

## 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, April 14, 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, April 14, 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. March 10, 2016 Regular Meeting

**IV. Scheduled Business**

A. **Determination of Significance**

- 876 Piccadilly Road
- 1847 Spruce Avenue
- 106 Central Avenue

B. **Certificate of Appropriateness**

- 326 Central Avenue

**V. Discussion Items**

**VI. Business From the Public**

**VII. Other Business**

A. Next meeting scheduled for May 12, 2016

**VIII. Adjournment**



- Elevations were shown
- Garage with decorative fascia and stone
- Landmark criteria was referenced

Commissioner Reinstein arrived at 7:35 p.m.

Some HPC comments are:

- There is nothing especially unique to require saving
- Doesn't meet any criteria

Commissioner Becker moved that the house does not meet any landmark criteria. Commissioner Illes seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairwoman Thomas declared that the motion passed unanimously.

Mike Evans arrived at 7:37 p.m.

- 2185 Linden Avenue

Planner Jahan reviewed the house:

- remodeled in 1924; potentially built in early 1900s
- Dutch Colonial Revival
- Architect is unknown
- Additions in 1985 & 1988
- In Northeast survey area
- Elevations were shown
- Pitch roof; gable windows
- Wood siding
- Landmark criteria was referenced

Some HPC comments are:

- Was in this house; owner renovated it extensively; was concerned about lead paint or asbestos (results didn't show as such); beautiful house; may not meet the necessary criteria
- Lovely, beautiful house
- Well-priced
- Well-preserved; addition nicely done
- Front porch does not look right with the front of the house; hurts the integrity of the style
- Unique with cedar shake roof
- Why do you want to tear it down? Petitioner advised – the owners want a new home; different style; there is a nice ravine

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

On a roll call vote

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

Voting Nay: None

Chairwoman Thomas declared that the motion passed unanimously.

- 1           • 3325 Krenn Avenue

2

3       Planner Jahan reviewed this house:

- 4           • Built in 1955  
5           • Ranch style  
6           • Architect is E.J. Petranek  
7           • Low-pitched roof  
8           • Site photos were shown  
9           • Not in a survey area

10

11       Commissioner Reinstein moved that the house does not meet any landmark criteria. Commissioner Fradin seconded  
12       the motion.

13

14       On a roll call vote

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

16       Voting Nay:           None

17

18       Chairwoman Thomas declared that the motion passed unanimously.

19

- 20           • 1720 Spruce Avenue

21

22       Planner Jahan reviewed the house:

- 23           • Built in 1961  
24           • Traditional style  
25           • Architect is E. Meyer  
26           • Additions in 1964, 1967, etc.  
27           • Other homes by this architect were shared  
28           • Elevations were shown

29

30       Some HPC comments are:

- 31           • Doesn't meet any criteria

32

33       Commissioner Becker moved that the house does not meet any landmark criteria. Commissioner Reinstein seconded  
34       the motion.

35

36       On a roll call vote

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

38       Voting Nay:           None

39

40       Chairwoman Thomas declared that the motion passed unanimously.

41

- 42           • 1460 Cloverdale Avenue

43

44       Planner Jahan reviewed the house:

- 45           • Built in 1952  
46           • Minimal Traditional Ranch  
47           • Architect is Raymond A. Peterson Associates  
48           • Site photos were illustrated  
49           • Landmark standards were referenced

50

51

52

53

54

1 Commissioner Fradin moved that the house does not meet any landmark criteria. Commissioner Reinstein seconded  
2 the motion.

3  
4 On a roll call vote

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

6 Voting Nay: None

7  
8 Chairwoman Thomas declared that the motion passed unanimously.

9  
10 **DISCUSSION ITEMS**

11 Chairwoman Thomas advised that Commissioner Temkin asked that this year's HPC Educational Initiative be  
12 sponsorship at the Historic Ravinia Mid-Century Modern event. She noted speakers are secured and trolley tours  
13 will take place. The date is October 9, 2016.

14  
15 It was asked why this is only in the Historic Ravinia District. Chairwoman Thomas advised tours are being  
16 provided. A comment was that Ravinia is not the only Historic District in Highland Park. Chairwoman Thomas  
17 stated she is open to expanding the tours. It was agreed the HPC supports this initiative for 2016.

18  
19 **BUSINESS FROM THE PUBLIC**

20 Mr. Enrique Castille introduced himself as he is with the UIC Master's Program, Urban Planning & Development.  
21 He stated he is present to observe.

22  
23 **OTHER BUSINESS**

24 Next meeting is scheduled for April 14, 2016, and Vice Chair Becker will chair the meeting.

25  
26 **ADJOURNMENT**

27  
28 Commissioner Fradin moved to adjourn the meeting at 8:07 p.m. Commissioner Reinstein seconded the motion.

29  
30 On a roll call vote

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

32 Voting Nay: None

33  
34 Chairwoman Thomas declared that the motion passed unanimously.

35  
36  
37 Respectfully Submitted,

38  
39  
40  
41 Gale Cerabona  
42 Minute Taker

43  
44  
45 MINUTES OF JANUARY 14 & FEBRUARY 11, 2016, WERE APPROVED WITHOUT CORRECTIONS



Map created on March 22, 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.

# Historic Preservation Commission

## 876 Piccadilly Road Demolition Review

To: Historic Preservation Commission  
From: Nusrat Jahan, Planner  
Date: 4/14/2016

<i>Year Built:</i>	c. 1924
<i>Style:</i>	Craftsman
<i>Petitioner:</i>	Dream Homes
<i>Size:</i>	2,160 Sq. Ft.
<i>Original Owner:</i>	Arthur Coleman and Fred Coleman
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	\$8,000.00
<i>Significant Features:</i>	Flat Dormer roof and Flat Roof front Porch, Side-Gabled Roof, Square Columns,
<i>Alterations:</i>	<ul style="list-style-type: none"><li>• Detached Garage (1951)</li></ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 876 Piccadilly Road 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 876 Piccadilly Road. The house is located within the 2000 West Side survey area and was assigned a local significance rating of “C – Contributing.” The Lake County Tax Assessor’s data indicates the effective built date of the original house was 1913 and the City of Highland Park Building Division records indicate the home was constructed in 1924. Two building permits were issued on the same day October 17, 1924. One permit was issued to Mr. Fred Coleman to remove the existing house and the second permit was issued to Mr. Arthur Coleman to build a new two story home at 876 Piccadilly Road. The home is a two story 2,160 square feet, stucco structure and cost \$8,000 to build in 1924. The City’s Building



876 Piccadilly Road – Location Map

# Historic Preservation Commission

Division record indicates that the detached garage was constructed in 1951, the garage permit was issued to the owner Mr. William Diener.



