

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, March 10, 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, March 10, 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. February 11, 2016 Regular Meeting

IV. Scheduled Business

A. Determination of Significance

- 416 Dell Lane
- 2185 Linden Avenue
- 3325 Krenn Avenue
- 1720 Spruce Avenue
- 1460 Cloverdale Avenue

V. Discussion Items

VI. Business From the Public

VII. Other Business

- A. Next meeting scheduled for April 14, 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, February 11, 2016

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

CALL TO ORDER

At 7:31 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, Illes, Salamasick

Commissioner Absent: Fradin

Ex-Officio Members Present: Axelrod, Benjamin

Park District Liaison Present: Mike Evans

Library Liaison Absent: Julia Johnas

Councilman Absent: Blumberg

Student Council Present: Burroughs

Staff declared that a quorum was present.

Staff Present: Cross, Jahan

Also Present: Cerabona

APPROVAL OF MINUTES

1. Commissioner Temkin moved to approve the January 14, 2016, regular meeting minutes as amended.
Commissioner Illes seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairwoman Thomas declared that the motion passed unanimously.

SCHEDULED BUSINESS

1. Determination of Significance

Old Business

- 1127 Ridgewood Drive

Planner Jahan noted this item is continued:

- built in 1952; additions in 1956, 1962, and 1970
- clear-story windows
- Staff was directed to locate more information about designer

- research paper lists numerous addresses; no permit found
- landmark criteria was referenced

Some HPC comments are:

- Commissioner Temkin advised after taking the tour, it seems to be an Ed Humrich home
- Member Benjamin stated she knew this architect, and he has distinguishable characteristics and signature elements. This house has natural materials, broad overhang, horizontality (siding); blends into setting; meanders, hugs landscape; basement materials (wood, glass)
- Chairwoman Thomas stated the home has an incredible view

Julia Johnas arrived at 7:35 p.m.

Audience Member, Chris Mlynarczyk, a Humrich owner in Lake Forest for 12 years, noted, when he purchased his home, it was in much worse condition than this home. He advised he now receives compliments as it is similar to a Frank Lloyd Wright house. Mr. Mlynarczyk believes this home is mid-century modern and Ed Humrich's style (who was the architect of 300 homes in the area); has natural materials, quality treatments are used (redwood, etc.; straight grain, no knots). He believes there is someone out there who would restore this home; would like this home saved.

Mike Evans arrived at 7:37 p.m.

Petitioner and owner's representative, Kevin Wallace, Installations Manager, Keyth Technologies, 1520 Berkeley Road, Highland Park, IL advised the interior is gutted; there is major mold. Someone could move or dismantle the home.

Commissioner Temkin moved that this home meets landmark criteria #s 4, 5, and 6. Commissioner Becker seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairwoman Thomas declared that the motion passed unanimously. Interim Senior Planner Cross reviewed the landmark standards, demolition delays, etc.

New Business

- 275 N. Deere Park Drive

Planner Jahan reviewed this house:

- property is along Lake Michigan and is Spanish Colonial
- 5,500 sq. ft. and originally cost \$25,000
- notable alterations (tower) over the decades
- Huszagh & Hill are the architects
- rear face is not Spanish Colonial
- not any longer representative of the 1925 original architecture

Commissioner Reinstein arrived at 7:54 p.m.

Member Benjamin advised these architects designed the Aragon Ballroom and the building at 5040 N. Lake Shore Drive. She stated Huszagh & Hill was a distinguished firm. This property is now compromised.

Petitioner William T. Bickford, AIA, LEED AP, Partner, Northworks, 1512 N. Throop, Chicago, IL noted they are proposing to tear this property down and build a new house.

Commissioner Temkin concurred that the home is not identifiable any longer.

1 Commissioner Temkin moved that the house does not meet any landmark standards. Commissioner Illes
2 seconded the motion.

3
4 On a roll call vote

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

6 Voting Nay: None

7
8 Chairwoman Thomas declared that the motion passed unanimously.

- 9
10 • 536 Chicago Avenue

11
12 Planner Jahan reviewed the house:

- 13 • on the North part of the City; R7 District
14 • built in 1959
15 • original size was 1,076 sq. ft.
16 • garage is lower than house
17 • one-story brick house with basement
18 • architect is John Holland; AIA

- 19
20 • 540 Chicago Avenue

21
22 Planner Jahan reviewed this house:

- 23 • East of 536; duplex
24 • built in 1924
25 • garage and dormer added in 1983
26 • brick and siding

- 27
28 • 548 Chicago Avenue

29
30 Planner Jahan reviewed the house:

- 31 • West of the two properties
32 • built in 1924
33 • front porch was added later
34 • demolition permit expired

35
36 Commissioner Temkin stated these properties could be deemed Affordable Housing.

37
38 Audience Member, Deborah Beaver, Area Manager, Emerald Homes, 800 S. Milwaukee, Suite 250,
39 Libertyville, IL advised they are looking to build three duplexes; two are already converted to duplexes.

40
41 Commissioner Becker moved that the house at 536 Chicago Avenue does not meet any landmark criteria.
42 Commissioner Reinstein seconded the motion.

43
44 On a roll call vote

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

46 Voting Nay: None

47
48 Chairwoman Thomas declared that the motion passed unanimously.

1 Commissioner Temkin moved that the house at 540 Chicago Avenue does not meet any landmark criteria.
2 Commissioner Reinstein seconded the motion.

3
4 On a roll call vote

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

6 Voting Nay: None

7
8 Chairwoman Thomas declared that the motion passed unanimously.

9
10 Commissioner Temkin moved that the house at 548 Chicago Avenue does not meet any landmark criteria.
11 Commissioner Becker seconded the motion.

12
13 On a roll call vote

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

15 Voting Nay: None

16
17 Chairwoman Thomas declared that the motion passed unanimously.

18
19 2. Certificate of Appropriateness

- 20
21 • Cary Avenue Pedestrian Bridge Replacement Project

22
23 Interim Senior Planner Cross reviewed the COA process for new Commissioners. He introduced Emmanuel
24 Gomez, P.E., City Engineer. Interim Senior Planner Cross advised:

- 25 • built in 1928
26 • historic handrail
27 • Local Historic Landmark in 2011
28 • upon restoration, the handrail must be retained
29 • handrail is not high enough for current standards
30 • a plaque was placed also in 1928
31 • handrail was taken off and repainted and reinstalled in 2008
32 • new proposed handrail is cast concrete and will be raised to safety standards
33 • COA standards were reviewed
34 • Modification will retain its distinct feature

35
36 City Engineer Gomez displayed an elevation photo, rendering, and gave a brief overview. He noted the newly-
37 proposed bridge is based on feedback. Existing posts that go below the deck are too rusty to save. Everything
38 will be new from top to bottom. Construction is slated for May and will take four months.

39
40 Member Benjamin commended City Engineer Gomez on his efforts. She asked if landmark projects could come
41 to the HPC before it goes to the public/neighbors.

42
43 City Engineer Gomez confirmed the color scheme is representative to what's on the conceptual rendering; rust
44 will not be present in the future. Commissioner Reinstein suggested, when the contractors remove the paint,
45 they identify the original color and use that paint color. Interim Senior Planner Cross reminded the handrail was
46 sandblasted and repaired recently. It was noted there may not be any original paint remaining.

47
48 Commissioner Becker moved to approve as presented. Commissioner Reinstein seconded the motion.

49
50 On a roll call vote

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

52 Voting Nay: None

53
54 Chairwoman Thomas declared that the motion passed unanimously.

1 **DISCUSSION ITEMS**

2 There were none.

3
4 **BUSINESS FROM THE PUBLIC**

5 There was no Business from the Public.

6
7 **OTHER BUSINESS**

- 8
- 9 1. Chairwoman Thomas advised she will be meeting with Kim Albrecht of the CPAH (Community Partners in
- 10 Affordable Housing) in the near future. Member Axelrod suggested the HPC steer potential houses to
- 11 Affordable Housing.
- 12
- 13 2. Interim Senior Planner Cross reminded the HPC should be thinking about the 2016 Educational Initiative where
- 14 \$5,000 is budgeted.
- 15
- 16 3. Member Axelrod advised she is speaking about the Wildwood compound next Wednesday night at the
- 17 Highland Park Public Library.
- 18
- 19 4. Commissioner Temkin stated she is participating in Historic Ravinia again and won't be present at the next
- 20 meeting.
- 21
- 22 5. Next meeting is scheduled for March 10, 2016.

23
24 **ADJOURNMENT**

25
26 Commissioner Reinstein moved to adjourn the meeting at 8:43 p.m. Commissioner Becker seconded the motion.

27
28 On a roll call vote

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

30 Voting Nay: None

31
32 Chairwoman Thomas declared that the motion passed unanimously.

33
34 Respectfully Submitted,

35
36
37
38
39 Gale Cerabona
40 Minute Taker

41
42
43 **MINUTES OF JANUARY 14, 2016, WERE APPROVED WITH CORRECTIONS**

Historic Preservation Commission

416 Dell Lane Demolition Review

To: Historic Preservation Commission
 From: Nusrat Jahan, Planner
 Date: 3/10/2016

<i>Year Built:</i>	1936
<i>Style:</i>	Cape Cod
<i>Petitioner:</i>	Lois Just
<i>Size:</i>	2,458 square feet
<i>Original Owner:</i>	William A Kaplan
<i>Architect:</i>	Floyd Evans and Braun-Landau (1982)
<i>Original Cost:</i>	\$12,000
<i>Significant Features:</i>	Gable Dormers, Front Bay Windows, Entrance Pilasters, Side Chimney
<i>Alterations:</i>	<ul style="list-style-type: none"> Family Room and Garage Addition (1982)
<i>Staff Opinion:</i>	Staff recommends that the HPC discuss the structure at 416 Dell Lane and how it may satisfy any of the landmark criteria below.

