highland Park and began a life-long career with Illi-

nois Bell, which lasted over 35 years.

He loved his years as a lineman and the hard labor it involved.

He also played semi-pro football for the Twin City Indians.

He married Mary Ugolini in 1960.

In 1988, he and his wife retired to Gillette, Wyoming to be near their daughter and family.

He was a 54-year member of the Masons and Shriners and dedicated his life to helping others. Mr. Peterson continued to be active in the community in Wyoming with the Masons and Shriners and also volunteering his time at the Campbell County Memorial Hospital.

He enjoyed traveling to his cabin in Michigan, fishing, gabbing with his buddies, snow-birding in Arizona and spending time with his grandchildren.

Mr. Peterson is survived by his wife, sons, George

(Marla) Surgent of St. Leonard, Maryland, Jim (Devon) Surgent of Bothell, Washington; daughter, JoAnne (Dan) Peterson Conlidge of Gillette, Wyoming and six grandchildren.

He was preceded in death by his parents; four brothers; three sisters and his first wife, Betty Batt.

Donations in his name may be made to benefit Campbell County Memorial Hospice or the American Alzheimer's Association. Memorials and condolences may be sent in care of Stevenson-Wilson Funeral Home, 210 W. 5th Street, Gillette, Wyoming 82716 or via the internet at www.stevensonwilson.com.

lived here since 1922. He was a member of the Modenesi Society, the Cuore Arte Club, and the Italian Catholic Federation.

He is survived by his wife, Marie; two daughters, Mrs. Barbara Saliba and Mrs. Beatrice May, both of Highland Park; 12

grandchildren; and two brothers, Bert of Highwood and Amerigo of Bevier, Mo.

Funeral mass will be said at 9:30 a.m. Friday at St. James Catholic Church, Highwood. Interment will be in Ascension Cemetery.

In lieu of flowers contributions may be made to the M. Wayne Patrick Memorial Fund, Biology Department, Lake Forest College, Lake Forest, Ill.

Mrs. Amelia Poggioli

Mrs. Amelia Poggioli, 70, of 1217 Taylor Av., Highland Park, died Friday at Highland Park Hospital.

Born in Spring Valley, Ill., she had been a resident for 40 years. She was a member of the Italian Women's Prosperity Club.

She is survived by a son, Stanley of Highland Park; three daughters, Mrs. Beatrice Turco of Highland Park, Mrs. Delores Herriges of Mundelein, and Mrs. Charlotte Herriges of Northbrook; 12 grandchildren; five great-grandchildren; and a sister, Mrs. Catherine Magnino of Depue, Ill.

Funeral mass was said Saturday at Immaculate Conception Church, Highland Park. Interment was in Ascension Cemetery, Libertyville.

Joseph Ugolini

Joseph Ugolini, 64, of 536 Chicago Av., Highland Park, died May 5.

Born in Modena, Italy, he had

Historic Preservation Commission

540 Chicago Avenue Demolition Review

To: Historic Preservation Commission
 From: Nusrat Jahan, Planner
 Date: 2/11/2016

<i>Year Built:</i>	1924
<i>Style:</i>	Two Story Traditional
<i>Petitioner:</i>	Fiumalbo Builders, LLC
<i>Size:</i>	Unknown
<i>Original Owner:</i>	W. A. Sharpe
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Dormer in the front Façade
<i>Alterations:</i>	Second Floor Dormer (1948) Detached Garage (1983)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 540 Chicago Avenue and how it may satisfy any of the landmark criteria identified in Chapter 24.



Location Map – 540 Chicago Avenue



Front View – 540 Chicago Avenue

The owner of 540 Chicago Avenue submitted a demolition application for the house. 540 Chicago Avenue is not located within a Highland Park survey area and no determination of significance has been made. The 1924 building permit list indicates the owner, “W. A. Sharpe” and also as the General Contractor for the house but no architect is listed. The June 11th 1948 permit document indicates a second floor addition was constructed and the owner is “Joseph Ugolini”. The subject property address was 634 Chicago Avenue till 1950 afterward the property commonly known as 540 Chicago Avenue. The Lake County Tax Assessor’s data indicates the home was built in 1950. The microfilm include 1983 permit document for the detached garage and addition. Other records since then are only for minor upkeep and small improvements on the property.

Historic Preservation Commission

540 Chicago Avenue is located in the north central part¹ of Highland Park, in Exmoor subdivision in Highland Park which was platted between 1903- 1909, this area was developed from the early and mid-twentieth century. The subject property in R7 Single and Two Family Residential zoning district which requires smaller zoning lot area in Highland Park. Current owner of this property also owns 536 and 548 Chicago Avenue properties.

Architectural Analysis

As the photographs depict, the two unit residence is a traditional two story brick structure with a basement. The front elevation reflects flashed front door and two symmetrical windows on each side and a dormer on the front. The rear and the side elevations show that the second floor addition with partially brick and siding materials. The staff determined the subject property cannot be identified with any architectural character rather than a post-world war II home without any significant style. The commission may conduct further discussion of determining the architectural style of the house.

Biographical Information

Ex-Officio member Julia Johnas provided the biographical information on the original ownership of the property. William A. Sharpe born abt. 1880 in England. Married Ruth R. around 1904. Immigrated in 1908, naturalized 1917. Mr. Sharpe's occupation is listed as mason - odd jobs. Also in the household were Mr. Sharpe's two younger brothers, Joseph, also a mason, and Thomas, a carpenter. 1920 Federal Census, Mr. Sharpe, wife and daughters are listed at 634 Chicago Ave. According to tax assessment rolls, Mr. Sharpe was at this address in 1919. 1919-1920 street directory also confirms his residence at this address prior to the 1924 build date that you listed. Mr. Sharpe was living at that address as late as 1942.

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.

¹ American Suburb at its Best, An Architectural and Historical Survey- 1982 A publication of the HP Landmark Preservation Committee.

Historic Preservation Commission

- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Recommended Action

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

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

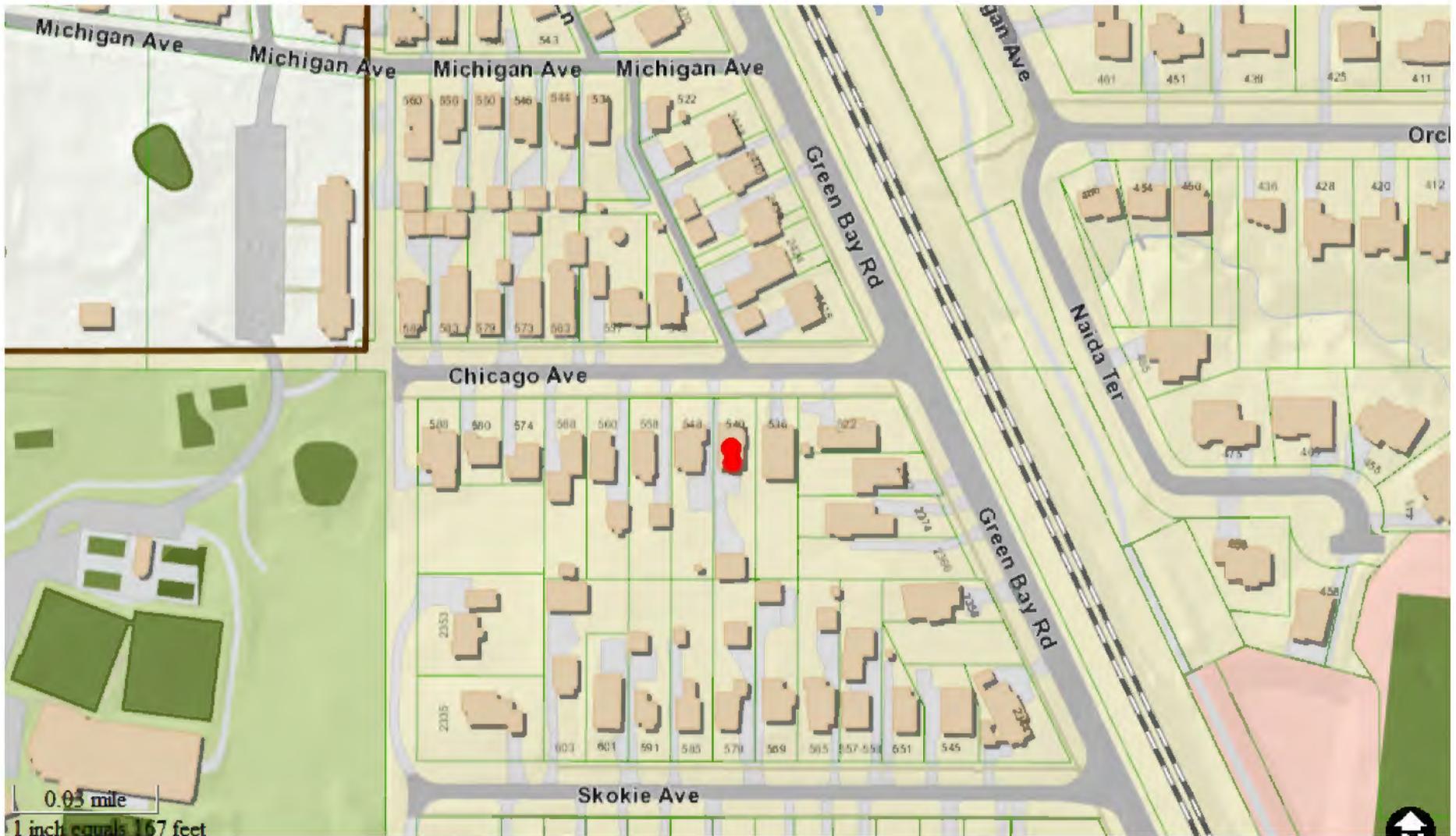
Attachments

Site Photos

County Assessor Data

Building Permit

540 Chicago Avenue



Map created on February 4, 2016.