*876 Piccadilly Road*

The subject property is located in Coleman's Subdivision, which was recorded in August of 1923.

## **Architectural Analysis**

The home at 876 Piccadilly Road is described as a Craftsman style home in 2000 survey data. The house has side gabled roof, short square columns supporting the front porch roof and stucco wall cladding. The 1999 survey research of Architectural Resources in Highland Park describes the Craftsman style as "generally characterized by low-pitched roofs with deep overhanging eaves, exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers and a deep front porch. Windows are frequently double hung sash with three panes in the upper sash and one in the lower." Craftsman houses were influenced by the work of California architects Greene and Greene and were particularly popular between 1901 and 1916.

The City's 2000 West Side survey data listed a few craftsman style homes constructed between 1915 through 1926 in the west side survey area and most of these houses were assigned a local significance rating of "C – Contributing."

## **Biographical Information**

Ex-Officio member Julia Johnas provided biographical research on Arthur Coleman the original owner of the property. Arthur Coleman came from England in 1889 and lived in Highland Park for 40 years, he died in 1947 at his son Fred Coleman's home at 25 Piccadilly Road (November 6, 1947 Obituary). The address of 25 Piccadilly was change to 876 Piccadilly Road in 1950. April 1955 phone directory indicates that Fred Coleman resided at 875 Piccadilly Road just across from the subject property. Fred Coleman live in Highland Park for 50 years, he died in June 1958 in his home

# Historic Preservation Commission

at 885 Piccadilly Road. (Obituary: June 19, 1958 in Highland Park News). William Diener owned 876 Piccadilly Road from early 1950s. No biographical information is available on William Diener.

## **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

County Assessor Data

Obituary on Arthur Coleman

RECEIVED

MAR 03 2016

City of Highland Park  
Building Dept.

# 876 PICCADILLY LANE, Highland Park

WEST SIDE ELEVATION

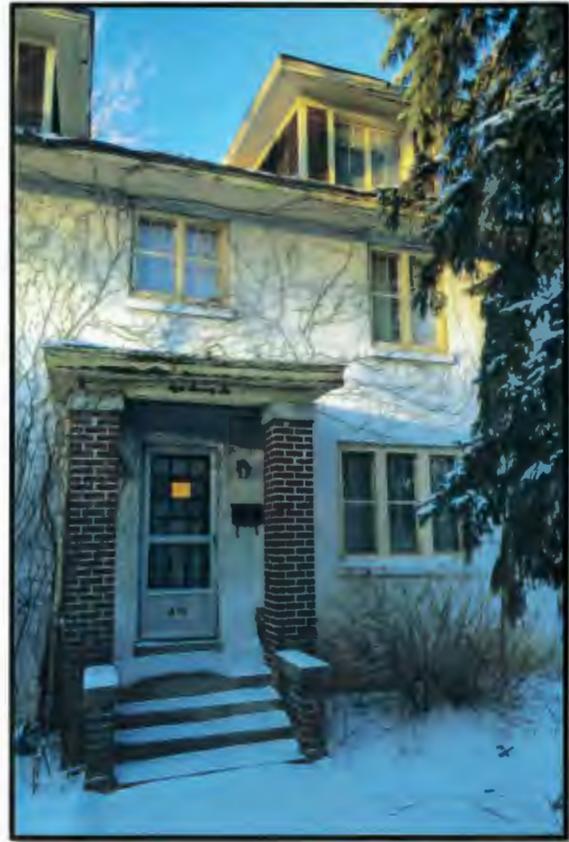
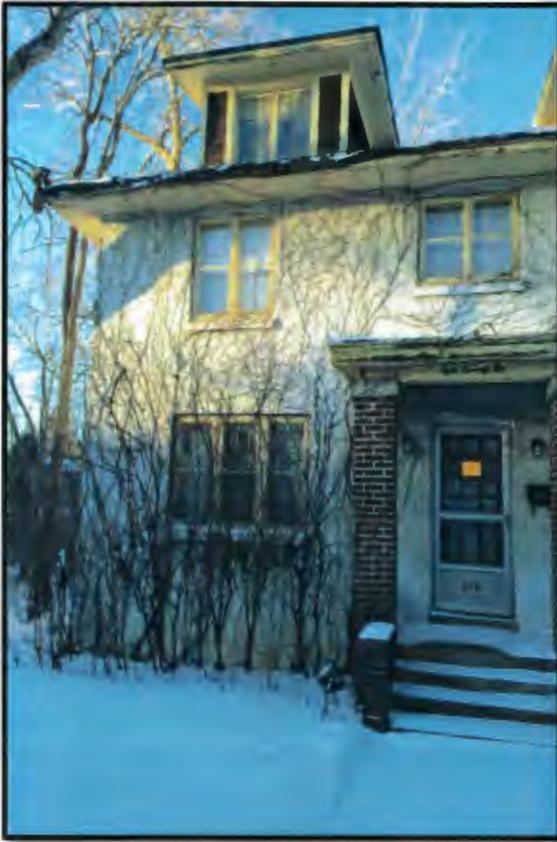


EAST SIDE ELEVATION



POSTED SIGN

**876 PICCADILLY LANE, Highland Park**



**FRONT/NORTH ELEVATION**



**REAR/SOUTH ELEVATION**

**RECEIVED**

**MAR 03 2016**

City of Highland Park  
Building Dept.



## Lake County, Illinois

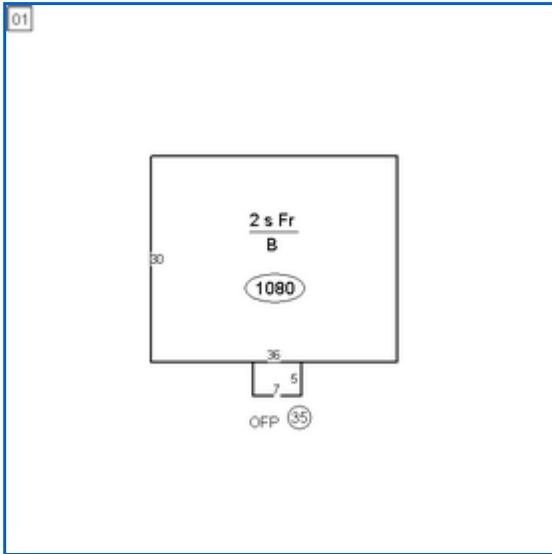
### Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-27-306-072	Neighborhood Number:	1827080
Street Address:	876 PICCADILLY RD	Neighborhood Name:	Winthrop/Windsor
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035-3724	Class Description:	Residential Improved
Land Amount:	\$51,317	Total Land Square Footage:	13251
Building Amount:	\$57,478	House Type Code:	21
Total Amount:	\$108,795	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Stucco
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1913 / 1913
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	2160
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	1080
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	0
		Fireplaces:	1
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 621 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 0
		Porches Open / Enclosed Area:	35 / 0
		Pool:	0