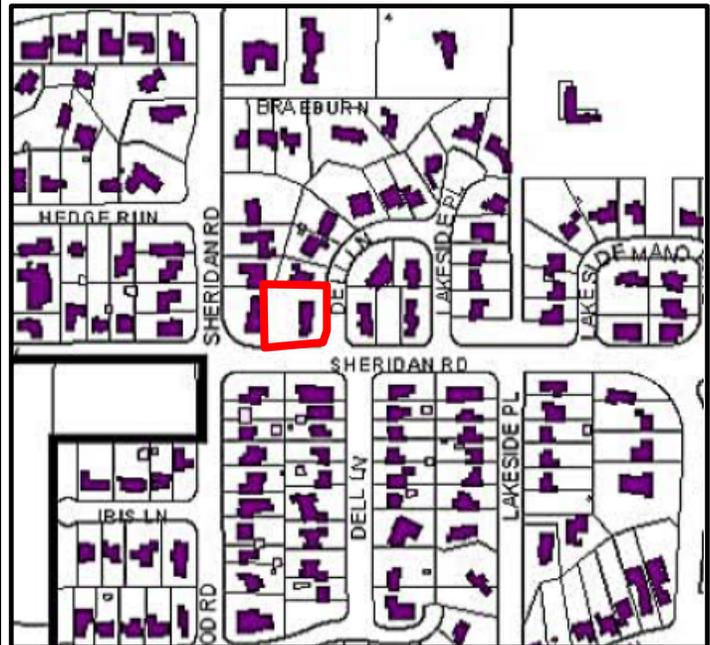


Figure 1: 416 Dell Lane, Location Map

This home received a “Contributing” rating in the Braeside Comprehensive Architectural Survey. 416 Dell Lane was known as C. M. Loser house and is an example of the Cape Cod style.

The property consists of part of Lot 7 of the Lakeside Manor Subdivision recorded on May 17, 1923. And this area was annexed to Highland Park in 1899. According to the Lake County Property Tax Assessment Information, the home was built in 1936, which would make it an early improvement to the subdivision. The original building permit from 1936 was located in City archives and the original cost of \$12,000. The original builder was W. C. Tackett Inc. Architectural plans on microfilm are for additions and modifications from 1982 to 1987. None show the original design of the house.

Historic Preservation Commission

Architectural Analysis

The Cape Cod style is popular cottage style homes which is originated from colonial New England. The houses are generally one and a half story tall with steep pitched roof and gables. The most common type used gabled dormer. Traditionally Cape Cod homes have symmetrical façade with central chimney but 20th century the chimney moved to end of the home.



Figure 2: 416 Dell Lane, Highland Park

In the Braeside Survey of 2004 the home at 416 Dell Lane was identified as a “Contributing”

example of the Cape Cod style. This survey, which included over 700 structures, identified 9 homes as examples of Cape Cod style. According to the survey, the home at 416 Dell Lane includes the following significant architectural details-- entry with, gabled dormers, front bay windows, fluted pilasters, and dentil trim; decorative frieze board; side chimney. The archived building permit indicates the original house was designed by Floyd Evans and the architect of the 1982 family room, pool additions was Braun-Landau. Neither of the noted architects name are listed in the American Institute of Architects (AIA) registration. According to area Architectural Survey research Tackett, W. C. Inc., the original builder of 416 Dell Lane, also built 987 Brittany in Highland Park in 1939.

Biographical Information

The original ownership of the subject property is not clearly depicted on the city archived building permit from 1936. C. M. Loser and Mr. Kaplan are listed as the original owner of the house at 416 Dell Lane. Additional note on building permit: “No certificate of Occupancy issued, suspect application for Building Permit falsified. If the real owner will come in we will attempt to straighten the matter out.” Building Permit lists that a certificate of Occupancy was issued on 26 Mar 1937.

Findings provided by Library Liaison Julia Johnas for biographical information shows that Telephone Directory – June 1937 lists C. Longford Felske. Charles Longford Felske was born 13 January 1902 in Indiana. He attended Phillips Academy in Andover, Massachusetts and then Cornell University where he received a degree in civil engineering. He married Mary Virginia Wallace. He enlisted in March 1942 as a Lieutenant in the Naval Reserve during WW II, promoted in 1944 to Lieutenant Commander. He died 25 February 1967 in North Carolina and is buried in Kokomo, Indiana.

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

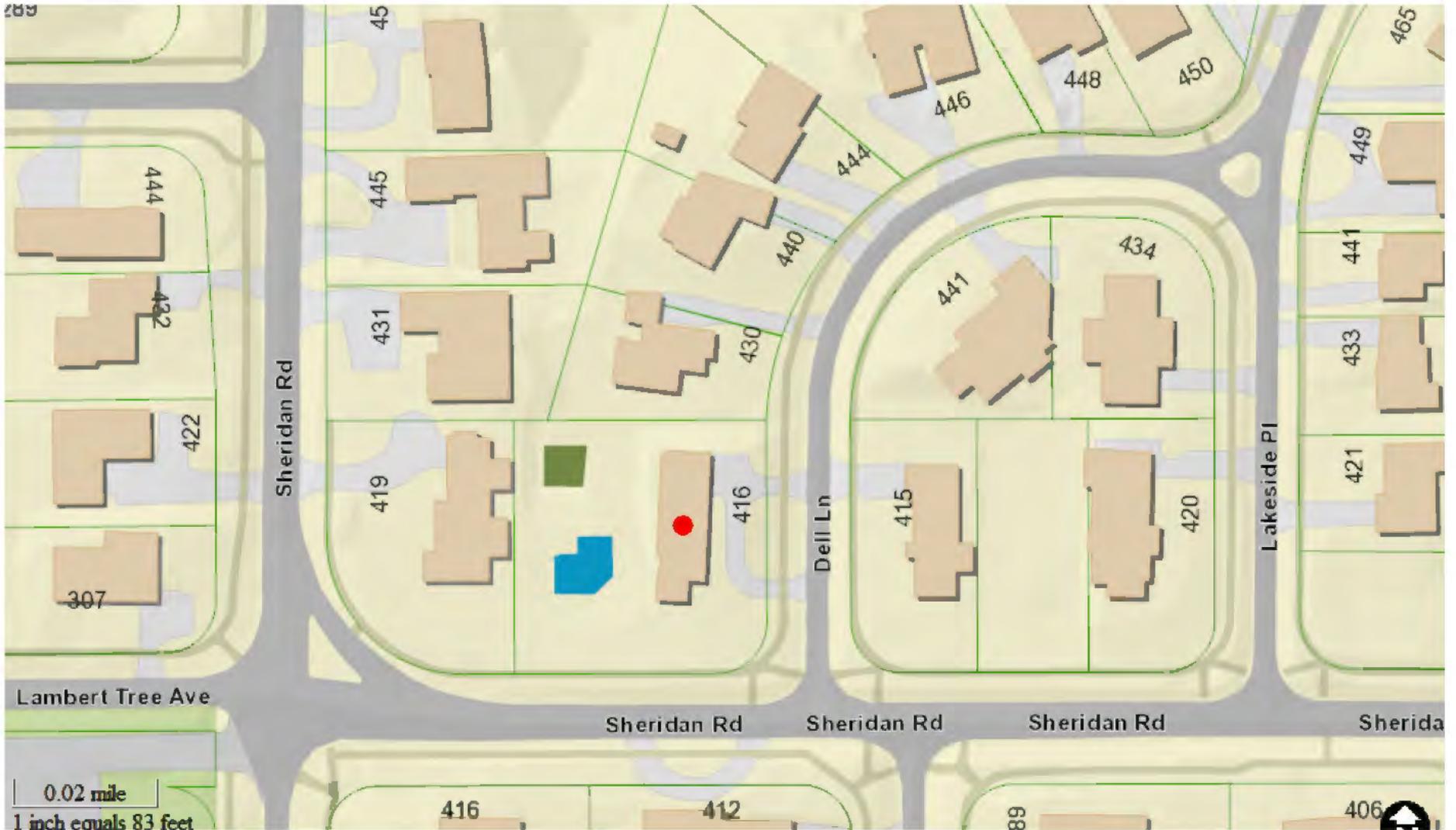
Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

416 Dell Lane



Map created on February 23, 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.

416 Dece









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



Lake County, Illinois

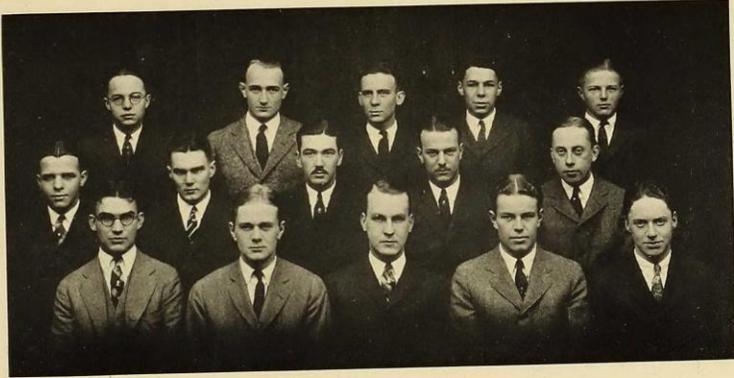
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-36-210-040	Neighborhood Number:	1825514
Street Address:	416 DELL LN	Neighborhood Name:	EAST Braeside
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$138,585	Total Land Square Footage:	22307
Building Amount:	\$131,490	House Type Code:	22
Total Amount:	\$270,075	Structure Type / Stories:	1.75
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1936 / 1947
		Condition:	Average
		Quality Grade:	VGd
		Above Ground Living Area (Square Feet):	2458
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	1036
		Finished Basement Area (Square Feet):	660
		Number of Full Bathrooms:	3
		Number of Half Bathrooms:	1
		Fireplaces:	3
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	484 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 0
		Porches Open / Enclosed Area:	170 / 0
		Pool:	1000



[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.