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



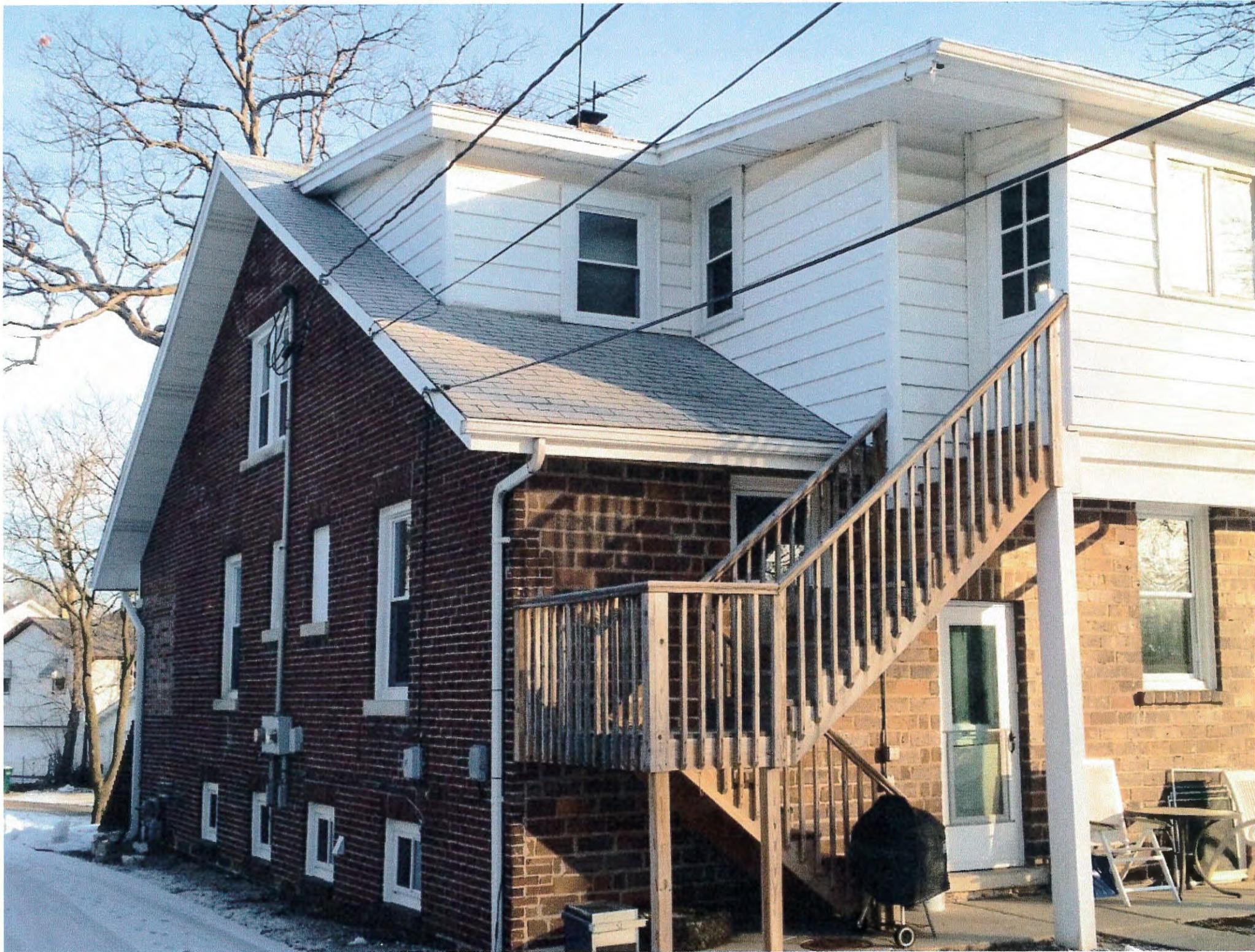
540 Chicago Ave



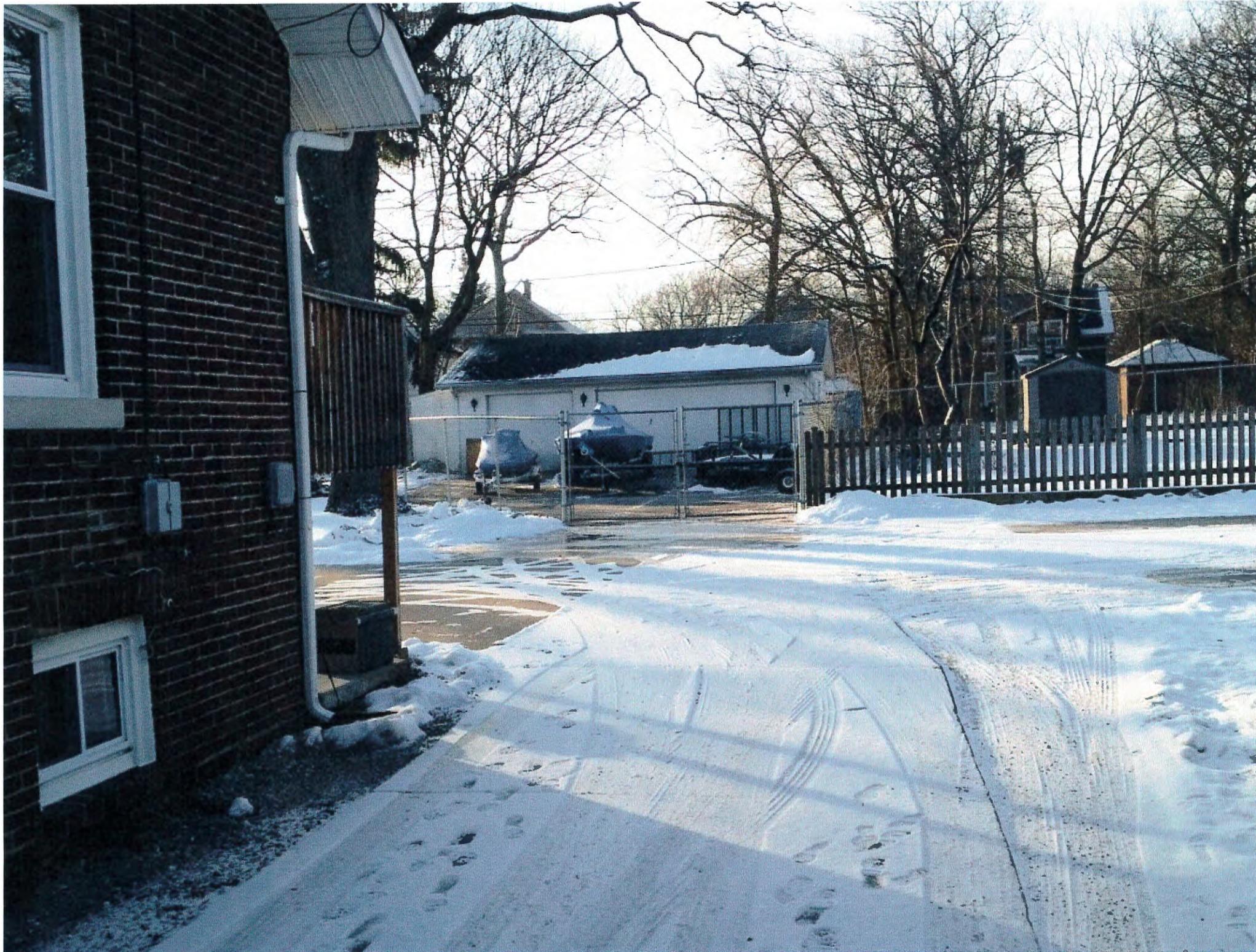
540 Chicago Ave.



540 Chicago Ave.



540 Chicago Ave



540 Chicago Ave.



540 Chicago Ave.



Lake County, Illinois

Property Tax Assessment Information by PIN

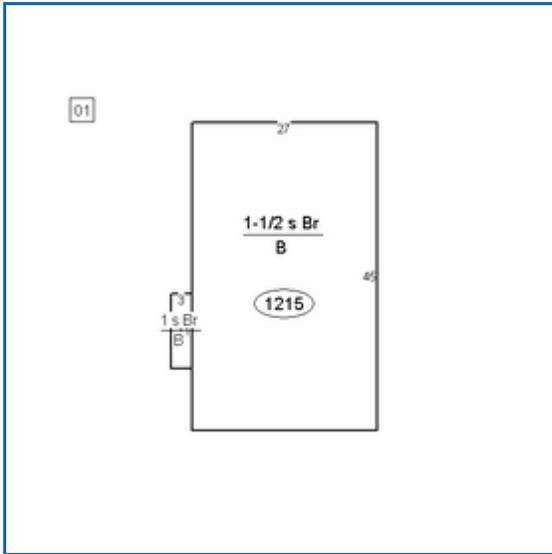
Property Address		Property Characteristics	
Pin:	16-23-101-008	Neighborhood Number:	1823010
Street Address:	540 CHICAGO AVE	Neighborhood Name:	Exmoor Addition/Onwentsia
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$54,265	Total Land Square Footage:	10677
Building Amount:	\$65,111	House Type Code:	22
Total Amount:	\$119,376	Structure Type / Stories:	1.5
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2015	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1950 / 1950
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	1977
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	1248
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	2
Number of Half Bathrooms:	0
Fireplaces:	1
Garage Attached / Detached / Carport:	0 / 1 / 0
Garage Attached / Detached / Carport Area:	0 / 216 / 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
4/27/2006	\$1,000,000	Unqualified	

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

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

<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1623101008>

Date June 11, 1948 Building Permit No.

Location of Building—No. 627 540 Street Chicago Avenue

Name of Owner Joseph Ugolini

Present Address Same as above Phone

Type of Construction 2nd floor Decking Remodeling Front Porch

Architect None Address Phone

General Contractor Albert Anderson Address Central Avenue Phone

Permit issued to Owner to construct a

building on Lot 1 Blk 3 Sub'n See Permit

Builder's estimate \$1,000 Permit fee \$4.34 Job No. ND Amt. \$

Location of Lot verified 6-17 1948 by H. Sasch

Other inspections Posted Card

Deposits Sidewalks planked

Remarks

Old or New Building New (Garage) Building Permit No. 961

Name of Owner W. A. Sharpe Date April 28 1944

Present Address 634 Chicago Ave.