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

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



Property Sales History

[Sale valuation definitions](#)

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

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

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

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1627306072>

Date Oct 17 1924 Building Permit No. 280  
Location of Building—No. 876 PICAPICU 7 RP Street called Woodland Ave - off Deerfield Rd  
Name of Owner Arthur Coleman  
Present Address above  
Old or New Building New 2 story frame  
General Contractor Arthur Coleman Address above  
Permit issued to ..... to construct a 2 story frame  
building on ..... Lot 8 Blk. - Sub'n Coleman's  
Builder's estimate 8000<sup>00</sup> Permit fee 27<sup>67</sup>  
Location on Lot verified Oct 16 1924 by S.M.  
Other inspections.....  
Remarks House started before area was  
included in Highland Park

Also EP2421  
22nd 1936  
Darryl Manning

Electrical Contractor Peterson Elect Address H P  
 License No. \_\_\_\_\_ Elec. Permit No. 220 Date issued Nov 21 192 stop  
 Inspected October 192 by SDM Fee \$ 3.15  
 Size of main wire 10 Size of branch wire 14 System BX  
 No. of Openings 33 No. Sockets \_\_\_\_\_ No. Circuits 3  
 Certificate of Inspection Issued \_\_\_\_\_ 192 No. \_\_\_\_\_  
 Remarks Work started without permit

Plumbing Contractor H. Peters Address \_\_\_\_\_  
 License No. \_\_\_\_\_ Issued \_\_\_\_\_ 192 Fee \$ \_\_\_\_\_  
 Inspected SDM 192 by \_\_\_\_\_  
 No. Catch Basins Septic Tank No. Lavatories 2 No. Toilets \_\_\_\_\_  
 No. Baths 1 No. Sinks 1 No. Laundry Tubs 1  
 No. Shower Baths \_\_\_\_\_ No. Stacks 2 Other Items 2 floor drains  
 Certificate of Inspection Issued \_\_\_\_\_ 192 No. \_\_\_\_\_  
 Remarks No plumbing license

General Remarks \_\_\_\_\_  
 \_\_\_\_\_

Date Oct 17 192 4 Building Permit No. 281  
Location of Building—No. 876 Street called Woodland off Deerfield Rd  
near W city limits  
Name of Owner Fred Coleman  
Present Address above  
Old or New Building Old building moved & rebuilt  
General Contractor Fred Coleman Address above  
Permit issued to " " to construct a rebuild  
building on Lot 25 Blk. — Sub'n Colemans  
Builder's estimate 900<sup>00</sup> Permit fee 14<sup>00</sup>  
Location on Lot verified Oct 14 192 4 by S.D.M.  
Other inspections \_\_\_\_\_  
Remarks \_\_\_\_\_

Electrical Contractor ..... Address .....  
License No. .... Elec. Permit No. .... Date issued ..... 192 .....  
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 H ..... 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 ..... *Plumbing installed by owner*  
*before just about time area was*  
*taken into Highland Park* .....

General Remarks .....

Date 10-12-19 07

Building Permit No. 6644

Location of Building—No. 876 Street PICCADILLEY RD.

Name of Owner WILLIAM DIENER

Present Owner SAME Phone HI 2-2072

Type of Construction FRM Garage Remodeling

Architect OWNER Address Phone

General Contractor OWNER Address Phone

Permit issued to OWNER to construct a CLASS I GARAGE

building on Lot 8 Blk Sub'n COLEMAN'S

Builder's estimate 1,000- Permit fee 434 Job Order No. ND Amt. \$

Location of Lot verified 10-12-19 51 by H. Sasch

Other inspections Posted Card

Deposits Sidewalks Planked

Remarks

876 Piccadilly Road:

Obit: Arthur - Nov. 6, 1947, p. 38 *Highland Park News*

### **Arthur Coleman**

Arthur Coleman, 80, a resident of Highland Park for 40 years, died Sunday morning at the home of his son, Fred Coleman, 25 Piccadilly road. Mr. Coleman came to the United States in 1889 from England.

notice."

He was a farmer and later operated a teaming business in Highland Park. He retired in 1927.

Funeral services for Mr. Coleman were held at the Kelley and Spalding Funeral home Tuesday. Burial was in Mooney cemetery. He is survived by three sons, Fred, William, and John Coleman, all residents of Highland Park; a daughter, Mrs. John Swanson, Highland Park; seven grandchildren, and one great-grandchild. His wife, Ellen, died in 1942.

Obit: Fred - June 19, 1958, p. 50, *Highland Park News*

### **Fred A. Coleman**

Funeral services for Fred A. Coleman, 66, who died Tuesday morning at his home at 885 Piccadilly Ln. after an illness of three years, will be held at 9:30 a.m. tomorrow at Holy Cross Church in Deerfield. Burial will be in St. Mary's Cemetery.