Garrett Noll Eiler Doyle Wright
 Leet Williams Nazor Lee Brush
 Thompson Austin Berry Gerry Felske

The Cornell Daily Sun

Published Daily Except Sunday by a Board of Editors Chosen by Competition from the Senior, Junior, Sophomore, and Freshman Classes. Office: 147 East State St.

THE BOARD OF EDITORS

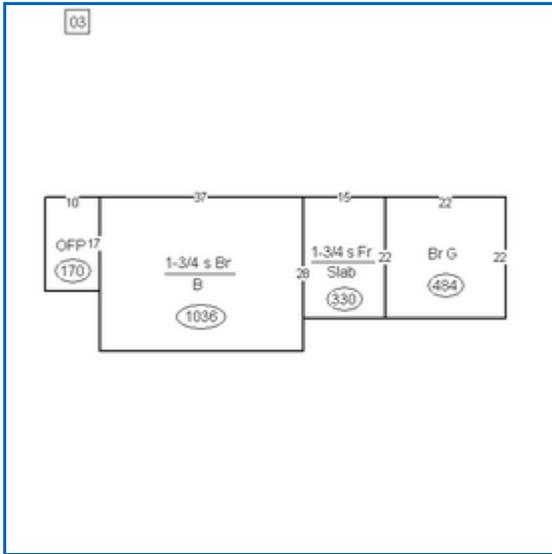
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LONGFORD FELSKE

We expect much from our argumentative president. He is industrious, level-headed and an all round good fellow.



Felske-SeniorClassPresident



Property Sales History

[Sale valuation definitions](#)

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

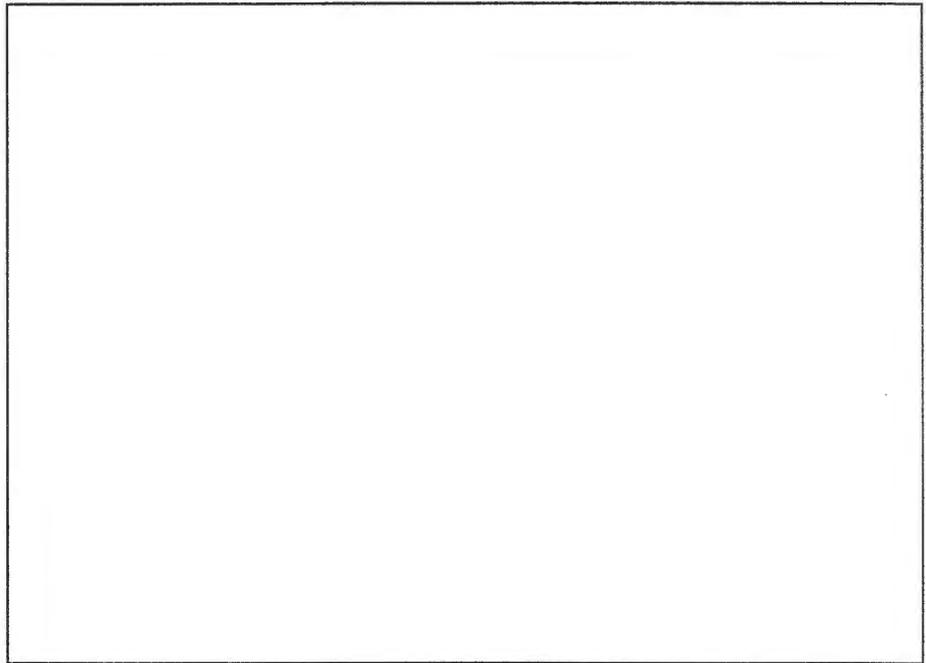
Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.

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

<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1636210040>

HISTORIC INFORMATION

HISTORIC NAME	Loser, C. M. House
COMMON NAME	
PERMIT NO	3316; 24549; 30595; 30473
COST	\$12,000
ARCHITECT	Evans, Floyd
ARCHITECT2	Braun-Landau (1984)
BUILDER	Tackett, W. C. , Inc.
ARCHITECT SOURCE	building permit



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

LANDSCAPE	Corner lot of busy residential thoroughfare; uniform setback; front circular driveway; front sidewalk & parkway; yard plantings; foundation bushes and plantings; side yard w/trees & plantings; mature trees
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PHOTO INFORMATION

ROLL1	14
FRAMES1	17
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\dell0416.jpg

SURVEY INFORMATION

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

Historic Preservation Commission

2185 Linden Avenue Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 3/10/2016

<i>Year Built:</i>	1924 (Remodeling)
<i>Style:</i>	Dutch Colonial Revival
<i>Petitioner:</i>	Scott Goldman
<i>Size:</i>	4,991 square feet
<i>Original Owner:</i>	H. K. Vigent
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	\$7,000
<i>Significant Features:</i>	Front Entrance Portico, Gambrel Roof
<i>Alterations:</i>	1985- Two Story Addition 1988 – Porch and elaborate Deck addition and Kitchen Remodeling
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 2185 Linden Avenue and how it may satisfy any of the landmark criteria listed below.



Figure 1: 2185 Linden Avenue, Location Map

A demolition application has been submitted for the house at 2185 Linden Avenue. The house is in the East Indian Trail neighborhood and in the Lakefront planning district of Highland Park. 2185 Linden Avenue is located within the Northwest survey area, and was assigned a local significance rating of “C – Contributing.” This part of the town was developed for more affluent families in 1920s.

An original building permit in the City archives indicates the house was remodeled in 1924 and the Lake County Tax Assessor’s data indicates the original house and improvement were constructed between 1924 and 1936.



Figure 2: 2185 Linden Avenue, Highland Park

Historic Preservation Commission

The construction cost of the original house was \$7,000.00. The City's archives for this house indicate that the two story addition was built in 1985 by Mark T. Golan and an elaborate deck and porch addition was done in 1985, which was designed by Kaplan Mangurter for Dr. and Mrs. Charles Frank.

This is a two story brick house is a 1920's Dutch Colonial Revival style single family residence. The architect of the building is not listed in the original building permit and the owner's name appears as the listed contractor of the house.

Architectural Analysis

The 2002 Northeast side Architectural Survey of Highland Park identifies the house as Dutch Colonial. Also the survey provides a detailed write-up on the Dutch Colonial Revival style: The Dutch Colonial Revival style marked by a gambrel roof, pitch on each side of the building. Generally faced with wood shingles, it is derived from early Dutch houses built in the northeastern United State in the 18th century". This style houses were built over a long period from the 1880s through the 1950s. The gambrel roof facing the street was an earlier trend while side facing gambrels and a broad front dormer were very popular during the 1920s. 2185 Linden Avenue has a symmetrical front façade and a classical entry portico with a side gambrel roof and wood siding.

Biographical Information

Julia Johnas provided some background information about the property at 2185 Linden Avenue: *Book of Chicagoans* (1905) lists William Kirby Sidley as residing in Highland Park. Earliest listing showing the address is November 1909 (Telephone Directory). Based on tax assessment rolls and other sources, from which it can concludes that the Sidley constructed his home on Linden in 1903.

Tax Assessment Rolls from 1915 through 1923 show the property owner as Mary F. Sidley. *Book of Chicagoans* (1911) provides the following biography for Mr. Sidley:

Sidley, William Kirby, president of Keith Bros. & Co.; born Ahern Park, Co. Cork, Ireland, Feb. 18, 1838; son Dr. Kyrle Allen and Helen (Kirby) Sidley; brought to America in childhood, father settled in Milwaukee in practice of medicine; married 1865, Mary Frances Pratt. Owing to death of farther was obliged, at age of 12, to go to work and provide for self; worked first in newspaper office and afterwards in clothing business; later he was buyer of furs and came to Chicago, 1860; entered employ of Keith Bros. in 1865, as general salesman and by 1905, became president of the Keith Brother co. Clubs: Union League, Highland Park. Obituary from *Highland Park Press* is attached.

Landmark Criteria

Below are the landmark criteria from the City Code:

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Historic Preservation Commission

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

Historic Preservation Commission

Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

Original Building Permits

Electrical Contractor Vetter Elected Address _____
License No. 1 Elec. Permit No. 210 Date issued Oct 29 1921
Inspected _____ 192_____ by _____ Fee \$ _____
Size of main wire _____ Size of branch wire _____ System _____
No. of Openings _____ No. Sockets _____ No. Circuits _____
Certificate of Inspection Issued _____ 192_____ No. _____
Remarks _____

Plumbing Contractor _____ Address _____
License No. _____ Issued _____ 192_____ Fee \$ _____
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. _____
Remarks _____

General Remarks _____

Date Sept 11 1924 Building Permit No. 237

Location of Building—No. ²¹⁵⁵~~344~~ Street N. Linden Ave

Name of Owner H. H. Vigent

Present Address 314 N. Linden Ave (Moran Hotel)

Old or New Building Old

General Contractor Owner Address above

Permit issued to " to construct a Remodeling

building on N 100 Lot 7 Blk. 29 Sub'n H P C

Builder's estimate 7000⁰⁰ Permit fee "

Location on Lot verified 192 by "

Other inspections "

Remarks "

*Usual
Dis*



Map created on February 19, 2016.