General Contractor Owner Address above

Permit issued to Owner to construct a Frame Building on

Lot 1 Blk. 3 Subdivision Frame

No. 540 Street Chicago Ave Work to start at Once 1944

Location on lot verified 19 by

Other Inspections

Remarks:

Electrical Contractor Address

License No. Elect. Permit No. Date 19

Date of Inspection application 19 Ready for inspec-

tion on 19 Inspected 19 by

Size main wire size branch wire System used

No. openings No. sockets No. circuits No. Arc

lamps No. Generators of k.W. capacity.

No meters of Total H.P. Certificate of Inspection

issued 19 Number Public Service notified

19

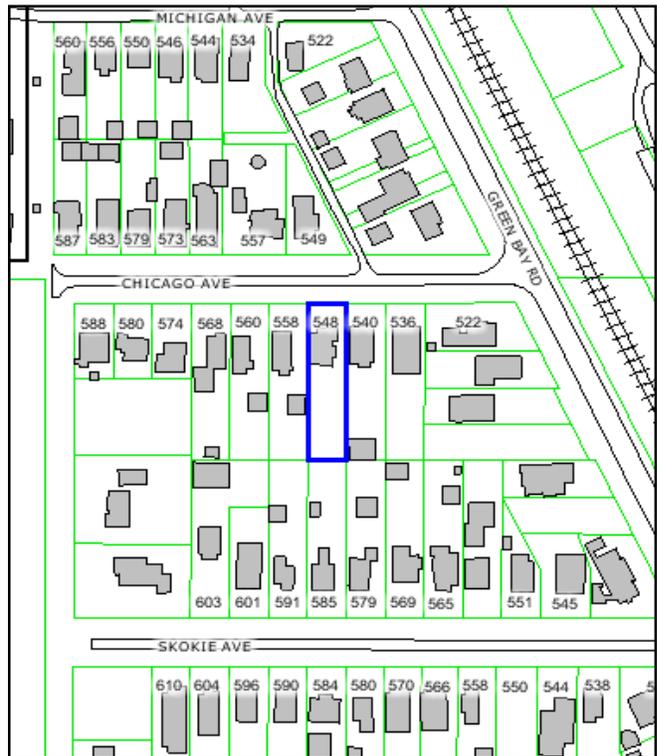
Remarks:

Historic Preservation Commission

548 Chicago Avenue Demolition Review

To: Historic Preservation Commission
 From: Nusrat Jahan, Planner
 Date: 2/11/2016

<i>Year Built:</i>	1924
<i>Style:</i>	Minimal Traditional
<i>Petitioner:</i>	Fiumalbo Builders LLC.
<i>Size:</i>	Unknown
<i>Original Owner:</i>	W. A. Sharpe
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Double Pitched roof, partially two story with gabled widows on the side facade
<i>Alterations:</i>	<ul style="list-style-type: none"> • Interior Alteration (1936) • Two Family Dwelling and Carport (1961) • 2008 Roof Repair and Interior Remodeling
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 548 Chicago Avenue and how it may satisfy any of the landmark criteria identified in Chapter 24.



Location Map – 548 Chicago Avenue

A demolition application has been submitted for the house at 548 Chicago Avenue. The subject property does not appear in any of the Historical and Architectural Surveys and no determination of significance has been made. Therefore, as a matter of City Policy, it is appearing before the Historical Preservation Commission for a demolition review.

The Lake County Tax Assessor’s data indicates the original house was built in 1923, and the City of Highland Park Building Division records indicate the home was built in 1924 and the cost is unknown. The 1924 building permit lists the architect as “None” and the owner, “W. A. Sharpe” was also the General Contractor for the house’s construction. The city records indicate that a permit was issued in 1961 for a carport addition and two family dwellings. Permit files on microfilm include the original construction and addition.

Historic Preservation Commission

548 Chicago Avenue is located in the north central part¹ of Highland Park, in Exmoor subdivision in Highland Park which was platted between 1903- 1909, this area was developed from the early and mid-twentieth century. The subject property in R7 Single and Two Family Residential zoning district which requires smaller zoning lot area in Highland Park.



Front View – 548 Chicago Avenue



Side View – 548 Chicago Avenue

On June 12, 2008, the Commission determined that no landmark criteria were fulfilled and voted to approve the demolition request for the subject property and the approval expired in June 12, 2009. 588 Chicago Avenue, which is located six houses west of the subject property, was reviewed and approved for demolition with no delay in 2010.

Architectural Analysis

As the photographs show, it is a basic low pitched traditional house with brick and vinyl sidings. Staff didn't identify any note worth architectural characteristics of this partially two story house with basement, though the Commission may discuss whether the design has any high-style elements.

Biographical Information

The original owner of this house was Peter Sperling. Ex-Officio member Julia Johnas has been consulted for biographical information on the original ownership of the property. Findings will be presented at the upcoming HPC meeting.

¹ American Suburb at its Best, An Architectural and Historical Survey- 1982 A publication of the HP Landmark Preservation Committee.

Historic Preservation Commission

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Recommended Action

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

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- (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.

Historic Preservation Commission

Attachments

Location Map

Site Photos

County Assessor Data



548 Chicago Ave.



548 Chicago Ave.



548 Chicago Ave.



548 Chicago Ave.



548 Chicago Ave.



Lake County, Illinois

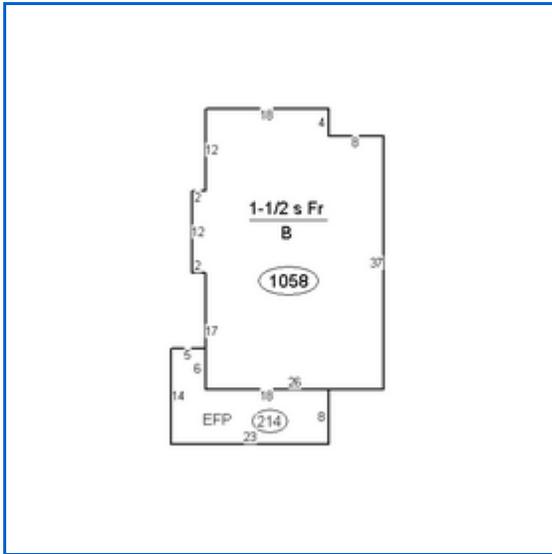
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-23-101-007	Neighborhood Number:	1823010
Street Address:	548 CHICAGO AVE	Neighborhood Name:	Exmoor Addition/Onwentsia
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$54,223	Total Land Square Footage:	10662
Building Amount:	\$42,610	House Type Code:	21
Total Amount:	\$96,833	Structure Type / Stories:	1.5
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1923 / 1923
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1692
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	1058
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	0
		Fireplaces:	1
		Garage Attached / Detached / Carport:	0 / 0 / 0
		Garage Attached / Detached / Carport Area:	0 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 1
		Porches Open / Enclosed Area:	0 / 214
		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
4/27/2006	\$1,000,000	Unqualified	
5/14/2003	\$180,000	Qualified	

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1623101007>

Old or New Building New Building Permit No. 116
 Name of Owner W.A. Sharpe Date May 16 1924
 Present Address Chicago Ill
 General Contractor Owner Address above
 Permit issued to Owner to construct a Frame Building
 Lot 5 Blk. 3 Subdivision Exmoor
 No. 548-636 Street Chicago Ave Work to start at once 1924
 Location on lot verified 19 by _____
 Other Inspections _____
 Remarks: _____

 Electrical Contractor Vetter Elect Address H.P.
 License No. _____ Elect. Permit No. 138 Date _____ 19____
 Date of Inspection application July 20 1924 Ready for inspection on _____ 19____
 Inspected _____ 19____ by _____
 Size main wire _____ size branch wire _____ System used BK
 No. openings 25 No. sockets _____ No. circuits _____ No. Arc lamps _____
 No. Generators _____ of _____ k.W. capacity. _____
 No meters _____ of _____ Total H.P. Certificate of Inspection issued _____ 19____
 Number _____ Public Service notified Sept 24 1924.
 Remarks: Fixture Permit Sept 23 1924 16 fix. \$1.50

Date 30 April 1936 Building Permit No. 3291
 Location of Building—No. 636 ⁵⁴⁸ Street Chicago Ave
 Name of Owner Joseph Skuldy
 Present Address same Phone 1119
 Type of Construction frame Remodeling
 General Contractor Owner Address _____ Phone _____
 Permit issued to _____ " _____ to construct a interior alteration
 building on _____ Lot 2 Blk. 3 Sub'n. Exmoor
 Builder's estimate \$150- Permit fee 150
 Location on Lot verified _____ 1936 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.....

Size of main wire.....Size of branch wire..... System.....

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

Certificate of Inspection issued..... 19..... No.....

Inspector

Plumbing Contractor..... Address.....

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

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..... 19..... No.....

Downspouts connected to.....

Kind of Heat..... Name of Burner.....

Tank and Burner Inspection.....

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

Type.....

Plumbing Contractor V. Killian Address Winetka License No. 96 Plumbing Permit No. 96 date July 15 1924 Date of Inspection application 19 Ready for Sewer connection inspection on July 15 1924 inspected by [Signature] on July 15 1924 Ready for plumbing inspection on July 15 1924 inspected by [Signature] on July 15 1924

No. toilets 1 No. catch basins 1 No. lavatories 1
 No. shower baths — No. baths 1 No. sinks 1 No. laundry tubs 1
 No. of stacks 1/2 44 other items [Signature]

Certificate of inspection issued..... 19..... Number of Certificate 119
 City Water Department notified.....

Remarks:.....

General Remarks:.....