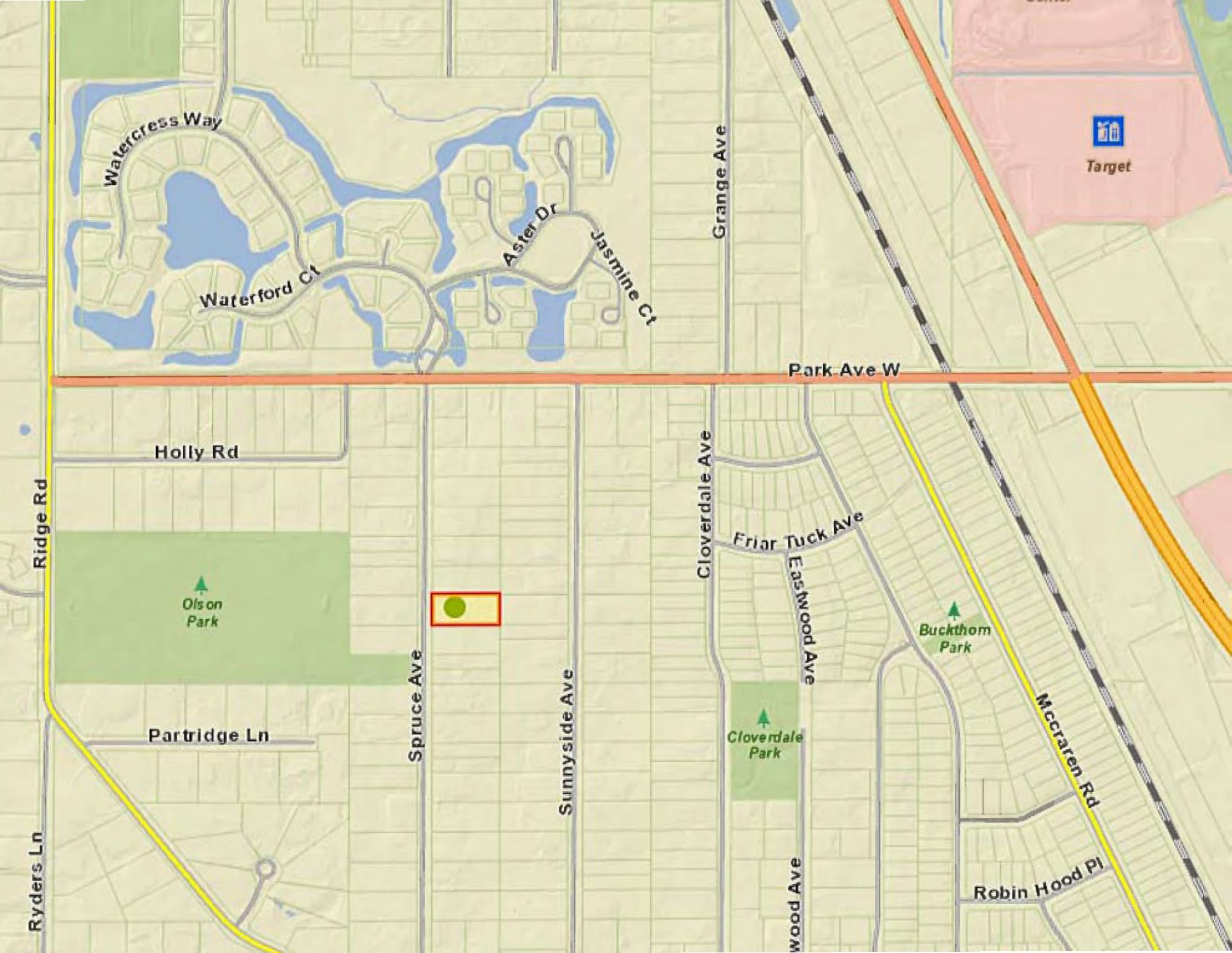
Mr. Coleman was born in Chicago May 20, 1892, and had been a resident of Highland Park for 50 years.

He was retired from the refuse disposal business.

Survivors include his wife, Nora; two sons, Thomas F. of Palos Verdes, Calif., and Robert E. of Haddon Field, N. J.; a daughter, Mrs. Bette Reddick; a brother, John, and a sister, Mrs. Ann Swanson, all of Highland Park; and eight grandchildren.

1950s the owner was William Diener

April 1955 phone directory: Wm V. Diener - 876 Picadilly. No biographical. No obituary.



Target



# Historic Preservation Commission

## 1847 Spruce Avenue Demolition Review

To: Historic Preservation Commission  
From: Nusrat Jahan, Planner  
Date: 4/14/2016

<i>Year Built:</i>	1955
<i>Style:</i>	Modern Ranch
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	2,428 square feet
<i>Original Owner:</i>	Carl J. Monaghan
<i>Architect:</i>	Jerome Brown
<i>Original Cost:</i>	\$15,000
<i>Significant Features:</i>	Low Flat Roof, Recessed Entryway, Low Level Windows, Shed Gable
<i>Alterations:</i>	Master Bed Room Addition (1968)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1847 Spruce Avenue and how it may satisfy any of the landmark criteria listed below.

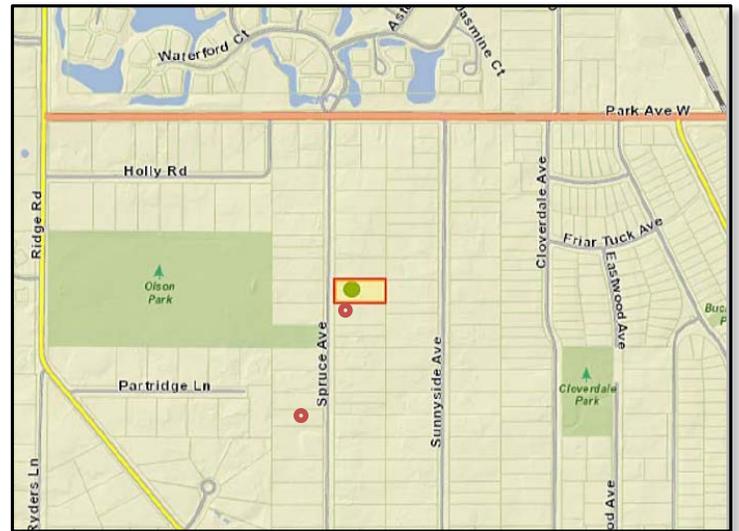


Figure 1: 1847 Spruce Avenue, Location Map



Figure 2: 1847 Spruce Avenue.

# Historic Preservation Commission

A demolition application has been submitted for the house at 1847 Spruce Avenue, the subject property is in the West Side survey area; the survey does not contain an entry for the property. The home is a modern 1950's structure with a mix of brick and wood siding exterior finishes. The original house cost \$15,000 to build in 1955 for Carl J. Monaghan which was designed by Jerome Brown. Gustav Braun designed the master bed room suite in 1968. Architect Gustav Braun was a member of American Institute of Architects (AIA) from 1962-1966.

In 2012, Historic Preservation Commission reviewed and approved demolition with no delay for 1831 Spruce Avenue, which is south of the subject property. Recently 1720 Spruce Avenue west of the subject property was also approved for demolition without a demo delay. Original owner Carl Monaghan was born April 4, 1915 in Gillespie, Illinois. He married Margaret Bonovich in 1940 and during World War II he served in US Navy. Carl J. Monaghan died on March 26, 1996 in California.

The original architect, Jerome Brown, does not appear in American Institute of Architects (AIA) member list. However, 1977, 1979 and 1987 Chicago Tribune articles have been located where his name is mentioned. His obituary appeared in the January 27, 1987 Chicago Tribune. Jerome Brown was a Chicago Architect who specialized in rehabilitating older commercial and residential buildings. He headed Jerome Brown and Associates firm located in Chicago. In the 1970s he converted the former Century Theater at 28282 N. Clerk into the Century City Center, a shopping complex. He was named architectural director of the Chicago Dwelling, see attached several newspaper article about the Century Theater project.