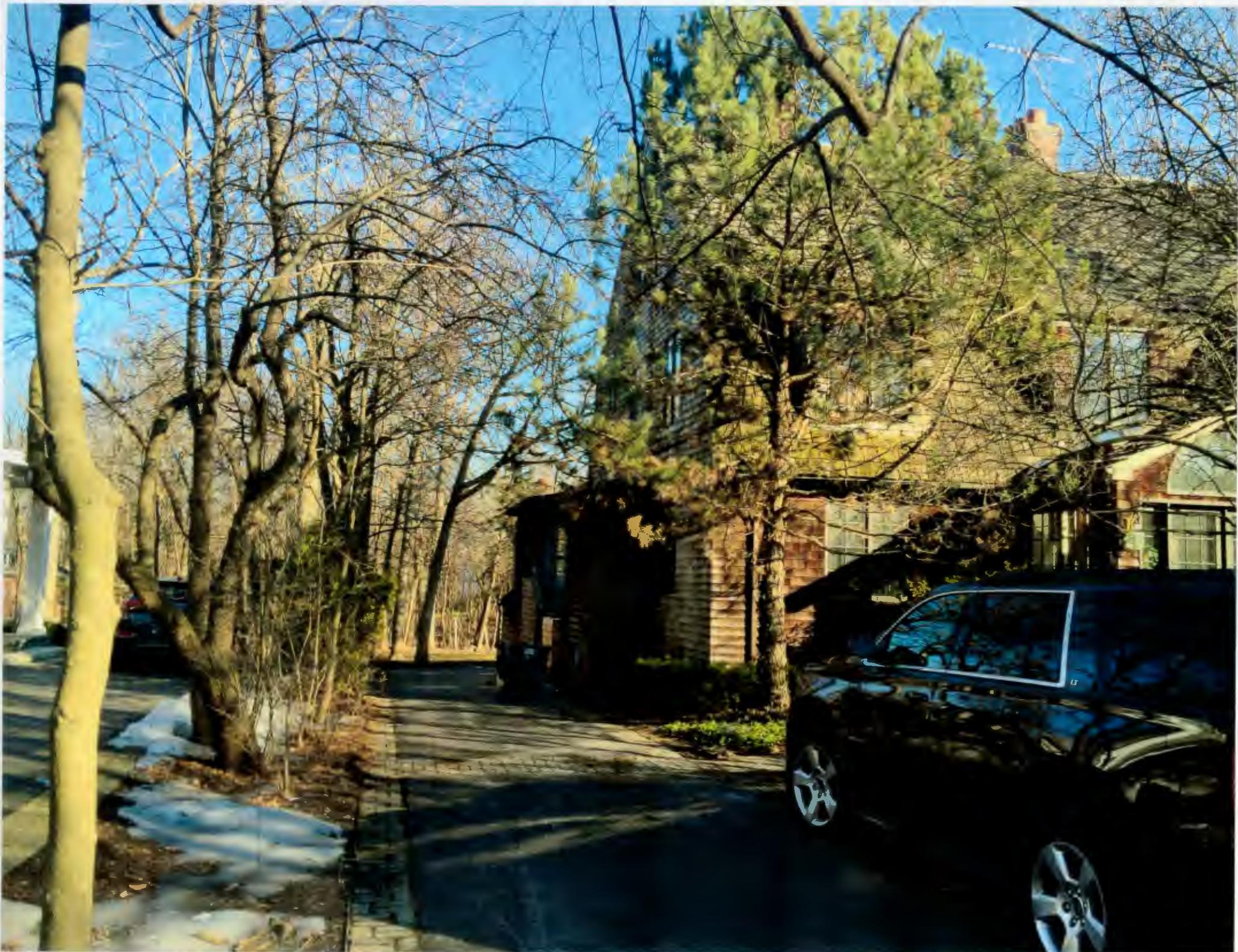
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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination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











Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-23-207-015	Neighborhood Number:	1825014
Street Address:	2185 LINDEN AVE	Neighborhood Name:	EAST Indian Trail
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$165,219	Total Land Square Footage:	34248
Building Amount:	\$195,060	House Type Code:	22
Total Amount:	\$360,279	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1924 / 1936
		Condition:	Average
		Quality Grade:	VGd
		Above Ground Living Area (Square Feet):	4991
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	1635
		Finished Basement Area (Square Feet):	1308
		Number of Full Bathrooms:	4
		Number of Half Bathrooms:	2
		Fireplaces:	2
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	504 / 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.

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

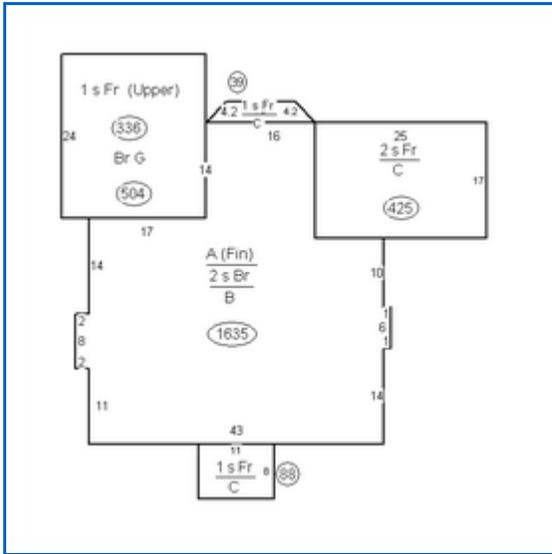
WALL MATERIAL 2 (original)

WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS



Property Sales History

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
2/28/2013	\$947,000	Qualified	

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

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

<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1623207015>

Linden – 2185 (formerly 341) N 100 of Lot 7, Block 29

Book of Chicagoans (1905) lists William Kirby Sidley as residing in Highland Park. Earliest listing showing the address is November 1909 (Telephone Directory). Based on tax assessment rolls and other sources, I believe the Sidley constructed his home on Linden in 1903. Tax Assessment Rolls from 1915 through 1923 show the property owner as Mary F. Sidley. *Book of Chicagoans* (1911) provides the following biography for Mr. Sidley.

Sidley, William Kirby, pres. Keith Bros. & Co.; born Ahern Park, Co. Cork, Ireland, Feb. 18, 1838; son Dr. Kyrle Allen and Helen (Kirby) Sidley; brought to America in childhood, father settling in Milwaukee in practice of medicine; attended pub. schools and a private acad.; married 1865, Mary Frances Pratt; children: William Pratt, Kyrle Allen (deceased), Frederick K., Frank C., Mollie (Mrs. Rev. Henry S. Foster, of Denver, Colo.), John S., Thomas H., Philip (deceased). Owing to death of farther was obliged, at age of 12, to go to work and provide for self; worked first in newspaper office and afterwards in clothing business; later was buyer of furs in the then wild Northwest; came to Chicago, 1860; entered employ of Keith Bros. in 1865, as general salesman; made buyer and general mgr. in 1883; upon death of James L. Woodward in 1892, became sec. and treas. and upon death of Elbridge G. Keith in 1905, became pres. of the co. Episcopalian. Clubs: Union League, Highland Park. Residence: Highland Park, Ill. Office: 320 W. Jackson Boul.

[Obituary from *Highland Park Press* is attached. Following are *Chicago Daily Tribune* articles on the Sidleys.]

**Mr. and Mrs. W. K. Sidley of the Windemere
will spend the winter in Highland Park with
Mr. and Mrs. Frederick Steele.**

Chicago Daily Tribune, Nov. 16, 1902

Because this article shows Mr. & Mrs. Sidley wintering with the Steeles, it would seem that they didn't build their residence on Linden until after 1902 and prior to 1905 (when the *Book of Chicagoans* gives Sidley's address as Highland Park).

IN THE WORLD OF SOCIETY

Miss Mabel Horliek Will Marry
Dr. John S. Sidley in Racine.

CEREMONY SET FOR JUNE 30.

Miss Jamieson and Irving Odell to Wed
in East Today.

The wedding of Miss Mabel Horliek, daughter of Mr. and Mrs. William Horliek of Racine, and Dr. John Streeter Sidley, son of Mr. and Mrs. W. K. Sidley of Highland Park, will take place Wednesday afternoon, June 30, at 4:30 o'clock at the home of the bride in the presence of the family. Mrs. Reginald Adams will be the matron of honor and William Horliek the best man.

In the Society World

Chicago Daily Tribune (1872-1922); Sep 5, 1910; ProQuest Historical Newspapers: Chicago Tribune
pg. 8

In the Society World

"THE famous Primrose quartet of Lake Forest," which made such a hit at the Lake Forest circus last year, will sing at the Gads Hill benefit to be given at Mrs. Frederick M. Steele's residence in Highland Park tomorrow. The quartet includes Arthur Bissell, Charles Atkinson, David Fales, and Henry Hubbard. In addition to this group there will be many attractions. Mrs. Steele has charge of the vaudeville with a committee which includes Mrs. W. A. Alexander, Mrs. F. R. McMullin, Mrs. McGregor Adams, and Mrs. E. Weigand. The heads of the other committees are Mrs. McGregor Adams, prizes; Mrs. W. A. Alexander, laws; Mrs. F. W. Cushing, tickets and press notices; Mrs. Charles G. Yoo and Mrs. Weigand, cake and ice cream booth; Mrs. R. H. Pickering, fancy booth; Mrs. A. R. Warner, tables and chairs; Mrs. F. C. Sidley, grounds and decorations; Mrs. W. K. Sidley, frappé; Mrs. McMullin, music. Tickets may be obtained from Mrs. W. B. Walrath, Evanston; Mrs. A. A. Carpenter Jr. of Lake Forest; and Mrs. F. W. Cushing, Moraine hotel, Highland Park.



WILLIAM KIRBY SIDLEY DEAD.

Former President of Wholesale Hat and Cap House in Chicago Succumbs in California.

William Kirby Sidley, former president of Keith Bros. & Co., pioneers in the wholesale hat and cap trade, died yesterday at Coronado Beach, Cal. He was 75 years old. He was born in Yeoghal, Ireland, and as a boy went to Boston and later to Milwaukee, coming to Chicago in 1862. He went to California in December because of failing health. Death was due to cerebral hemorrhage. He was a member of the Union League club. He is survived by the widow and sons, William P., Frank C., and Thomas H., all of Chicago; Dr. Frederick K., Peoria; Dr. John S., Racine, Wis., and Mrs. Henry S. Foster, Denver. The funeral will be held on Friday at Christ church, Twenty-fourth street and Michigan avenue, and interment will be at Oakwoods.