Plumbing Contractor V Killian Address _____ License _____
 No. _____ Plumbing Permit No. _____ date _____ 19____ Date of In-
 spection application _____ 19____. Ready for sewer connection
 inspection on _____ 19____. Inspected by _____ on _____ 19____
 Ready for plumbing inspection on July 11 19____. Inspected by _____
 on _____ 19____. No. catch basins _____ / No. lavatories _____
 No. toilets _____ / No. baths _____ / No. sinks _____ / No. laundry tubs _____
 No. shower baths _____ . No. of stacks 2 other items _____

Certificate of inspection issued _____ 19____ Number of Certificate
 City Water Department notified _____ 19____.
 Remarks: _____

General Remarks: Plans returned 1/31/27
John J. Murphy

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

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

Tank Inspection _____

DATE PERMIT ISSUED May 10, 1961	BUILDING ADDRESS 548 Chicago Ave	BUILDING PERMIT NUMBER 11220
------------------------------------	-------------------------------------	---------------------------------

BUILDING ON	OF LOT	BLOCK	SUBDIVISION
-------------	--------	-------	-------------

NAME OF OWNER John Paul Perry Sr.		ADDRESS same		PHONE NUMBER Id 2 5141
ARCHITECT		ADDRESS		PHONE NUMBER
GENERAL CONTRACTOR owner		ADDRESS		PHONE NUMBER
PERMIT ISSUED TO same		ADDRESS		PHONE NUMBER
TYPE OF CONSTRUCTION Two family dwelling frame		SQUARE FEET carport addition	CUBIC FEET on accessory building	LOT AREA LR
BUILDER'S ESTIMATE \$ 300	BUILDING DEPT. EST. \$ 300	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	5-10-61	BY	T. Pottenger
FOOTING AND FOUNDATIONS	not needed	BY	
FRAMING	11-24-61	BY	T. Pottenger
ROOFING	11-24-61	BY	T. Pottenger
HEATING	not needed	BY	
DRIVEWAY	not needed	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	FLDOR 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		11-24-61		BY T. Pottenger		
PLUMBING		Not needed		BY		
ELECTRICAL		Not needed		BY		
FIRE REGULATIONS		11-24-61		BY T. Pottenger		
FINAL INSPECTION		11-24-61		BY T. Pottenger 11-27-61 edw		
PLOTTED SURVEY SUBMITTED				CERTIFICATE OF OCCUPANCY ISSUED 12-14-61 Edw		

CITY OF HIGHLAND PARK, ILLINOIS
BUILDING DEPARTMENT

BUILDING PERMIT FILE CARD

Historic Preservation Commission

Certificate of Appropriateness – The Cary Avenue Pedestrian Bridge

To: Historic Preservation Commission
From: Andy Cross, Senior Planner
Date: 2/11/2016

Property Location: Cary Avenue between
Dean and Sheridan Rd.

Petitioner: City of Highland Park

Historical Status: Bridge designated a local
landmark in 2011

Project Architect: Christopher B. Burke
Engineering, LTD
Chicago, IL



CARY AVENUE PEDESTRIAN BRIDGE

The Cary Avenue Bridge was built by the City in 1928 at a cost of \$8,500. It spans 136 feet over a ravine and connects two sides Cary Avenue near Sheridan Road by Rosewood Beach. The bridge has a riveted steel structure and a concrete walking pad. The bridge's most distinctive feature is a three-foot decorative steel handrail that runs the length of the bridge along both sides. In the middle of the handrail, where the view of the ravine is most impressive, is a bronze plaque commemorating the Mayor in 1928 (Benjamin Lewis), the Corporation Counsel, City Clerk, and the four City Commissioners. The bridge predates the current City Council form of government, which began in 1955.

In 2011 there was concern about the bridge's stability and steady deterioration. Residents shared a concern with the HPC that further neglect could result in irreparable damage and the loss of the 1928 handrail. In response, the Historic Preservation Commission worked with the City to designate the bridge as a local historic landmark.

Historic Preservation Commission

IMPACT OF LANDMARK DESIGNATION

The steel design of the foot bridge is common and typical of the era the bridge was designed in. The structure is a familiar element of the landscape and has been around for many years, but it is not considered architecturally significant. The 2011 landmark designation includes the entire bridge, so any new designs would be subject to a review by the HPC for a Certificate of Appropriateness. However, discussions by the Commission at the time of the landmark designation indicated that if the bridge were considered for replacement in the future, the Historic Preservation Commission would place a higher priority on preserving the ornate handrail rather than reproducing the riveted steel bridge as it appears now.

PROPOSED MODIFICATION

The City Engineer has provided the following summary of the proposed project on the Cary Avenue Pedestrian Bridge:

The City of Highland Park is currently in the preliminary design phase for the replacement of the pedestrian bridge that carries Cary Avenue over Ravine 3. The City is aware of the historical significance of the existing bridge railing. With this in mind, the plan is to re-use the existing railing on the new structure. The railing will be removed from the existing bridge and will be repaired and repainted.

A conceptual plan that highlights the appearance of the proposed bridge with the existing railing installed on the new bridge structure has been developed and was presented to the public at an Open House meeting on January 19, 2016. Based on comments from residents at the Open House the conceptual design is favorable; however, the final color of the bridge and railing needs refinement. Residents expressed interest for a color that matches the existing foliage of plantings in Ravine 3.

Replacement plans for the bridge originally had two options: Concrete supports for the bridge or a steel structure reflective of the original design. A conceptual plan showing the steel structure was well-received by residents at the open house mentioned above. Furthermore, a color scheme that was sympathetic to the ravine environment was also preferred by the residents. The conceptual design can be seen in **Figure 1**.

Historic Preservation Commission



Figure 1: Conceptual Plan for the Cary Avenue Bridge Replacement

Information has been included in the attachments to provide more background on the bridge and the HPC's discussions back in 2011.

STANDARDS FOR CERTIFICATES OF APPROPRIATENESS

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(D) of the City Code. As the HPC considers these standards, it is again worth noting that the architectural design of the bridge was not considered historic at the time of the landmark nomination. The goal of the landmark designation was to ensure the Commission had an opportunity to review the impact of any renovation plans on the handrail. As part of this replacement project, the existing historic handrail will be removed, repainted, and re-installed on the new bridge.

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

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

(3) Proportion of openings. The relationship of the width to height of windows and doors of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually

Historic Preservation Commission

compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.

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

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

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

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

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

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

(10) Scale of a structure. The size and mass of a Landmark, Regulated Structure, or a Contributing Regulated Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.

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

Historic Preservation Commission

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

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

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

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

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

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

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

(19) Repair to deteriorated features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in

Historic Preservation Commission

composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;

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

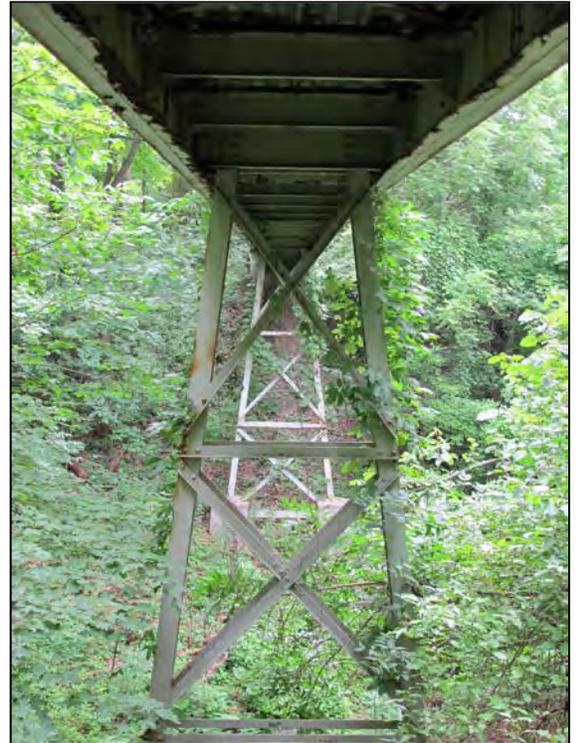
(21) Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing Regulated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

RECOMMENDATION

The Historic Preservation Commission is asked to discuss the proposed modification to the Cary Avenue Pedestrian Bridge and how it may satisfy any of the COA standards identified above. If the Commission determines that applicable standards are satisfied, then a motion can be made to approve the proposed modification as presented.

ATTACHMENTS

- Photos of the Cary Avenue Bridge
- Landmark Ordinance for Bridge
- Final Conceptual Plan for Bridge Replacement
- August 2010 HPC Report on Bridge
- September 2010 Landmark Nomination for Bridge

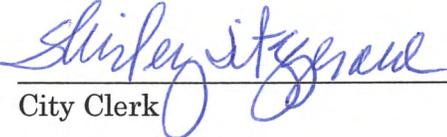


**CITY OF HIGHLAND PARK)
COUNTY OF LAKE) SS
STATE OF ILLINOIS)**

I, SHIRLEY A. FITZGERALD, City Clerk of the City of Highland Park, in the County of Lake, State of Illinois, do hereby certify that I am keeper of the records, ordinances, files and seal of said City, and;

I HEREBY CERTIFY that the attached is a true and correct copy of Ordinance No. 57-11, entitled "AN ORDINANCE DESIGNATING THE CARY AVENUE PEDESTRIAN BRIDGE AS A LOCAL LANDMARK," passed and approved by the City Council of said City at a regular meeting of the City Council held on August 22, 2011, and still in full force and effect, all as appears from the records and files of my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said City of Highland Park, this 12th day of September 2011.



City Clerk

ORDINANCE NO. 57-11

AN ORDINANCE DESIGNATING THE CARY AVENUE
PEDESTRIAN BRIDGE AS A LOCAL LANDMARK

WHEREAS, the City is the record owner of the pedestrian bridge located adjacent to Cary Avenue between Sheridan Road and Rice Street, in the City ("*Bridge*"); and

WHEREAS, the Bridge is a riveted steel bridge originally constructed in 1928, and features a three-foot decorative steel handrail along both sides; and

WHEREAS, on September 16, 2010, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("*City Code*"), David Rotholz, a member of the City Historic Preservation Commission ("*Commission*"), submitted a written nomination to the Chairman of the Commission to designate the Bridge as a landmark; and

WHEREAS, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the Bridge was held on October 14, 2010; and

WHEREAS, on October 14, 2010, the Commission adopted Resolution No. 10-01, recommending preliminary landmark designation of the Bridge pursuant to Section 24.025(B)(2) of the City Code; and

WHEREAS, pursuant to Section 24.025(D)(3) of the City Code, the City has consented to the proposed landmark designation of the Bridge; and

WHEREAS, on December 9, 2010, the Commission accepted the planning report prepared by the City Director of Community Development, pursuant to Section 24.025(C) of the City Code, and voted to recommend approval of the proposed landmark designation of the Bridge, in accordance with Sections 24.025(D)(3) and 24.025(G)(2) of the City Code; and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City and its residents to designate the Bridge as a landmark;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the City Council.