## **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.

# Historic Preservation Commission

- 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

County Assessor Data

Biographical Information











## Lake County, Illinois

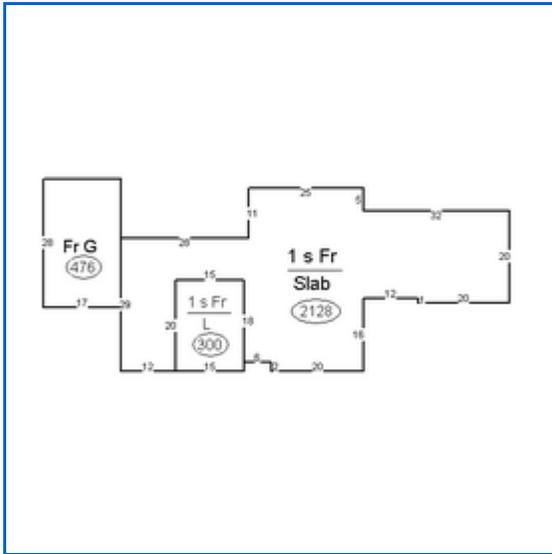
### Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-21-402-009	Neighborhood Number:	1721220
Street Address:	1847 SPRUCE AVE	Neighborhood Name:	HOVLANDS HP ACRES SPLITS
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$103,783	Total Land Square Footage:	38313
Building Amount:	\$69,903	House Type Code:	72
Total Amount:	\$173,686	Structure Type / Stories:	Tri
Township:	West Deerfield	Exterior Cover:	Wood siding
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):	2428
		Lower Level Area (Square Feet):	300
		Finished Lower Level (Square Feet):	300
		Basement Area (Square Feet):	0
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	476 / 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
11/23/2015	\$545,000	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=1621402009>

Date MARCH 29 19 55

Building Permit No. 8270

Inspected by HES Date 6/1/56

For certificate of occupancy 3899

Location of Building — No. 1847 Street SPRUCE 202-74259514

Name of Owner CARL J. MONAGHAN

Present Address 1605 FOREST DES PLAINES Phone \_\_\_\_\_

Type of Construction FB'RS Bst 6° WAO

Architect Jerome Brown Address 1040 Court, H.P.K. Phone \_\_\_\_\_

General Contractor owner Address \_\_\_\_\_ Phone \_\_\_\_\_

Permit issued to owner to construct a single family dwelling

building on Lot 24 Blk. \_\_\_\_\_ Sub'n. J.S. Houlands H.P.K. Acres

Builder's estimate \$15,000<sup>00</sup> Permit fee \$51<sup>00</sup> Job Order No. 143 Amt. \$50<sup>00</sup>

Location of building on Lot verified \_\_\_\_\_ 19 \_\_\_\_\_ by \_\_\_\_\_

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

Other Inspections \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Plumbing not ready  
7-7-55

Electrical Contractor WITTEN ELECTRIC Address 1263 RIDGEWOOD DR., HPk.

Wiring Permit No. 6336 Issued 9/29/55 No. Fixtures 16

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 ARNOLD PETERSON Co. Address 595 ROGER WILLIAMS, HPk

Water Tap No. 5905 Sewer Tap No. - Job Order No. \_\_\_\_\_ Issued 6/16/55 Paid \$80/\$50

Work Order No. 1982 Storm Tap No. - Septic # 256

No. Catch Basins 1-10 in No. Lavatories 2 No. Toilets 2

No. Baths 1- No. Sinks 1- No. Laundry Tubs 1-Dray

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

Inspections 7-7-55. H. Saechi - Septic System OK. Saechi

Downspouts connected to 1-Sub Pump 19. \_\_\_\_\_ No. \_\_\_\_\_

Kind of heat \_\_\_\_\_ Name of Burner \_\_\_\_\_

Tank and Burner Inspection 2127

Driveway Permit No. 1874 Date 7-6- 19 55 Contractor Owner

Type \_\_\_\_\_

## Variety

# The Century: An old vaudevillian becomes a showstopper for shoppers

By Mary Knoblauch

IN 1950, THE new American craze for shopping centers seemed limitless. Developers predicted huge regional centers that not only would have acres of parking for that great American toy, the car, but shopping centers with heliports and airstrips for far-flung bargain hunters.

The sprawling shopping center was an idea whose time had come, and developers began building ahead of suburban growth, anticipating customers who would be moving out to build on the vacant land around them. But now a limit has been reached, some think.

"Chicago is completely ringed. The suburban malls now have been developed to the point where their capacity is good for the next 10 years," Selwyn [Sonny] Malisoff said.

Malisoff and his brother Earl are among the first developers to capitalize on the newest kind of retailing—the urban, vertical shopping center recy-

clad from an old building whose purpose fled with the changing times.

**BIG RETAILERS** like Marshall Field & Co. are rediscovering the city with new vertical shopping centers like Water Tower Place on Michigan Avenue. But the Malisoffs' E & S Realty chose a 3,000-seat vaudeville theater turned movie house at 2828 N. Clark St. for their project, The Century, which begins its 10-day Grand Premiere on Friday.

The theater was just too big to survive as a neighborhood second-run movie house for New Town. The Malisoffs gutted the building, took off the roof, and left only the outer shell, including the ornate terra cotta facade facing Clark Street. They erected a multilevel 550-car parking garage next door, connected by walkways to the shopping center.

Architect Jerome Brown designed the building on seven spiraling levels, connected by ramps around an open 80-foot high atrium court. During the day, The Century (in tribute to the theater) is bathed in daylight from the skylight ceiling.

**SHOPPERS ZIP** to the upper levels on silent glass and stainless steel hydraulic elevators that overlook the atrium. They have more than 50 shops, restaurants, and services to choose from. Eventually, there will be 66 shops, 20 ministores, a handful of kiosks, four restaurants, a snack shop, and an ice cream parlor. Many of the shops are branches of stores that began in suburban shopping centers. Others are branches of stores that grew up along the Broadway strip in New Town.

The Century first opened for business last November, with only a dozen or so shops occupied, and a temporary snack shop set up in the central court.

Suburbanites are used to the idea of a shopping center as a place for entertainment and people-watching, as well as buying. But to veteran city dwellers, the constant parade of special events and free music that began as an inducement in The Century's first

weeks is a whole new experience. [For the opening, the Malisoffs have imported a musical revue from the MGM Grand Hotel in Las Vegas, which will perform twice a day, three times on weekends.]

"WHEN WE STOPPED the music, the weekend shoppers expressed so much disappointment that we put it back in. We've never had acid rock, but we've had a brass quintet playing Sousa marches, chamber music, an electronic group playing classical music, contemporary jazz, and folk music," Malisoff said.

Visitors enter past curving glass show windows under a mirrored ceiling of polished stainless steel cubes. Inside, the foyer's curves act as a funnel, passing shoppers around the ground level, or up the elevators.