Chicago Daily Tribune, Feb. 10, 1913



William K. Sidley

WILLIAM KIRBY SIDLEY, for many years president of Keith Bros. & Co., the oldest and largest wholesale hat house in the West, passed away on February 8th at Coronada Beach, California. Mr. Sidley had been in poor health for some time, and a few weeks ago left for the West. Nevertheless his death at this time was entirely unexpected.

Seventy-five years ago Mr. Sidley was born in the north of Ireland. Although his parents had planned for him a place in the clergy of the Church of England, this idea did not appeal to him, and in 1862 he came to America. After a brief stay in Boston he found his way to Milwaukee, where he took employment in a fur store. While learning the fur business he spent his evenings in reading and in study, and thereby gained the education which he had partly missed as a boy.

It was not long before the greater opportunities in Chicago attracted Mr. Sidley, and he secured a position with Keith Bros. & Co. In this firm he showed his capacity and rapidly made his way up to the position of president of the company, which he held for many years. Under his successful management the business of Keith Bros. & Co. has grown to very large proportions.

Combined with business ability, Mr. Sidley had the happy quality of holding the highest esteem of his employees, many of whom have been with the company for years and owe much of their success to his kindly interest. Few men in the hat trade were better known, and none more respected than William K. Sidley. His decease will be generally regretted.

On Friday, February 14th, the store of Keith Bros. & Co. was closed all day, and Mr. Sidley's funeral was held on the morning of that day at Christ Church, Michigan avenue and Twenty-fourth street. The interment was at Oakwoods Cemetery.

Mr. Sidley leaves a widow, five sons and a daughter. He was a member of the Union League Club and actively interested in the Episcopal Church.

A building permit for remodeling dated Sept. 11, 1924 lists owner H.K. Vigent. This was Helen K. Vigeant who resided there with her husband Xavier, and children. Mr. Vigeant was an architect.

Xavier Vigeant was born in Chicago on 25 July 1889. Married Helen Elizabeth Kendrick on 23 May 1916.

He is listed at the Linden address in the 1922 street directory. Prior to that date he lived at 1312 N. State Street in Chicago. He was living in Washington, DC by 1935. In 1938 he was listed on the register of employees of the Department of the Interior, Office of Indian Affairs as the Director of Rehabilitation, a position he held with the Office until 1942 when he became Assistant Director of Construction.

Lebenbaum & Marx, architects, announce that they have admitted to partnership Messrs. Gregory Vigeant, Jr., and Xavier Vigeant, under the firm name of Lebenbaum, Marx & Vigeant, and have established new offices at 2237 Insurance Exchange Building, Chicago.

Construction News, May 15, 1915

'Round About Chicago Society

M R. AND MRS. JOHN W. KENDRICK of 1312 North State street announce the engagement of their daughter, Helen Elizabeth, to Xavier Vigeant, son of Mrs. Marie E. Vigeant of 1216 Astor street.

Chicago Daily Tribune, April 11, 1916

DEMAND \$222,000 CUT IN BUDGET IN HIGHLAND PARK

Representatives of civic clubs in Highland Park are to appear before the city council tonight to demand that an ordinance appropriating \$590,000 for the annual budget be scaled down \$222,000 and the municipal tax rate be reduced in keeping with the lower figure.

Of the \$590,000, the sum of \$451,100 under the ordinance passed in May will come from general taxation. The petitioners want the \$451,100 cut to \$228,966. License fees and receipts of the water company make up the rest of the budget.

According to Xavier Vigeant, vice president of the City club of Highland Park, and chairman of the committee, it will be necessary to reduce operating expenses only in the fire department. The civic organizations recommend that instead of having fourteen paid firemen, the city have eight regular firemen and ten subject to call, a system in force there before 1927.

"The city council," said Mr. Vigeant, "simply appropriated money beyond the needs. What we propose will leave them as much as they spent in the past year. Therefore, we are confident that the ordinance will be repealed."

BROTHERS ASK SALE OF HOTEL BE SET ASIDE

A suit charging that conspiracy was involved in the recent \$30,000 sale of the Malson du Nord, a six story hotel at 1216 Astor st., was filed in Circuit court yesterday.

Pierre Vigeant, of 1228 N. State st., an architect, and his brother, Gregory, a real estate man in Kansas City, Mo., represented by Attorneys Miles J. Fitzpatrick and A. E. Minetor, allege that another brother, Xavier, a government worker in Washington, D. C., and a sister, Mrs. Marie Vigeant Barnett, of 1201 N. Dearborn st., conspired with Morris Bromberg, an attorney at 33 N. La Salle st., to sell the property to Bromberg at a price below the building's value.

The suit asks that the sale be set aside and that Xavier Vigeant and Mrs. Barnett be removed as trustees.

Chicago Daily Tribune, April 26, 1944

Historic Preservation Commission

3325 Krenn Avenue Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 3/10/2016

<i>Year Built:</i>	1955
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Alan Meyerowitz
<i>Size:</i>	1,556 square feet
<i>Original Owner:</i>	Scholz Homes
<i>Architect:</i>	E. J. Petranek
<i>Original Cost:</i>	\$16,000
<i>Significant Features:</i>	Low Pitched Side Gabled Roof. High Window Sills
<i>Alterations:</i>	<ul style="list-style-type: none">• None identified
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 3325 Krenn Avenue and how it may satisfy any of the landmark criteria listed below.



Figure 1: 3325 Krenn Avenue, Highland Park

A demolition application has been submitted for the 1955 Ranch house at 3325 Krenn Avenue located in the northern part of Highland Park. There are no architectural surveys for this part of town, so the demolition request has been brought before the Commission as a matter of policy. Furthermore, no historical status has been given to the structure at this point.

The house is a fairly standard 1950's Ranch design. It was designed by E. J. Petranek of Highland Park and built by the Henson Construction Company. 3325 Krenn Avenue is Lot 334 in the Krenn & Dato subdivision,



Figure 2: 3325 Krenn Avenue, Highland Park

Historic Preservation Commission

Architectural Analysis

The 2002 Northeast Area Architectural survey provides a detailed write-up on the Ranch style: The Ranch house dates from 1932, when Cliff May, a San Diego architect, consciously created a building type that he called “the early California Ranch house.” They were low-slung vernacular buildings that followed the contours of the land. Using the Spanish Hacienda or “rancho” as inspiration, May designed many Ranch houses throughout the West. Because of the Midwest’s close association with Prairie School architecture, however, many Chicago-area Ranch houses owe much to the architecture of Frank Lloyd Wright, especially his Usonian houses of the 1930s. Ranch houses became popular in the late 1940s and 1950s, when the idea was widely published, and were built nationwide in suburban communities. Characteristics of a Ranch house include its wide, ground-hugging profile, low-pitched roof, and deep eaves. Due to the popularity of the car, the garage has a prominent position in the front of the house and is an integral part of the architecture of the Ranch house.

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

The house at 3325 Krenn Avenue was built for \$16,000 and exhibits many of the traditional Ranch characteristics: low slung roof, deep eaves, and varied materials on the exterior. It falls more into the Contemporary Ranch description identified above.

Biographical Information

There are two original owner’s names are listed on the 1955 building permit, one is Louis Henson and the other name is Schalz Homer. No information about the family or their potential impact in the community was located.

The architect E. J. Petranek’s name does not appear as a member of the American Institute of Architects (AIA) neither his name is listed as an architect for any other house designed by him in the community.

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Historic Preservation Commission

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

Recommended Action

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

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

Attachments

Location Map

Site Photos

County Assessor Data

Date Sept. 13 1955

Building Permit No. 8565

Inspected by _____ Date _____

For certificate of occupancy

Location of Building — No. 3325 Street Krenn Ave.

Name of Owner Louis Henson *Schaly Homes*

Present Address R. R. #2, Lockport, Ill. Phone _____

Type of Construction SF¹R⁸Bst⁰AG²WA⁰

Architect E. J. Petranek Address 2998 Summit, H. Pk. Phone _____

General Contractor Henson Const. Co. Address R. R. #2, Lockport Phone _____

Permit issued to owner to construct a single family dwelling

building on Lot 334 Blk. _____ Sub'n. Krenn & Dato's Addn. to H. Pk.

Builder's estimate \$16,000.00 Permit fee 54.34 Job Order No. 579 Amt. \$ 50.00

Location of building on Lot verified _____ 19 _____ by _____

Sanitary provisions approved by 77 Aug 9-27-55 ae

Other Inspections Sanitary Sewer Aug 10-3-55 ad

Green Oak Pkg No-6-55 ae

Electrical Contractor M.G. Elec. Svc Co. Address 5910 W. 35th St. Cicero, Ill.

Wiring Permit No. 6494 Issued 2/20/56 No. Fixtures 31

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 _____

Inspection by _____ Date _____

Plumbing Contractor KEYSTONE PLBG Schely Homes Address 4544 W. OAKTON, SKOKIE

Water Tap No. 609 Sewer Tap No. 591 Job Order No. 646 Issued 10/4/55 Paid 80 \$50

Work Order No. 2041 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 Ground work insp. 10-20-55 DL

Downspouts connected to _____ 19 _____ No. _____

Kind of heat _____ Name of Burner _____

Tank and Burner Inspection # 2370 9/13/55 \$50

Driveway Permit No. 1863 Date 1/16 1955 Contractor Sigstrom Coal Co.

Type _____



Map created on February 19, 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.