SECTION TWO: FINDINGS. The City Council, having reviewed the findings, recommendations, and official record of the Commission, hereby finds as follows:

- A. The Bridge has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation;
- B. The Bridge demonstrates value as part of the heritage and cultural characteristics of the City, thereby satisfying the criterion for landmark designation set forth in Section 24.015(1) of the City Code;
- C. The Bridge possesses aesthetic characteristics that make it an established and familiar visual feature in the City, thereby satisfying the criterion for landmark designation set forth in Section 24.015(7) of the City Code; and
- D. The Bridge represents a particularly fine example of a utilitarian structure with a high level of historical and community significance, thereby satisfying the criterion for landmark designation set forth in Section 24.015(8) of the City Code.

SECTION THREE: LANDMARK DESIGNATION. In accordance with, and pursuant to, Section 24.025(I)(2) of the City Code, the City Council shall, and does hereby, designate the Bridge as a landmark.

SECTION FOUR: PUBLICATION. The City Clerk shall be, and is hereby, directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

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

AYES: Mayor Rotering, Councilmen Kaufman, Frank, Kirsch, Mandel, Blumberg, and Naftzger

NAYS: None

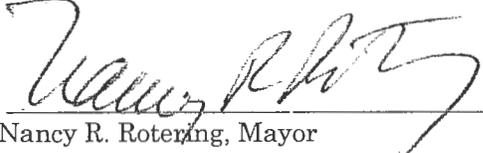
ABSENT: None

PASSED: August 22, 2011

APPROVED: August 22, 2011

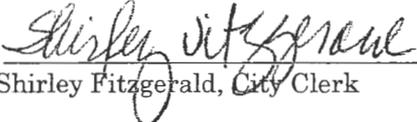
PUBLISHED IN PAMPHLET FORM August 23, 2011:

ORDINANCE NO.: 57-11



Nancy R. Rotering, Mayor

ATTEST:



Shirley Fitzgerald, City Clerk

#10538840_v1



MEMORANDUM

Date: August 12, 2010

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: **Cary Avenue Foot Bridge Landmark Discussion**

The Cary Avenue Foot Bridge was constructed in 1928. Minutes from an August, 1928 City Council meeting indicate that the Harry W. Greene Construction Company was awarded the contract to construct it for \$8,549. Staff has been unable to locate original plans for the bridge and the decorative handrail, but other than a rehabilitation project in 1992 and some intermittent repaintings, the bridge's structure and the handrail have remained unchanged.

The exact specifications of the bridge are as follows:

- Total Length: 136 feet
- Three Spans: 40 feet, 56 feet, and 40 feet long
- Width: 5'6"
- Superstructure: Riveted Steel Girder with Concrete Deck and 3' Steel Ornamental Metal Rail
- Substructure: Reinforced Concrete Abutments and Steel Frame Piers

A 1990 structural inspection report by Alfred Benesch & Company contains detailed findings of the bridge's condition before it was renovated (see attachments). In particular, it found that the railing was "in poor condition and extensive repairs were required. It is an ornamental rail and considered important to the appearance of the bridge....The railing should be removed from the bridge in sections...cleaned and painted, and replaced on the bridge with new anchors." Numerous other shortcomings in the bridge's sub- and superstructure were identified.

The City Council intended to replace the bridge and reviewed bids for replacements in April, 1990. The bids proposed steel piers to support the new bridge, which increased the bid prices and added logistical difficulties because of power lines near the bridge and fabricating the unique steel pieces. The council rejected these bids and requested revised bids with concrete column-type piers instead. A revised bid was accepted and awarded in early July, 1990. The bids were \$220,597 for the steel pier design and \$199,108 for the concrete piers.

Later that same month a movement by nearby residents encouraged the Council to consider renovating the existing bridge instead of replacing it. Within a year the Council had solicited bids for renovation. The bid was awarded to the M.A. Matthews Company from Mundelein in July, 1992 for \$153,695. The complete list of work done in the rehabilitation is included in the attachments. Among the items listed is the repair of the decorative bridge railing for a cost of \$19,840. Only a few weeks after the work was completed, a storm blew a tree limb onto the handrail and left a large dent. It is still visible on the bridge today and shown in several of the attached photos. There is a plaque on the handrail that honors the people who contributed to the bridge's development. The mayor, counsel, and city clerk are mentioned, as well as the four city commissioners in 1928. At that time, Highland Park operated on a City Commission form of government instead of the City Council form we have today.

Recently several residents have expressed concern over the current condition of the handrails on the foot bridge. It has suffered some neglect since the 1992 rehabilitation and residents fear that further neglect could result in irreparable damage and the loss of the 1928 decorative handrail. They have approached the City about repairing the rail, but the Public Works Department has indicated that money is not available to remove, repair, and replace the handrail at this time.

The Engineering Division of Public Works inspects the foot bridges in the City every two to three years. A recent inspection noted some signs of structural decay on the Cary Avenue pedestrian bridge, so they are working with Bollinger, Lachs, & Associates, the authors of the City's Master Bridge Plan, to determine the integrity of the bridge's structure. A report is expected in the near future, but is not yet available.

At the July, 2010 meeting, the Historic Preservation Commission discussed nominating the foot bridge as a local landmark and directed staff to provide research and possible findings for a landmark nomination. At this point there is no indication that the City of Highland Park is planning on demolishing the bridge. There was an interest, however, in providing a level of protection for the bridge so that any changes to the structure or the railing would need to appear before the Historical Preservation Commission for a review.

Below is an evaluation of whether or not the Cary Avenue Foot Bridge meets any of the City's Historic Landmark Criteria. The City's Historic Preservation Code requires that a nominated Property, Structure, Area, Object, or Landscape of Significance must meet two or more of the Criteria set forth in Section 24.015 and have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation. If the Commission agrees that these two factors are present, staff will notice and schedule the Preliminary Determination of Significance and prepare the necessary resolution for the Commission to approve and forward to the City Council.

The Criteria of Section 24.015 are:

Sec. 24.015 Criteria for Landmark Designation.

The following is a list of the criteria to be considered in the

designation of a Property, Structure, Area, Object, or Landscape of Significance as a Landmark:

(1) It demonstrates character, interest or value as part of the development, heritage or cultural characteristics of the City, county, state or country;

The bridge has spanned the ravine for 82 years and provided a landscape vista (mid-ravine) unique to this region of Northern Illinois, so it may demonstrate the unique topography as part of the heritage of the North Shore, Highland Park and the Ravinia district.

(2) It is the site of a significant local, county, state or national event;

There is no evidence that the bridge meets this criterion.

(3) It is associated with a person or persons who significantly contributed to the development of the City, county, state or country;

A plaque on the hand rail memorializes the mayor, commissioners, and City staff who were in elected office at the time of the bridge's construction, but this is a minor element of the development of the City and may not meet this criterion.

(4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction or use or indigenous materials;

There is no evidence that the bridge meets this criterion. Research indicates that the design and materials used in the bridge are standard and not unique to a particular time period.

(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;

The contract to build the bridge was awarded to the Harry W. Greene Construction Company, but research has not indicated that they were a notable organization in the area. The designer of the bridge is unknown.

(6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

The design is vernacular to its period of construction and has not been recognized as significant or innovative; therefore the bridge does not meet this criterion.

(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;

The bridge may meet this criterion by virtue of the fact that it has been in the same location for over eighty years and no initiative the construct new footbridges has been part of Highland Park's capital planning for decades.

(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; and/or

The commission may wish to discuss whether the bridge meets this standard. Research has not indicated that the bridge is a "particularly fine" example of a utilitarian structure, but it may be said to have community significance.

(9) It possesses or exhibits significant historical and/or archaeological qualities. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

There is no evidence that the bridge meets this criterion.

Attachments:

- Location map of foot bridge
- Aerial photo of foot bridge
- Photographs of bridge structure (submitted by HPC Commissioner Rotholz)
- Structural Inspection Report – August, 1990
- 1992 Rehabilitation Itemized Work List



WILDWOOD LN

GARY AVE

GARY AVE

DEAN AVE

BALDWIN RD

RICE ST

BRONSON LN

SHERIDAN RD

ROGER WILLIAMS AVE

KINCAID ST









RECEIVED
DEC 7 1990

CITY OF HIGHLAND PARK
ENGINEERING DEPT.

CITY OF HIGHLAND PARK

STRUCTURE INSPECTION REPORT

FOR

CARY AVENUE
PEDESTRIAN BRIDGE

AUGUST 1990

COPY



alfred benesch & company
CONSULTING ENGINEERS

STRUCTURE INSPECTION REPORT
FOR
CARY AVENUE
PEDESTRIAN BRIDGE

TABLE OF CONTENTS

<u>DESCRIPTION</u>	<u>SECTION</u>
INTRODUCTION	100
FIELD INVESTIGATION	200
EVALUATION	300
ALTERNATIVES	400
ILLUSTRATIONS	500

SECTION 100

INTRODUCTION

101.0 GENERAL

101.1 The Cary Avenue Pedestrian Bridge is located in the City of Highland Park ~~east~~^{west} of Sheridan Road. It is limited to pedestrian traffic only.

101.2 The purpose of this report is to evaluate the overall condition of the existing structure, assess the type and extent of repair work, and provide an estimate of cost for repair.

101.3 The field investigation was limited to a visual inspection, there were no tests to determine the qualities of the steel or concrete. Concrete areas that exhibited signs of deterioration were sounded with a hammer to determine the extent of loose or deteriorated concrete. Structural steel members, that had areas of heavy rust, were cleaned and measured for section loss. Pictures were taken as a record of the existing conditions.

102.0 DESCRIPTION OF BRIDGE

(See Figure 1, 2 & 3)

Total Length: 136'

Three Spans: 40'; 56'; 40'

Width: 5'-6"

Superstructure: Riveted Steel Girder with Concrete Deck & 3' Steel Ornamental Metal Rail

Substructure: Reinforced Concrete Abutments and Steel Frame Piers

Function: Pedestrian Bridge

SECTION 200

FIELD INVESTIGATION

201.0 BRIDGE DECK

201.1 The bridge deck is a 4" concrete slab. The surface has areas of spalled and unsound concrete. There are also areas of cracking with salt stains on the bottom of the deck which indicate full depth deterioration. Other areas of the deck have been repaired with full depth concrete patches including the deck joints.