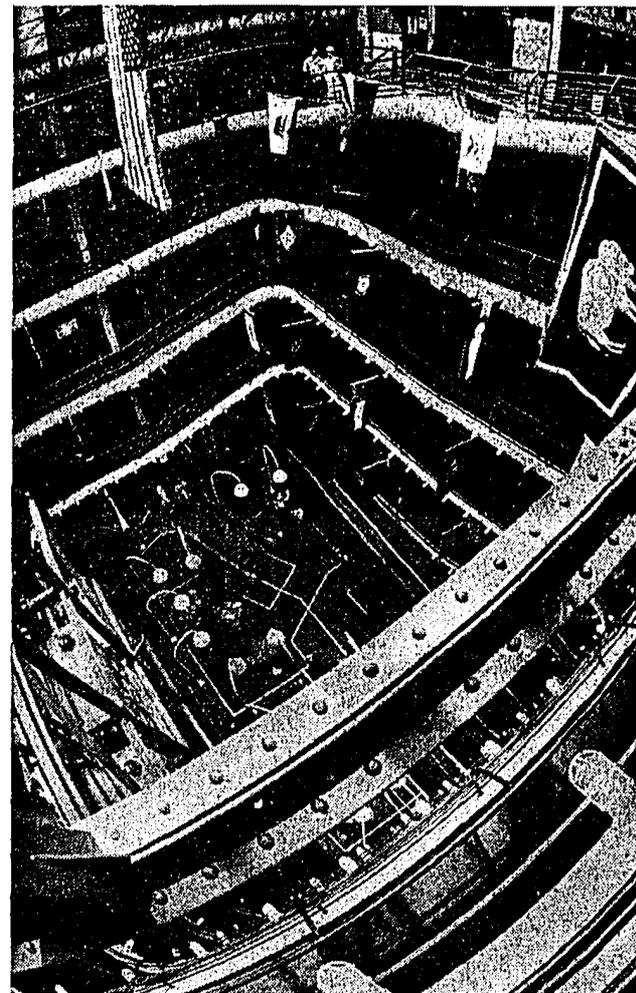
There are 13 clothing stores, mostly youth oriented, ranging from a petite and small sizes shop to leather. Two shops carrying misses' and outside women's clothes are to be added later, along with a men's store featuring European styles.

"IT MAY LOOK as if there are a lot of jeans stores now, but that's because they're all open. There won't be any more," Malisoff said.

Three of the four planned shoe stores are open. All five of the jewelry stores are finished, from Kings Keepsake Diamonds to the Indian Jewelry of Silver Spirit and the designer jewelry of Rachelle & Co.

Necks Onli sells ties, ascots, and neck decorations for both sexes. The Shirt Shack invites customers to create their own T-shirts with transfers. Book & Cranny sells books and magazines, while the Village Hallmark Shop mixes paper goods and greeting cards with gift items and West African folk art. Optical Illusion sells eyeglass frames and eyeglasses.

**THERE IS A gallery** [The Picture Place], a florist [Flowerama], a fish-dog-cat-hamster-snake pet store [Pet World], housewares [What's in Store], home accessories [Accent III], three



Tribune Photos by Michael Bodrys

The Century makes a dramatic design statement with its seven spiraling levels that are connected by ramps around an open 80-foot high atrium.

record and electronic clothing stores; a children's toy and clothing shop [Little Bo-Tique], and assorted gift and import stores: Sofia concentrates on Turkey, Aries on the Philippines, and Globe Hoppers on the rest of the world.

The Windy City Kite Works offers kites for every purpose from home decoration to serious aeronautic experimentation. Leisure Expressions sells games, with a special emphasis on war games, including World War III, 1976-1984, with the struggle commencing on June 4, 1977 at 1000 hours. And down on the lower level there is a

whole miniature golf course, impervious to weather.

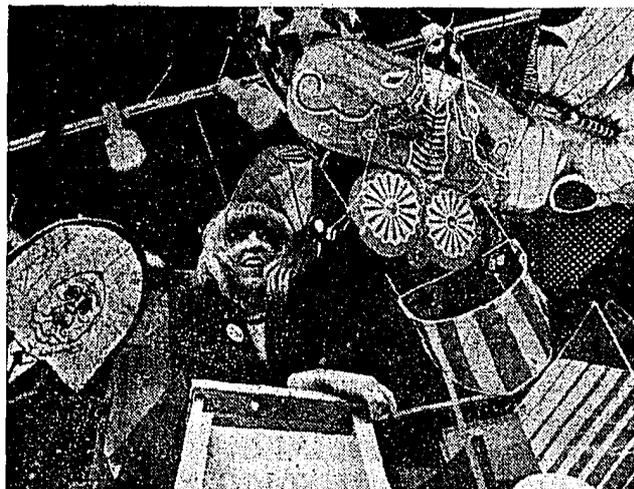
In one corner of the third level is the entrance to a gallery of ministores, many less than 100 square feet, where Blow-Up makes posters, and the owner of the Gallery of Macrame creates his wares between sales. Tucked in an isosceles triangle is Wax Nostalgic, which sells nothing but vintage 45 and 78 rpm record singles. Owner John Galobich changes the selections in his jukebox daily, and customers can punch up their favorites by the hour.

Services include key making

Continued on following page



Joe Dellaquila designs macramé at Gallery of Macramé.



The Windy City Kite Works has dozens of colorful kites.

# Architecture: Now playing, a Century of top design

Gapp, Paul  
Chicago Tribune (1963-Current file); Jan 30, 1977; ProQuest Historical Newspapers: Chicago Tribune  
pg. E3

## Architecture

# Now playing, a Century of top design

By Paul Gapp

Architecture critic

**THE CENTURY SHOPPING Center**, a former movie theater, is a bit like one of those expensive Mickey Mouse watches with a fine Swiss movement. The elements you see are entertaining, functional, and seemingly simple. What you don't see is an array of complex parts working together in subtle but precise harmony.

The analogy might be applied to other buildings, of course, but the Century is unique and thus deserves the kind of dissection curious boys sometimes apply to their timepieces.

There it stands, at 2228 N. Clark St., in the heart of New Town — a sometimes justifiably criticized but also grossly misunderstood neighborhood. The Century fits snugly into its environment, as every respectable building should, and excels in other ways, too.

Real estate developers Sonny and Earl Malisoff had three options when they came to architect Jerome Brown with their initial, rough-cut conceptions of what to do with the existing structure.

They could remove the seats and other ground floor impedimenta from the defunct, 52-year-old vaudeville and movie house and satisfy themselves by putting four or five stores and restaurants inside. They could demolish the building and construct a new retailing facility. Or they could follow the most expensive, risky, and technically difficult route by gutting the theater, retaining only its outer walls, and creating a big atrium shopping center inside.

That they decided on the last of the three options was a happy occurrence. New Town is much more than a conventioneer's view of North Broadway [Brown thinks the street should be renamed "Tawdry"]. This is what made the decision so important.