RECEIVED

FEB 05 2016

3325 KRENN
FRONT ELEVATION



3325 KRENN

RECEIVED

FEB 05 2016

City of Highland Park
Building Dept

3325 KRENN
REAR ELEVATION



3325 KRENN
NORTH ELEVATION



RECEIVED

FEB 05 2016

City of Richmond Park
Building Dept.

3325 KRENN
SOUTH ELEVATION



RECEIVED

FEB 05 2016

City of Highland Park
Planning Dept.



Lake County, Illinois

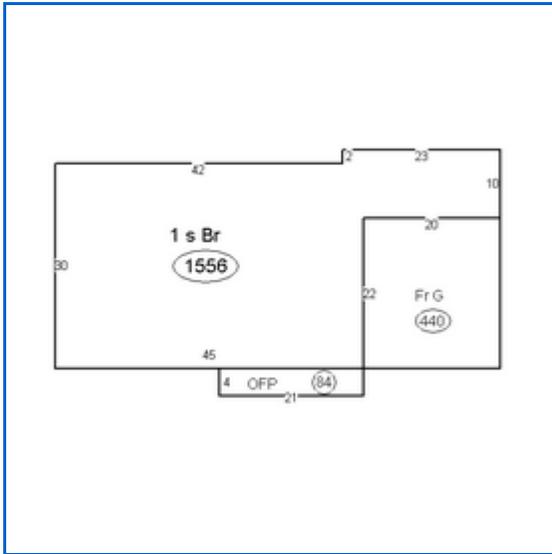
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-10-315-009	Neighborhood Number:	1810040
Street Address:	3325 KRENN AVE	Neighborhood Name:	The Highlands
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$72,426	Total Land Square Footage:	17316
Building Amount:	\$49,046	House Type Code:	43
Total Amount:	\$121,472	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1955 / 1955
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1556
		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:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	440 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 0
		Porches Open / Enclosed Area:	84 / 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
12/30/2015	\$295,500	Qualified	
12/30/2002	\$332,500	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.

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1610315009>

Historic Preservation Commission

1720 Spruce Avenue

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 3/10/2016

<i>Year Built:</i>	1961
<i>Style:</i>	Traditional
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	2,324 square feet
<i>Original Owner:</i>	L. R. Korobkin
<i>Architect:</i>	E. Meyer
<i>Original Cost:</i>	\$44,900
<i>Significant Features:</i>	Roof top Cupola, Gable widows, Brick exterior,
<i>Alterations:</i>	<ul style="list-style-type: none">• 1964 Garage addition• 1967 Breezeway• 1976 Second Floor alteration
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1720 Spruce Avenue and how it may satisfy any of the landmark criteria listed below.



Figure 1: 1720 Spruce Avenue, Location Map

A demolition application has been submitted for the house at 1720 Spruce Avenue in the West Side survey area; the survey does not contain an entry for the property. The home is a traditional 1960's brick structure. The massing of the home mirrors the traditional ranch style front, but has rear second floor with exterior siding cladding. The later addition of the garage created a front façade dominated by the two-car garage. Other notable elements of the house include the shed gable window and central chimney.



Figure 2: 1720 Spruce Avenue.

Historic Preservation Commission

The home was built in 1961 for L. R. Korobkin and designed by E. Meyer. Later garage additions in 1964, breezeway in 1967 and second floor alterations in 1976 were designed by the same architect. The architect E. Meyer designed couple other homes featured within surveys of Highland Park. Architect John Holland appears in the American Institute of Architects (AIA) membership list twice, 1962 and 1970. His practice was based in Chicago, Illinois, he designed various commercial and institutional buildings, residential, restaurant buildings.

Address	Style	Year Built	Historical Status	Demolished
1768 Cavell Avenue	Split Level	1965	S60	No
380 Lakeside Place	International Style	1952	C	No
205 Sheridan Road	Split Level	1956	Contributing	No
834 Kimballwood Drive	Contemporary	c2000	NC	No

The planning staff identifies the home has influenced by Mid Century Modern style, because of architectural characteristics of the low pitched, gable widows and projecting canopy over the front entrance. The commission may conduct further discussion of determining the architectural style of the house.

Original owner Leonard Richard Korobkin was born 8 September 1925 in Lowell, Massachusetts and graduated from the University of Maine in 1947 with a degree in Mechanical Engineering. Attached is a yearbook photo and academic biography. He was a partner in the firm Gamze, Korobkin & Caloger. Number of articles can be found about the firm name in "google".

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.

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 within 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 creating a mandatory 365-day Review Period commencing on the Application Completion date,
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 180-day Review Period commencing on the Application Completion date,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, and the Application for Demolition shall be processed.

Attachments

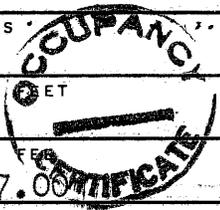
Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

DATE PERMIT ISSUED October 5, 1961		BUILDING ADDRESS 1720 Spruce St.		BUILDING PERMIT NUMBER 11457	
BUILDING ON S1/2 --- OF LOT 34 N1/2 --- 33		BLOCK	SUBDIVISION J. S. Hovland's H.P. Acres		
NAME OF OWNER L. R. Korobkin		ADDRESS 930 Park Ave., H.P.		PHONE NUMBER ID 2-8270 WE 9-0545	
ARCHITECT E. Meyer		ADDRESS 3034 Devon, Chicago		PHONE NUMBER AM 2-0064	
GENERAL CONTRACTOR Owner		ADDRESS		PHONE NUMBER	
PERMIT ISSUED TO Same		ADDRESS		PHONE NUMBER	
TYPE OF CONSTRUCTION Mt. Rm. Fr. Br. SFD 4BL3 2 1/2 baths Attic		SQUARE FEET	CUBIC FEET	LOT AREA	
BUILDER'S ESTIMATE \$ 16,100.00	BUILDING DEPT. EST. \$ 28,800.00	PERMIT FEE \$ 97.00	BUILDING DEPOSIT \$ 50.00	GUARANTEE DEPOSIT NUMBER 4414	
TYPE OF HEAT Hot Air Gas	PERMIT NUMBER 245	MAKE OF BURNER	DATE INSTALLED	LOCATION	
DRIVEWAY PERMIT NO. 3458	DEPOSIT NUMBER 4415	DATE ISSUED 10/5/61	CONTRACTOR		
SITE INSPECTION 10/11/61		BY		[Signature]	
FOOTING AND FOUNDATIONS Footings 10/26/61 Foundations 11/9/61		BY		[Signature]	
FRAMING 6/29/62		BY		[Signature]	
ROOFING 6/24/62		BY		[Signature]	
HEATING 11/28/62		BY		[Signature]	
DRIVEWAY 11/28/62		BY		[Signature]	



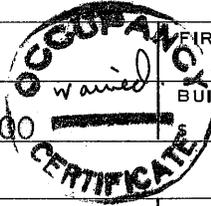
PLUMBING CONTRACTOR <i>R. A. Amason Pllg. Co.</i>		ADDRESS <i>1712 N. Wells, Chap. 14</i>			PHONE NUMBER <i>Mi 2-4461</i>	
WATER TAP NO. <i>7592</i>	GUARANTEE DEPOSIT NO. <i>4792</i>	FEE <i>175⁰⁰</i>	DATE ISSUED <i>5/22/62</i>	SEWER TAP NO. <i>6804</i>	STORM TAP NO. 	
NO. LAVATORIES	NO. LAUNDRY TUBS	NO. TOILETS	NO. BATHS	NO. SINKS	NO. SHOWERS	NO. STACKS
OTHERS			DOWNSPOUTS CONNECT TO		DATE COMPLETED	

ELECTRICAL CONTRACTOR <i>Marsh Electric Co.</i>		ADDRESS <i>1448 W. Adams, Chgo.</i>			PHONE NUMBER <i>CA 6-1500</i>	
ELEC. PERMIT NO. <i>9115</i>	DATE ISSUED <i>11/2/61</i>	NO. FIXTURES <i>22</i>	FLOOR AREA	SIZE OF MAIN WIRE	SIZE OF BRANCH WIRE	
SYSTEM	NO. 15 AMP CIRCUITS	NO. 20 AMP CIRCUITS	NO. OPENINGS	NO. SOCKETS <i>100</i>		
NO. CIRCUITS	NO. MOTORS	NO. RANGES	OTHERS			
DRAINAGE <i>5/22/62 San</i>			BY <i>[Signature]</i>			
PLUMBING <i>5/31/62</i>			BY <i>[Signature]</i>			
ELECTRICAL <i>Serial 10-10-62 B</i>			BY <i>[Signature]</i>			
FIRE REGULATIONS <i>11/26/62</i>			BY <i>[Signature]</i>			
FINAL INSPECTION <i>11/26/62</i>			BY <i>[Signature]</i>			
PLOTTED SURVEY SUBMITTED <i>Recd 11/29/62 [Signature]</i>			CERTIFICATE OF OCCUPANCY ISSUED <i>12/7/62 [Signature]</i>			