202.0 BRIDGE RAILING

202.1 The bridge railing is an ornamental metal railing. It is in poor condition and extensive repairs are required.

202.2 There are areas of heavy rust on the railing. The top rail has several sections that have rust packed below the rail. The rust has caused the top rail to deform. Many of the vertical rods in the rail have rusted at the connecting welds. These rods are broken and deformed. The railing is anchored to the web of the steel girder. Several of the railing posts at these anchors are rusted through 100% of the post section. (See Figure 3)

203.0 SUPERSTRUCTURE

203.1 The structural steel is generally in fair condition with local areas of deterioration. There is surface rust on all steel surfaces, however, it is mostly minor with little section loss. The rivets are generally in good condition and they appear to be adequate.

203.2 The steel stringers are in fair condition except at the abutments. The areas near the abutments and bearings have heavy rust and deterioration. The maximum section loss is approximately 20% in the web and flange. (See Figure 4 & 5)

203.3 The diaphragms appear in good condition with minor rusting except at the abutments. At the abutments the diaphragms have heavy rusting with approximately 10% section loss. The connections at the steel stringers appear in good condition. (See Figure 4 & 5)

203.4 The bearings at the abutments are rusted with heavy deterioration and the concrete bridge seats are also heavily deteriorated.

204.0

PIERS

204.1

The structural steel piers are generally in fair condition except at the base of the columns. The cross bracing appears in good condition with minor rusting.

204.2

The base of the columns have heavy rusting with approximately 20% section loss in the flanges and 50% in the web. The anchor bolts also have heavy rusting with approximately 50% loss in the cross sectional area. (See Figure 6 & 7)

205.0

CONCRETE SUBSTRUCTURE

205.1

The concrete substructure is in poor condition. The abutment walls have large areas of spalled concrete with exposed reinforcement bars. (See Figure 8)

205.2

The concrete foundations for the piers are in fair condition with areas of spalled and unsound concrete. (See Figure 6 & 7)

206.0

MISCELLANEOUS

206.1

The ravine slopes appear in good condition with no major ruts caused by erosion. However, the pier foundations are partially covered by the gradual erosion of the earth slope.

206.2

There is an abandoned utility line suspended from the bottom of the structure. The utility pipe is in poor condition. It is covered with insulation and the pipe is exposed in areas where the insulation has failed. (See Figure 9)

206.3

The tree growth is heavy in this region. Large trees are growing on each side of the bridge. If a large tree falls on the bridge superstructure it may cause serious damage. (See Figure 2)

206.4

The width of the deck and the height of the railing are permissible for pedestrian traffic, however, they are not recommended for bicycle traffic.

SECTION 300

EVALUATION

301.0 BRIDGE DECK

301.1 The concrete deck has areas of cracking with salt stains on the bottom of the deck and full depth repair patches. This indicates full depth deterioration. The deck is adequate to carry pedestrian traffic at this time. However, any long term rehabilitation should include complete deck replacement.

302.0 BRIDGE RAILING

302.1 The railing is in poor condition and extensive repairs are required. It is an ornamental rail and it is considered to be important to the appearance of the Bridge. Replacement of the railing is cost prohibitive, therefore repair of the existing rail is recommended.

The railing should be removed from the bridge in sections, repaired in a fabricating shop, cleaned and painted, and replaced on the bridge with new anchors.

303.0 SUPERSTRUCTURE

303.1 The structural steel is in fair condition, however, there are areas of deterioration that require repair.

303.2 Deteriorated areas near the abutments should be repaired by splicing new sections on to the existing steel with bolted splices. The existing steel bearings should be replaced with neoprene bearings and all structural steel should be cleaned and painted.

304.0 PIERS

304.1 The piers are generally in fair condition except at the base of the columns.

304.2 Deteriorated areas should be removed and repaired by splicing new sections on to the existing steel with bolted splices. The structural steel should also be cleaned and painted.

305.0 CONCRETE SUBSTRUCTURE

305.1 The concrete substructure is in poor condition. All areas of spalled and unsound concrete should be removed including the concrete seat under the steel bearing. Exposed reinforcement should be cleaned by sand blasting. Large areas of removal should be bordered by a saw cut and the areas should be repaired with low shrink concrete.

305.2 The concrete foundations for the piers should be repaired similar to the abutments.

306.0 MISCELLANEOUS

306.1 The ravine slopes have partially covered the pier foundations. These slope areas should be regraded in order to minimize future deterioration at the bottom of the piers.

306.2 The utility line that is suspended from the bottom of the structure is in poor condition. The utility pipe should be repaired, or consideration should be given to abandoning the line and removing it from the bridge.

306.3 Local residents appreciate the beauty of this wooded area. However, large trees growing near the structure are a potential hazard. Therefore, regular inspections should be conducted in order to guard against trees falling on the bridge.

306.4 The existing bridge has deficiencies with regard to bridge standards. It is narrow and the railing is low especially for bicycle traffic. The AASHTO specification for pedestrian bridges requires a minimum width of 8 feet for the walkway. The width of the Cary Ave. Bridge is 5 feet. The required minimum height for a pedestrian railing is 3'-6" and for a bicycle railing it is 4'-6". The existing bridge rail is only 3 feet high. Therefore the bridge should be posted to restrict bicycle traffic.

306.5 Periodic inspection of the bridge is recommended until all repairs are completed.

SECTION 400

ALTERNATIVES

401.0 GENERAL

401.1 The object of this report is to assess the type and extent of repairs that are required for the existing structure. The following alternatives are limited to the repair of the existing bridge only.

402.0 ALTERNATIVE NO. 1 - DO NOTHING

402.1 The Do Nothing Alternative assumes that no action will be taken to repair the bridge. In this case the bridge will continue to deteriorate until it becomes unsafe for traffic. It is estimated that in 3 years the deterioration will advance to a stage that will make it necessary to close the bridge and the repair cost will prohibit rehabilitation.

403.0 ALTERNATIVE NO. 2 - TOTAL REHABILITATION

403.1 Total rehabilitation of the bridge includes the repair of all of the deficiencies that are described in Section 300 of this report. These repairs should add approximately 30 years to the remaining service life of the bridge.

Total Cost Estimate For Alternative No. 2 = \$160,000

404.0 ALTERNATIVE NO. 3 - SHORT TERM REPAIRS FOR TOTAL REHABILITATION IN 5 YEARS

404.1 Short term repairs include the repair of deficiencies that are considered to be necessary to maintain the structural integrity of the bridge for a 5 year period. It is assumed that after the 5 year period the bridge will be rehabilitated similar to Alternative No. 2.

404.2 These short term repairs are similar to the repairs in Alternative No. 2. Therefore, it is assumed that approximately 50% of the repair work for Alternative No. 3 will be used for Alternative No. 2.

Total Cost Estimate For Short Term Only = \$38,000

Total Cost Estimate For Alternative No. 3 = \$200,000

405.0 ALTERNATIVE NO. 4 - SHORT TERM REPAIRS FOR BRIDGE
REPLACEMENT IN 5 YEARS

405.1 This alternative assumes that the existing structure will be replaced within a 5 year period. The repairs are limited to deficiencies that are considered to be necessary to maintain the structural integrity of the bridge. It is assumed that all repairs will be temporary and at the end of the 5 year period additional repairs will be required.

Total Cost Estimate For Short Term Only = \$24,000

Total Cost Estimate for Alternative No. 4 = \$280,000

406.0

COST ESTIMATE: ALTERNATIVE NO. 2 - TOTAL REHABILITATION

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
Concrete Deck Removal	750	S.F.	\$10.	\$7,500.
Concrete Deck Replacement	750	S.F.	\$35.	\$26,250.
Bridge Railing Repair	320	L.F.	\$50.	\$16,000.
Structural Steel Repair	9000	L.B.	\$ 3.	\$27,000.
Clean & Paint Structural Steel	1	L.S.	\$25,000.	\$25,000.
Concrete Repair	250	S.F.	\$40.	\$10,000.
Slope Repair	40	C.Y.	\$25.	\$1,000.
Remove & Replace Bearing	4	EA	\$1,000.	\$4,000.
				<hr/>
		Sub Total =		\$116,750.
		20% Contingency =		<u>23,250.</u>
		Total Construction =		\$140,000.
		Engineering =		20,000.
				<hr/>
		Total =		\$160,000.

407.0

COST ESTIMATE: ALTERNATIVE NO. 3 - SHORT TERM REPAIRS FOR
TOTAL REHABILITATION IN 5 YEARS

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
Reinforce Existing Bridge Railing	320	L.F.	\$15.	\$4,800.
Structural Steel Repair	6000	L.B.	\$ 3.	\$18,000.
Clean & Paint Structural Steel Repair Areas	1	L.S.	\$5,000.	\$5,000.
				<hr/>
		Sub Total =		\$27,800.
		20% Contingency =		<u>5,200.</u>
		Total Construction =		\$33,000.
		Engineering =		5,000.
				<hr/>
		Total For Short Term =		\$38,000.
		Total Rehab. in 5 Yrs. = (Including 3% Inflation/ Yr.)		<u>162,000.</u>
		Total Cost Alternative No. 3		\$200,000.

408.0

COST ESTIMATE: ALTERNATIVE NO. 4 - SHORT TERM REPAIRS FOR
BRIDGE REPLACEMENT

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
Reinforce Existing Bridge Railing	320	L.F.	\$15.	\$4,800.
Clean & Paint Structural Steel Repair Areas	1	L.S.	\$1,000.	\$1,000.
Concrete Encasement of Structural Steel	1	L.S.	\$10,000.	\$10,000.
				<hr/>
		Sub Total =		\$15,800.
		20% Contingency =		<hr/> 3,200.
		Total Construction =		\$19,000.
		Engineering =		5,000.
				<hr/>
		Total For Short Term =		\$24,000.
		Bridge Replacement in 5 Yrs. (Including 3% Inflation)		<hr/> 256,000.
		Total Cost Alternative No. 4		\$280,000.