Once a stranger has penetrated the few thin stretches of gaudy schlock emporiums on New Town's main arteries, he discovers that this is largely a place of elegant, old rehabilitated townhouses, marvels like the 1893 Brewster Apartments building, and other residential wonders. It is also a neighborhood in the sense that, if you live there, you meet friends on the street and get to know the old man named Gus who repairs your shoes and the savvy chap at the little hardware store who understands your anxiety about buying three machine screws of precisely the right length. Chicago has few neighborhoods left, you must understand.

What does all of this have to do with architecture and the Century? Everything, because a good urban building is not simply what looks handsome as a scale model under a glass case. It must enhance as well as fit the city's complex fabric of structures and people. This, the Century does.

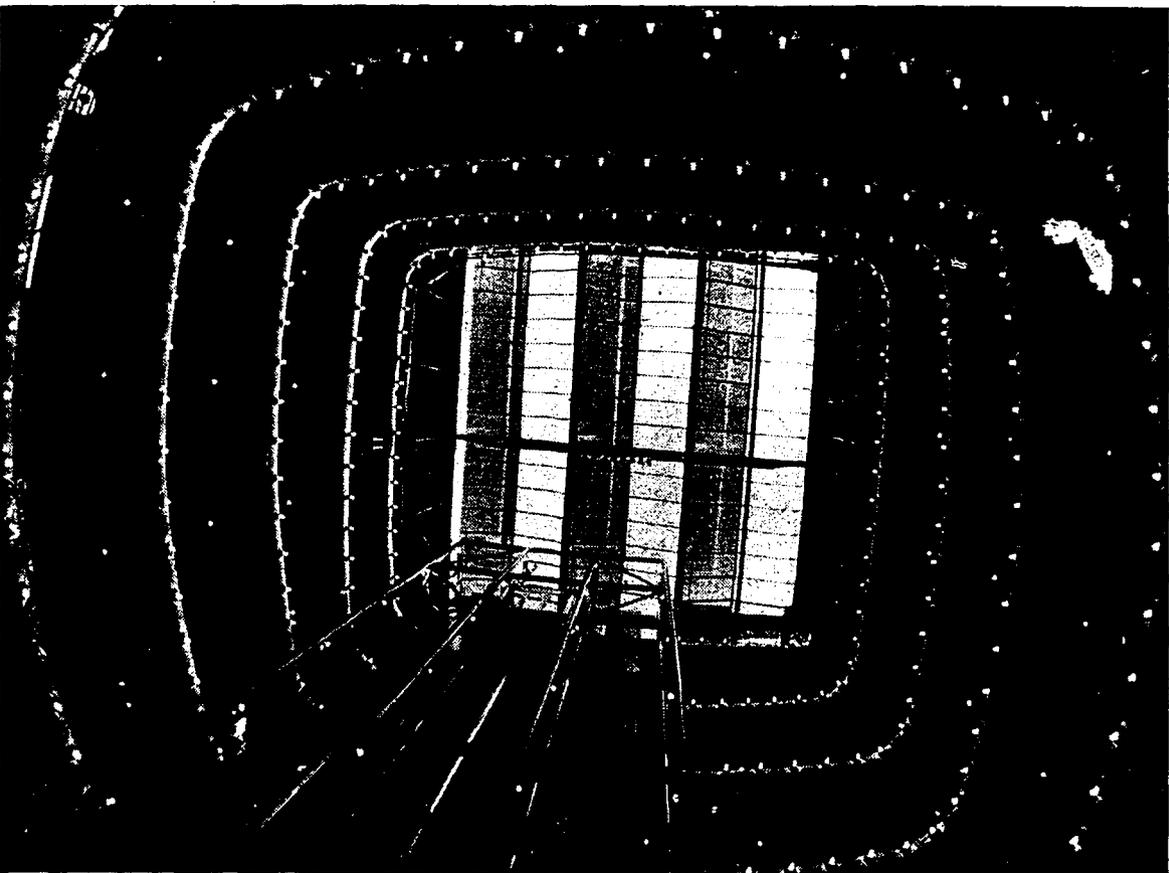
When Brown and the Malisoffs decided on the gutting process, they committed themselves to creating what was to become at least an exterior preservation of symbol, scale, and appropriate ambience. The importance of those elements cannot be overstated.

You probably have never heard of Brown, because he has never done a skyscraper in this megastucture-mad city of ours. He lives in New Town, and most of his clients are affluent types who buy charming but decrepit houses for, say, \$70,000, then spend \$90,000 turning them into showplaces.

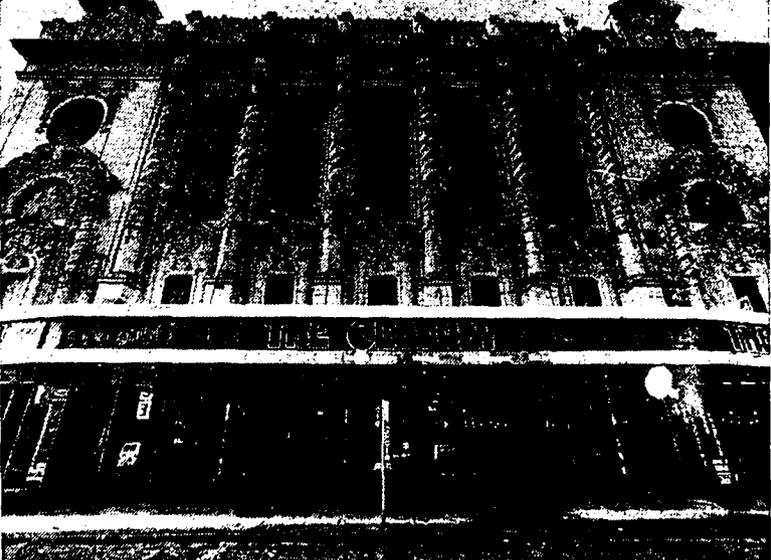
Brown understands his neighborhood and the subtle relationships between its grittiness and its beauty. He also understands the psyches of its shoppers. Finally, he realizes that merchandising is a form of show business, whether it's Gucci's or Woolworth's. That's why he pumped theatricality back into the Century after removing its insides.

So you stand in front of the old-new Century, and there is the theater's original, richly ornamented terra cotta facade, naturally lively by day and spotlighted at night. It was never considered a masterpiece, but it looks right.

Immediately north of it is the Century's new parking garage, neutral enough to be inoffensive and sporting a marvelously comical neon sign done up in animated cartoon fashion [a falling tire hits a puddle of water, a sleeping cat, etc.]. Brown designed it himself, and isn't



Tribune Photos by Michael Budrys



Crane your neck and you'll get this straight-up view (above) of the Century's lingering theatrical appearance. Or go out front and feast your eyes on the original terra cotta facade (left).

be burnished out, you can still see a remnant of one if you know where to look.