CITY OF HIGHLAND PARK, ILLINOIS BUILDING DEPARTMENT

BUILDING PERMIT FILE CARD

DATE PERMIT ISSUED May 22, 1964		BUILDING ADDRESS 1720 Spruce Avenue		BUILDING PERMIT NO. 12779	
BUILDING ON		OF LOT	BLOCK	SUBDIVISION	
NAME OF OWNER Leonard R. Korobkin		ADDRESS Same		PHONE ID 2-8270	
ARCHITECT		ADDRESS		PHONE	
GENERAL CONTRACTOR Owner		ADDRESS		PHONE	
TYPE OF CONSTRUCTION SFD-Addition-Garage Att.		USE GROUP L3	FIRE GRADING 4B	ZONING DISTRICT B	
BUILDER'S ESTIMATE \$ 2,000.00	BUILDING DEPT. EST. \$ 2,000.00	PERMIT FEE \$ 11.00	BUILDING DEPOSIT	GUARANTEE DEPOSIT NO.	
PLUMBING CONTRACTOR		ADDRESS		PHONE	
PLUMBING PERMIT NO.	TOTAL FEE	NEW FIXTURES	REPLACE FIXTURES	OTHER	
SEWER & WATER CONTRACTOR		ADDRESS		PHONE	
WATER TAP NO.	SIZE	FEE	SANITARY SEWER NO.	INSP. FEE	TAP CHARGE
HEATING & AIR COND. CONTRACTOR		ADDRESS		PHONE	
HEATING PERMIT NOL	TOTAL FEE	HEATING TOTAL BTU		AIR CONDITIONING TONS	
ELECTRICAL CONTRACTOR G.M. Electrical		ADDRESS 2810 W. Fullerton Chicago		PHONE	
ELECT. PERMIT NO. 11622	TOTAL FEE \$ 4.65	OUTLETS NO.	FIXTURES NO.	MOTORS H.P.	HEAT KWH
DRIVEWAY PERMIT NO.	TOTAL FEE	DEPOSIT NO.	AMT.	CONTRACTOR	



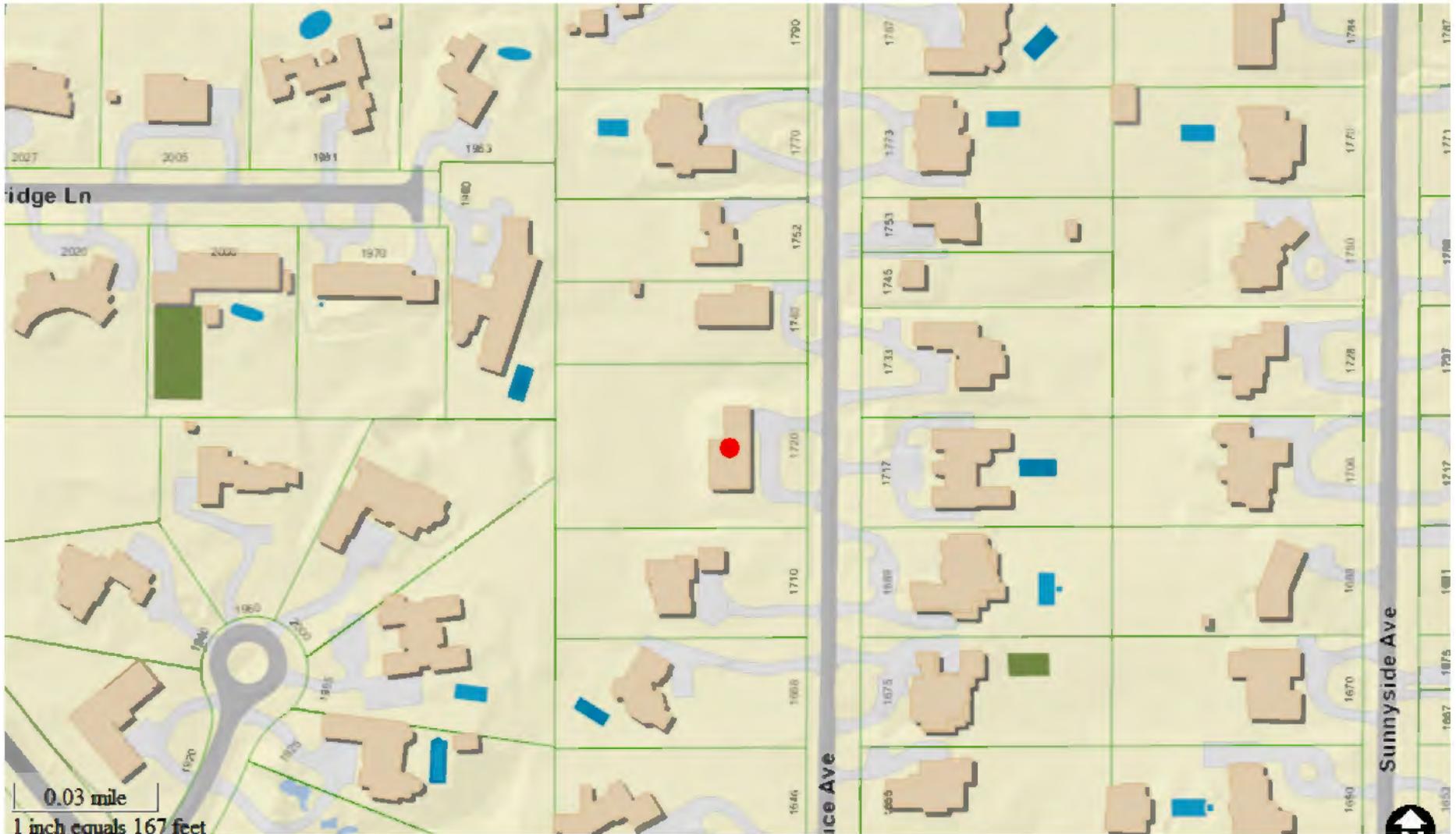
INSPECTIONS

SITE	5/29/64	BA	
FOOTING			FOUNDATION
FRAMING	9/16/64		Existing from time new home was built.
FINAL BLDG.	10/7/64	BA	FIRE REGULATIONS
DRIVEWAY			
SANITARY SEWER			
STORM SEWER			
PLUMBING UNDERGROUND			STACK TEST
ROUGH PLUMBING			FINAL PLUMBING
ROUGH HEATING			FINAL HEATING
ELECTRICAL SERVICE			ELECTRICAL UNDERGROUND
ROUGH ELECTRICAL			
FINAL ELECTRICAL	10-7-64		
PLOTTED SURVEY SUBMITTED			CERTIFICATE OF OCCUPANCY ISSUED 10.20.64 TK

CITY OF HIGHLAND PARK, ILLINOIS
BUILDING DEPARTMENT

BUILDING PERMIT FILE CARD

1720 Spruce



Map created on February 23, 2016.

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Lake County, Illinois

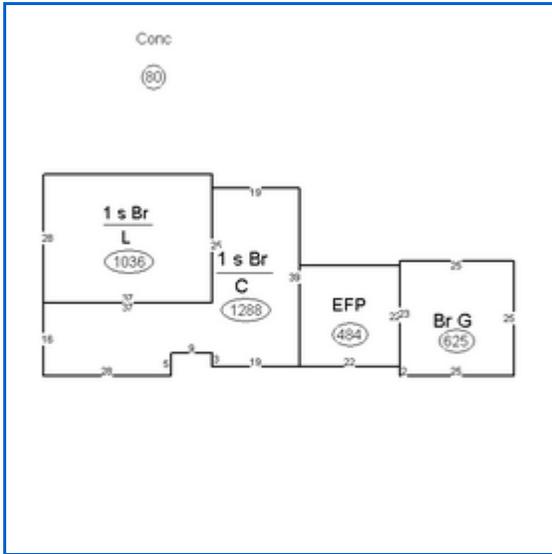
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-21-401-017	Neighborhood Number:	1721220
Street Address:	1720 SPRUCE AVE	Neighborhood Name:	HOVLANDS HP ACRES SPLITS
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$113,598	Total Land Square Footage:	56430
Building Amount:	\$98,095	House Type Code:	72
Total Amount:	\$211,693	Structure Type / Stories:	Tri
Township:	West Deerfield	Exterior Cover:	Brick
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1961 / 1961
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	2324
		Lower Level Area (Square Feet):	1036
		Finished Lower Level (Square Feet):	1036
		Basement Area (Square Feet):	0
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	1
		Fireplaces:	2
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	625 / 0 / 0
		Deck / Patios:	0 / 1
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 1
		Porches Open / Enclosed Area:	0 / 484
		Pool:	0



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

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



Property Sales History

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
1/28/2016	\$550,000	Unqualified	

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1621401017>

Historic Preservation Commission

1460 Cloverdale Avenue Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 03/10/16

<i>Year Built:</i>	1952
<i>Style:</i>	Minimal Traditional Ranch
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	1,687 Square Feet
<i>Original Owner:</i>	Roy E. Mount
<i>Architect:</i>	Raymond A. Peterson Associates
<i>Assessed Value:</i>	\$30,000
<i>Significant Features:</i>	Side and Front Gabled roof, Decorative Shutters, Brick Wall Cladding
<i>Alterations:</i>	None
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1460 Cloverdale Avenue and how it may satisfy any of the landmark criteria listed below.

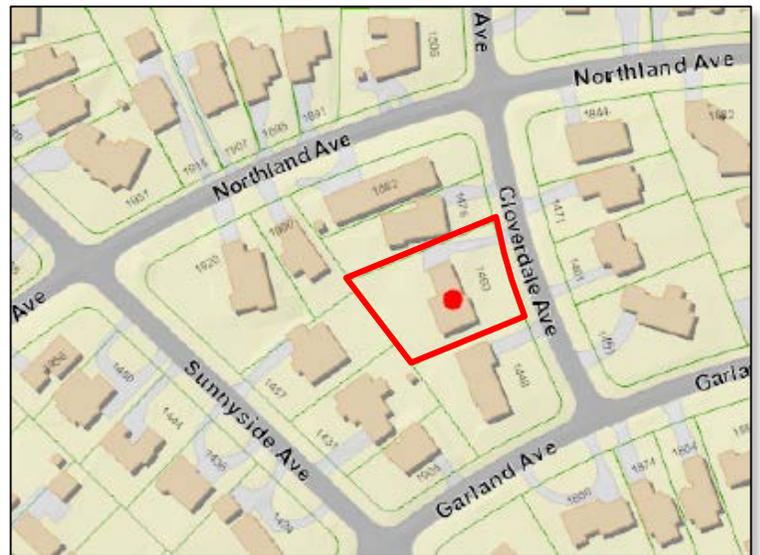


Figure 1: 1460 Cloverdale, Highland Park

A demolition application has been submitted for the house at 1460 Cloverdale Avenue. The house was built in 1952 and is representative of a Minimal Traditional Ranch style that was popular in that era.