SECTION 500

ILLUSTRATIONS

COMP. BY _____ DATE _____

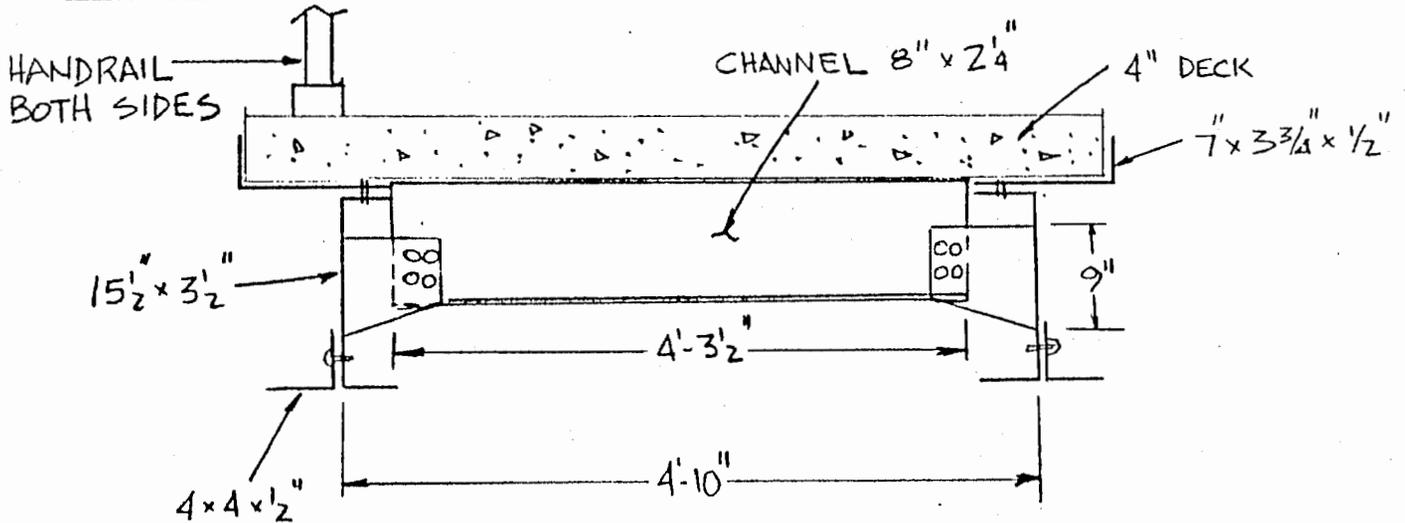
CHKD. BY _____ DATE _____

SHEET _____ OF _____

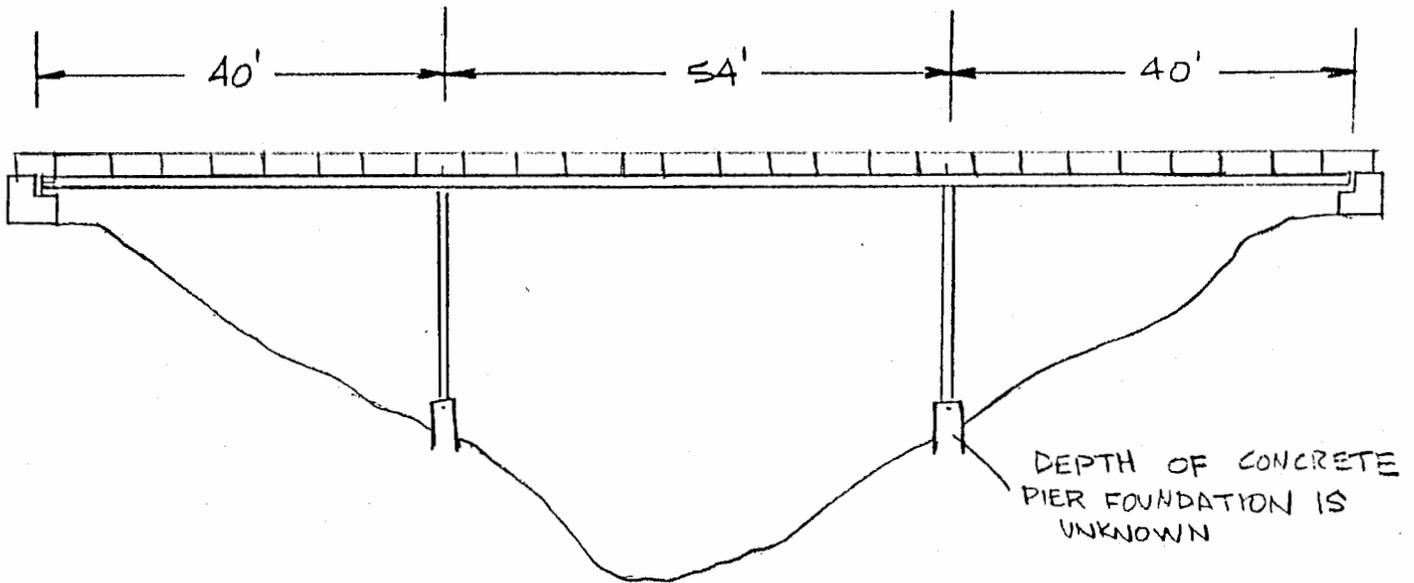
JOB NO. _____

P. JECT _____ STRUCTURE _____

CARY AVENUE PEDESTRIAN BRIDGE



TYPICAL DECK CROSS SECTION



ELEVATION

Figure 1



Figure 2
Bridge Elevation



Figure 3
Bridge Deck

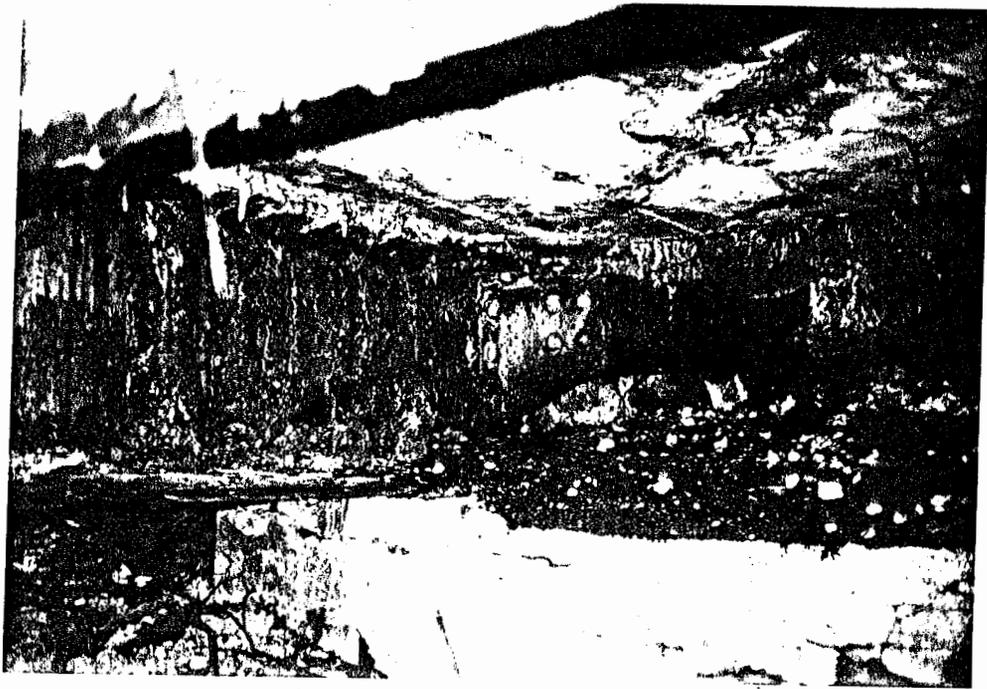


Figure 4

East Abutment

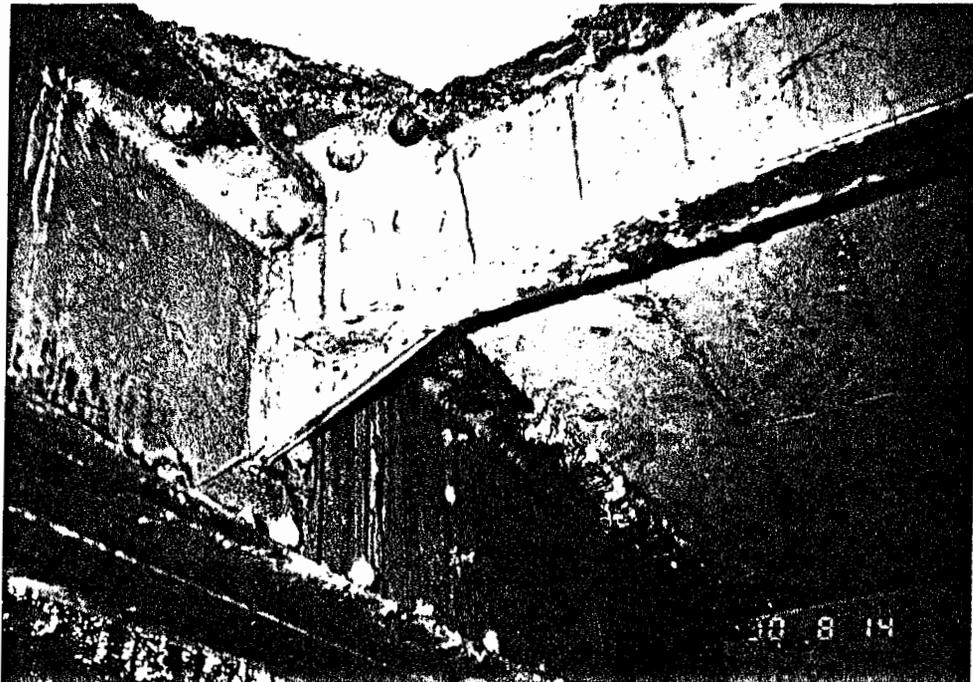


Figure 5

Bottom of Deck

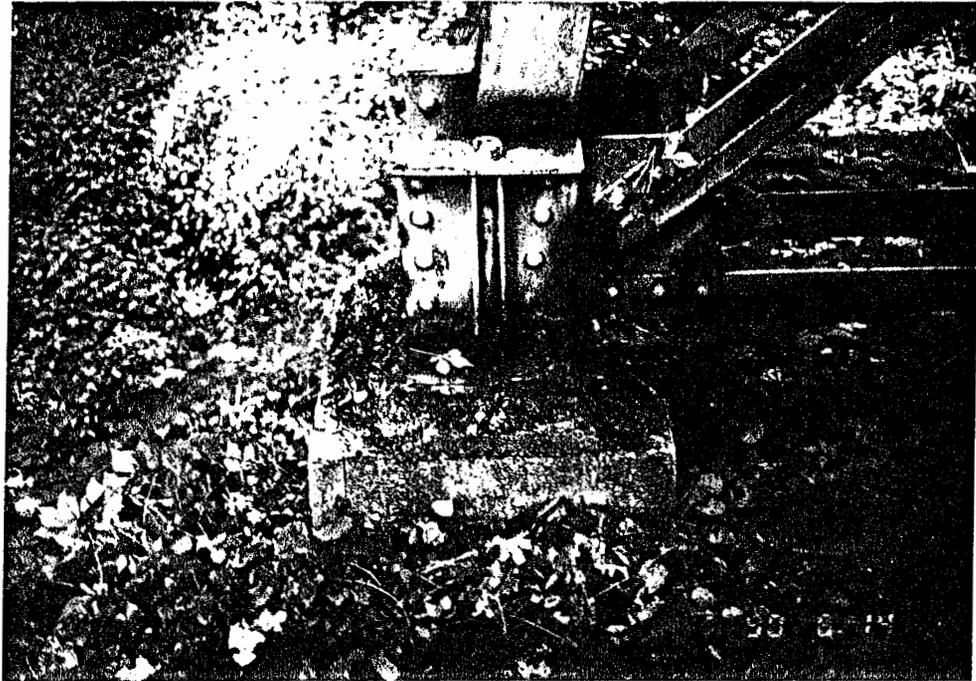


Figure 6

North Column of West Pier



Figure 7

North Column of West Pier

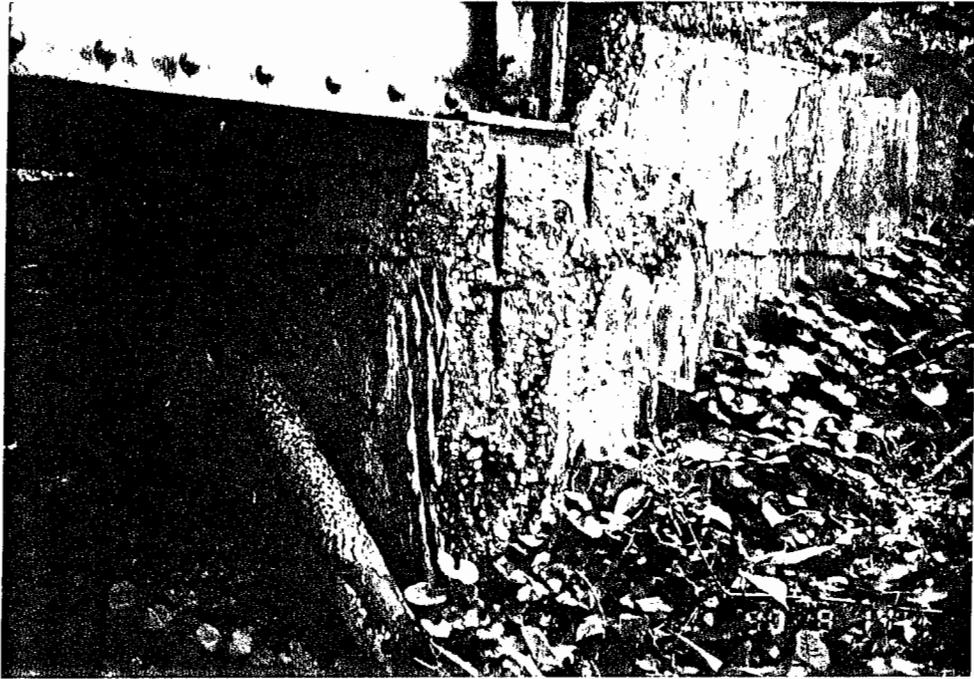


Figure 8
West Abutment



Figure 9
Bottom of Deck

CITY OF HIGHLAND PARK
ENGINEER'S PAYMENT ESTIMATE

JOB: CARY AVENUE BRIDGE REHABILITATION

ESTIMATE NO. 5 & FINAL

FROM: JANUARY 1, 1992

TO: JULY 9, 1992

PAY TO: M.A. MATT COMPANY

ADDRESS: P.O. BOX 1667

BUDGET NO. 14S1-452.06

HIGHLAND PARK, ILLINOIS 60035

ITEM	UNIT	AWRDED		COMPLETED		
		QUAN	VALUE	QUAN	UNIT PRICE	VALUE
1 REMOVAL OF EXISTING STRUCTURE (CONCRETE)	C.Y.	15	\$23,365.05	15	\$1,557.67	\$23,365.05
2 REMOVAL OF EXISTING STRUCTURE (STEEL)	LB.	1500	\$6,255.00	862.4	\$4.17	\$3,596.21
3 PREFORMED JOINT SEAL 1-3/4"	L.F.	22	\$1,100.00	22	\$50.00	\$1,100.00
4 PROTECTIVE COAT	S.Y.	130	\$500.00	130	\$3.85	\$500.50
5 CLASS X CONCRETE	C.Y.	15	\$14,959.95	15	\$997.33	\$14,959.95
6 MISC. CONCRETE REPAIR	C.Y.	8	\$12,000.00	8	\$1,500.00	\$12,000.00
7 STRUCTURAL STEEL REPAIR	LB.	1500	\$4,500.00	1508	\$3.00	\$4,524.00
8 REMOVAL OF EXISTING RIVETS	EA.	250	\$10,500.00	194	\$42.00	\$8,148.00
9 HIGH-STRENGTH STEEL BOLTS	EA.	250	\$1,550.00	210	\$6.20	\$1,302.00
10 REPAIR OF EXIST. BRIDGE RAIL	L.F.	320	\$19,840.00	320	\$62.00	\$19,840.00
11 CLEANING & PAINTING STEEL BRIDGE	L.S.	1	\$58,000.00	1	\$58,000.00	\$58,000.00
12 REINFORCEMENT BARS	LB.	750	\$1,125.00	750	\$1.50	\$1,125.00
13 SLOPE REPAIR	C.Y.	0	\$0.00	0	\$0.00	\$0.00

TOTAL \$153,695.00 \$148,460.71

MISCELLANEOUS EXTRAS & CREDITS	VALUES
1. CHANGE ORDER 3 (ADDITIONAL RUBBER DECK FORM SUPPORTS).	\$1,275.00
2. CHANGE ORDER 4 (CLEANING & PAINTING CROSS BRACING).	\$3,500.00

TOTAL EXTRAS & CREDITS \$4,775.00
TOTAL COMPLETED WORK \$153,235.71
NO RETAINAGE \$0.00
BALANCE DUE \$153,235.71

MISCELLANEOUS DEBITS	VALUES
1. ENGINEER'S PARTIAL PAYMENT NO. 1.	\$26,165.75
2. ENGINEER'S PARTIAL PAYMENT NO. 2.	\$65,306.52
3. ENGINEER'S PARTIAL PAYMENT NO. 3.	\$43,213.82
4. ENGINEER'S PARTIAL PAYMENT NO. 4.	\$15,484.90

TOTAL DEBITS \$150,170.99
NET AMOUNT DUE \$3,064.72

SIGNED: *[Signature]*

DATE: 07/09/92

APPROVED: *[Signature]*

DATE: 7/9/92

MEMORANDUM

Date: September 16, 2010

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: **Cary Avenue Foot Bridge Landmark Nomination**

At the August 12, 2010 meeting, the Historic Preservation Commission directed staff to prepare a landmark nomination for the Cary Avenue Pedestrian Bridge. The Commission decided that the bridge met Landmark Criteria 1,7, & 8, which are as follows:

- (1) It demonstrates character, interest or value as part of the development, heritage or cultural characteristics of the City, county, state or country;
- (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

Staff has completed a landmark nomination form for the bridge, which is included in the attachments to this memo. Because this nomination has come as a result of Commission action, staff has not provided an Applicant Name. The Commission may wish to discuss whose name to insert as an applicant. The City Code allows Commission members to act as applicants for landmark nominations.

If the Commission accepts the nomination, then the process will go as follows:

- 1) The Historic Preservation Commission will hold a “public meeting” at the October 14th HPC meeting to consider a preliminary landmark designation for the pedestrian bridge. A certified letter will be sent to the owner of the structure by September 30th notifying them of the meeting. The Director of Public Works has indicated she will act as the owner and sign any documents that require a Property Owner signature.
- 2) Staff will draft a “Resolution Making a Preliminary Landmark Designation” for the structure and bring it to the meeting. The Commission will formally adopt the resolution at the public meeting.
- 3) The Resolution will be forwarded to the City Council for approval.

- 4) If the recommendation is approved, the Council will direct staff or Corporation Counsel to draft an ordinance that will establish the bridge as a local landmark.

Staff Recommendation

Staff recommends that the Commission review the attached Landmark Nomination form, make changes or revisions as deemed necessary, and accept the nomination.

Attachments:

- Landmark nomination for the Cary Avenue Pedestrian Bridge

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

Landmark Nomination Form

Date: 9.16.10

1) Name of Property (original if known)	Cary Avenue Foot Bridge		
2) Street Address:			
3) Legal description or P.I.N. (Permanent Index Number):			
4) Name and Address of Property Owner(s):	City of Highland Park 1707 St. Johns Avenue Highland Park, IL 60035		
5) Present Use:	Pedestrian bridge	6) Past Use:	
7) Architect:	Unknown	8) Date of Construction:	1928
9) Written statement describing property and setting forth reasons it is eligible for landmark designation:			
<p>The Historical Preservation Commission finds that the Cary Avenue Pedestrian Bridge meets Landmark Criteria 1,7, & 8:</p> <p style="margin-left: 40px;">1: 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.</p> <p style="margin-left: 40px;">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.</p> <p style="margin-left: 40px;">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.</p>			
10) This structure is eligible for designation on the basis of the following criteria (see reverse page):	1,7,8		
11) Name(s) of Applicant(s):			
Address:			
Signature(s):			
Address(es):			
12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):			