The house is in the West Side survey area, but the survey does not contain an entry for the house. As a matter of policy, all houses that do not appear in the surveys are brought before the Commission for a historical review.



Figure 2: 1460 Cloverdale Avenue, Highland Park

Historic Preservation Commission

The 1460 Cloverdale house is located in Sherwood Forest Subdivision, although many small ranch houses were built throughout the west side. The survey research from 1999/2000 indicates that this subdivision was developed during 1930s and 26% of the total building were built before 1950s and 60% are from the 1950s.

Limited information about Roy E. Mount, the original owner of the house, was located except that he was a vice-president with Aubrey, Finley, Marley & Hodgson, an advertising agency. Attached are two articles from the Chicago Tribune mentioning state his name.

Architect: Raymond A. Peterson Associates

Raymond A. Peterson's name appeared twice on AIA directory in 1956 and 1962. His architectural practice was based in Skokie, Illinois. Research did not reveal any other houses designed by Raymond A. Peterson in Highland Park.

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

Historic Preservation Commission

Recommended Action

The Commission is asked to review the structure per the Landmark Criteria listed above. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies “one or two of the Landmark Standards, then the Commission shall have a 180-day review period, commencing on the Application Completion Date, within which to receive applications for Landmark nominations for the Structure.” (Chapter 170 of the City Code)

Attachments

Location Map

Site Photos

County Assessor Data

Electrical Contractor Lake Shore Elec Co Address 154 W. Erie St
Wiring Permit No. 5318 Issued 1-5-53 No. Fixtures 32
Floor Area 1600 No. 15 Amp. Circuits required 4 No. 20 Amp. Circuits required 2
Size of main wire 600 Size of branch wire 12014 System 60 AMP
No. of Openings 78 No. Sockets 6 No. Circuits 6 No. Motors ✓ No. Ranges ✓
Other Appliances 32 - Fixtures

Inspection by H. Saech Date 1-5-53

✓ Plumbing Contractor Franklin Pl. Pldg Address 9606 Grand Ave., F.P.

wo. 1060 Water Tap No. 5035 Sewer Tap No. 4327 Job Order No. 6439 Issued 1-5-53 Paid 90-50
Storm 1087

Work Order No. _____ Storm Tap No. _____

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

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

No. Shower Baths 1 Shower No. Stacks 2-4" Other Items 1 - 2 Drail

Inspections H. Saech 3-31-53

✓ Downspouts connected to _____ 19 _____ No. _____

Kind of heat Gas Heat Name of Burner _____

Tank and Burner Inspection _____

✓ Driveway Permit No. 1194 Date 6-3- 19 53 Contractor C. SERRA FINI

Type Cone Bond 209 - J.O. 3626

Date 12-24- 1952



Building Permit No. 7058

Inspected by _____ Date _____

For certificate of occupancy

Location of Building - No. 1460 Street CLOVERDALE AVE

Name of Owner ROY E. MOUNT 302-4874

Present Address 813 WASHINGTON ST, DESPLAINES Phone VA 4-6922

Type of Construction FRM 7' R 46' Bst Hw. s

Architect R. A. PETERSON Address 4041 DEMPSTER Phone OR 5-1666

General Contractor E. M. BLUME Address 1295 DESPLAINES Phone VA 4-4821

Permit issued to CONTRACTOR to construct a SINGLE FAMILY DWELLING

building on Lot 256-257 Blk. _____ Sub'n. SHERWOOD FOREST

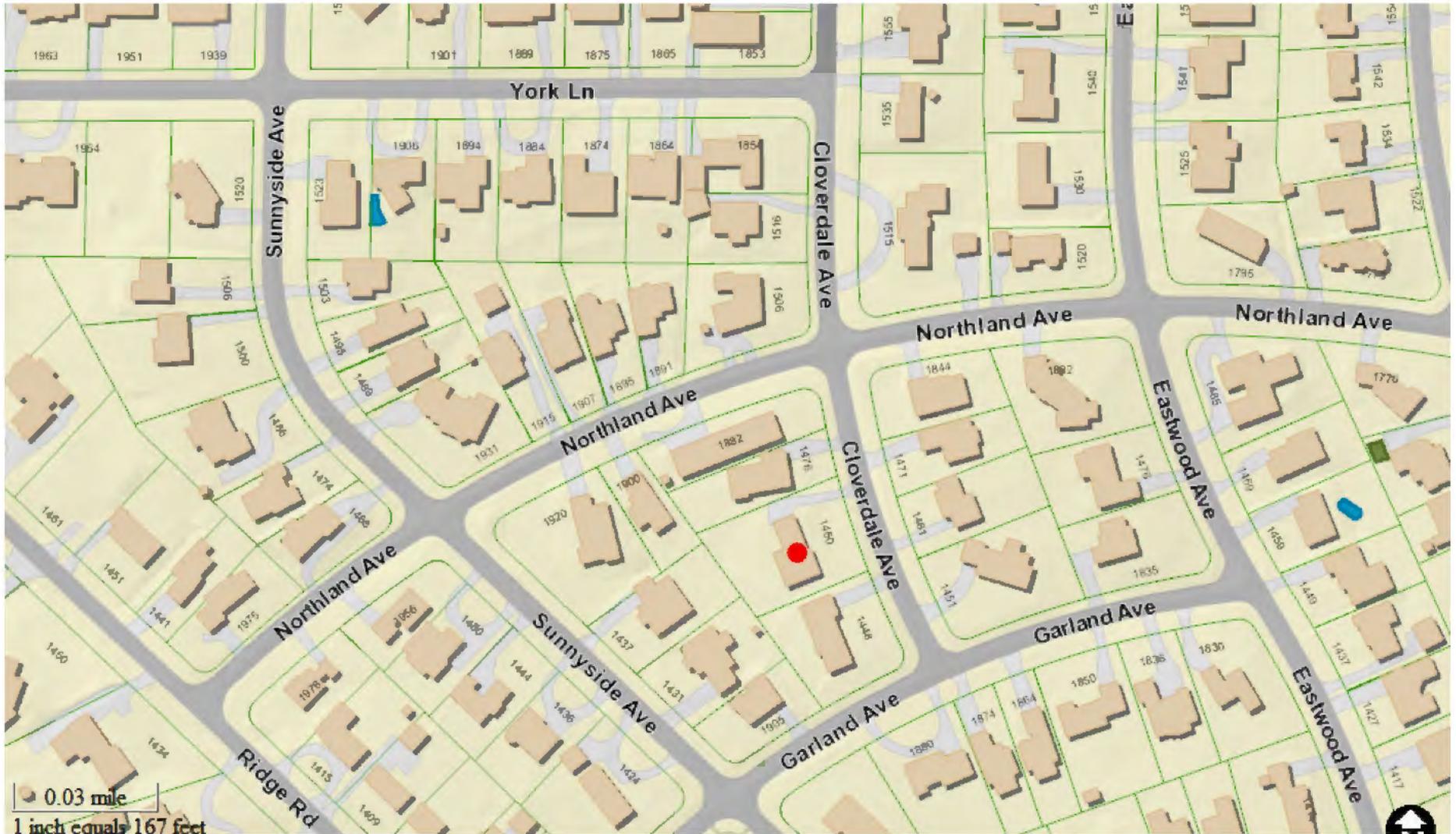
Builder's estimate 30,000- Permit fee 101- Job Order No. 6436 Amt. \$ 50-

Location of building on Lot verified 12-26- 1952 by H. Sanchez. Catchpole

Sanitary provisions approved by _____

Other Inspections Posted Land.

1460 Cloverdale



Map created on February 23, 2016.

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VACANT LOT

COLDWELL
BANKER

RESIDENTIAL BROKERAGE
(847) 433-5400

JACQUE LEWIS
847-926-1932









Lake County, Illinois

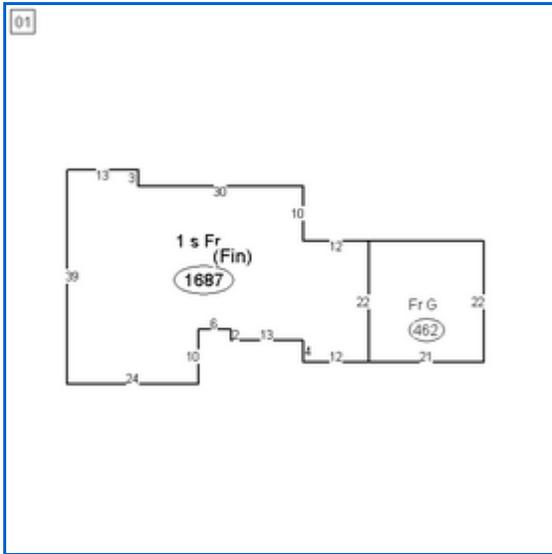
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-28-209-008	Neighborhood Number:	1728350
Street Address:	1460 CLOVERDALE AVE	Neighborhood Name:	RANCHES IN SHERWOOD FOREST
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$81,560	Total Land Square Footage:	0
Building Amount:	\$49,292	House Type Code:	44
Total Amount:	\$130,852	Structure Type / Stories:	1.0
Township:	West Deerfield	Exterior Cover:	Wood siding
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1952 / 1952
		Condition:	Average
		Quality Grade:	Gd+
		Above Ground Living Area (Square Feet):	1687
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	809
		Finished Basement Area (Square Feet):	372
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	0
		Fireplaces:	2
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	462 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0



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Property Sales History

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
2/10/2016	\$400,000	Not validated	

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1628209008>