Piercing the ceiling of the atrium is a large skylight with special glazing that admits sunlight by day and acts as a mirror at night. Beneath it is exposed trusswork from the original theater and a few purlins that now serve no structural purpose but were left in place by Brown.

The purlins, trusses, and other elements give the visitor's eyes a place to stop as he gazes upward and provide a finite dimension to the glass-topped open space. Brown didn't want shoppers on the ground floor to feel they were standing at the bottom of a pit.

Customers are encouraged to ride an elevator to the top floor, then stroll down a series of perimeter ramps until they have seen the dozens of shops on all seven levels [including one below grade]. It's the Guggenheim Museum gambit, but with dollar signs attached.

I said "seven" levels because, strictly speaking, that's the number of shopping floors. But there are actually 22 levels at which you can stand as you make your way down, and they are on staggered planes. Gaze straight across the atrium and you discover that anyone on the other side is either a trifle higher or lower than you are. It reminds me of one of those eerie topological tricks of which science fiction writers are so fond, and to fully understand how it works, you must see it.

Brown doesn't expect anyone to realize there are 22 levels. He did it that way — and created other variations in detailing — to provoke an almost subconscious awareness of visual vibrancy and to break away from a static, boxy feeling that the atrium might have otherwise

It great to find an architect creating a belly laugh?

Upon entering the Century, you stride across a pattern of stainless steel strips that are embedded in the sidewalk, that continue into the building, and extend onto every floor level inside. Their function is partly directional and partly pure pizzazz.

The interior glass and steel entrance area, vaguely Art Deco, is dimly lit — a deliberate ploy to increase the shock value of the eyeball-blasting brilliance and motion which smite you when you reach the seven-story atrium.

Off to one side of the big open space are three exposed, cableless elevators with cabs

perched atop gleaming, hydraulically driven pistons that plunge into underground tubes as the cabs descend [something like a gas station auto lift].

A soaring, cage-like framework looks like it supports the elevators, but serves only as a flange for their guide wheels. Its steel components are twice as big as necessary simply because Brown felt they would look better that way. [We're deep into that Mickey Mouse watch analogy now.]

Brown hired an artist to burnish the aluminum elevators' cabs after showworkers failed to achieve an interesting pattern of reflectivity. The artist whimsically worked a few female nudes into the surfaces, and while these had to

Continued on page 7

# Show of top design packs them in at the Century

*Continued from page 3*

imposed. And his trickery works very well, indeed.

Another almost subliminal feat was accomplished by Brown's wife and interior design partner, Cherry, who handled color. She specified 10 slightly varying shades of green for the massive elevator frame, which drove the painters crazy but resulted in a subtle lights-and-shadows effect akin to that of a gigantic houseplant viewed in sunlight. No one is supposed to notice that, either, and nobody does until it is pointed out.

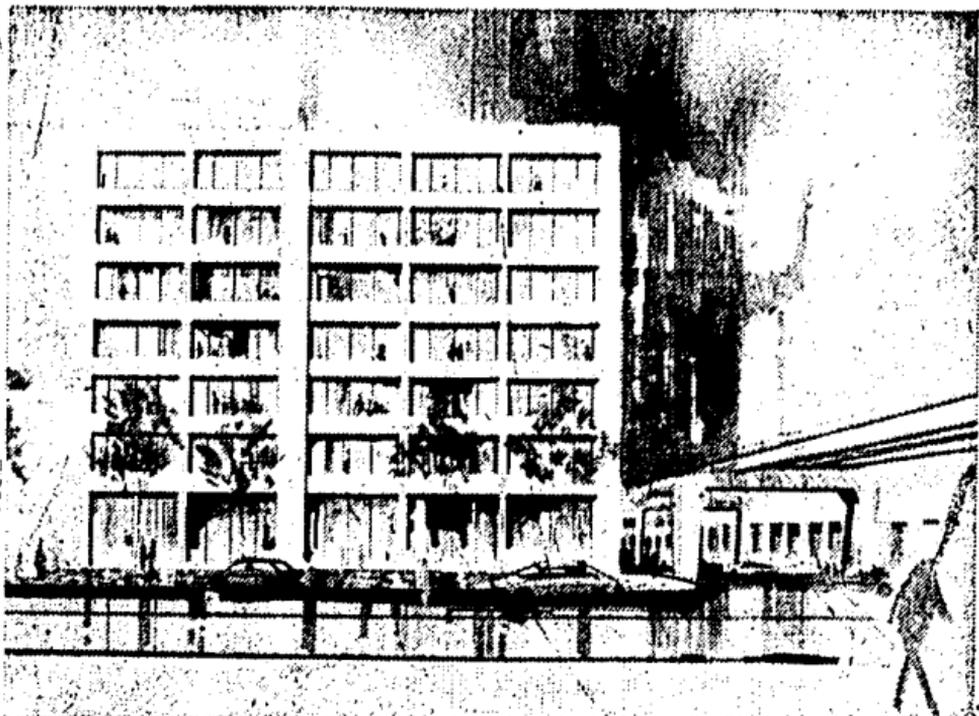
Brown wisely eschewed the retention of any interior decorative fragments from the old movie theater, which probably would have looked like tombstones.

He did keep the show biz feeling by using heavy-duty, bare-bulb lamp housings that line the rims of each floor around the atrium and suggest the nonsense hardware of backstage. [Brown employed other industrial fixtures, too, and used common water pipe for railings throughout the building.]

The open floor levels themselves speak of balconies, and Brown regards the whole structure as a kind of stage on which the moving figures of customers and the razzle-dazzle of window displays are the featured performers.

The Century jumps, so to speak; but at the same time, it is neutral enough so it doesn't draw attention away from merchandise. Even the echoes of shopper noise are meant to enliven the building, which is one reason Brown and the developers junked an early notion to install carpeting and other plush materials. The floor is bare black concrete from which footfalls resonate.

The recycled Century is not great architecture. It makes no profound statement. But it is good architecture, springing from the logic of serving and amusing and tempting the people who come to use it. To some, it may seem to teeter precariously on the edge of being a touch too barren, a trifle too harsh. But it is a design success. Maybe Brown's solutions could only work in New Town. But then, that's what the building is all about, isn't it?



Renovation of the "high-tech" North Branch Center is nearly completed.

## *Renovated building sports 'high tech'*

**THE CHICAGO** City Ballet Co. is the top-floor tenant in a turn-of-the-century loft building that's in the final stages of renovation in the West Loop area.

The seven-story structure at 223 W. Erie St. has been renamed North Branch Center, and its "high tech" design is aimed at architects, lawyers, and other potential tenants who may want to be involved in planning their studio, display, or office space. Flair Communications Agency, Inc., Design Planning Group, Guild Graphics, and a Richard Himmel Design Pavilion extension are among initial tenants.

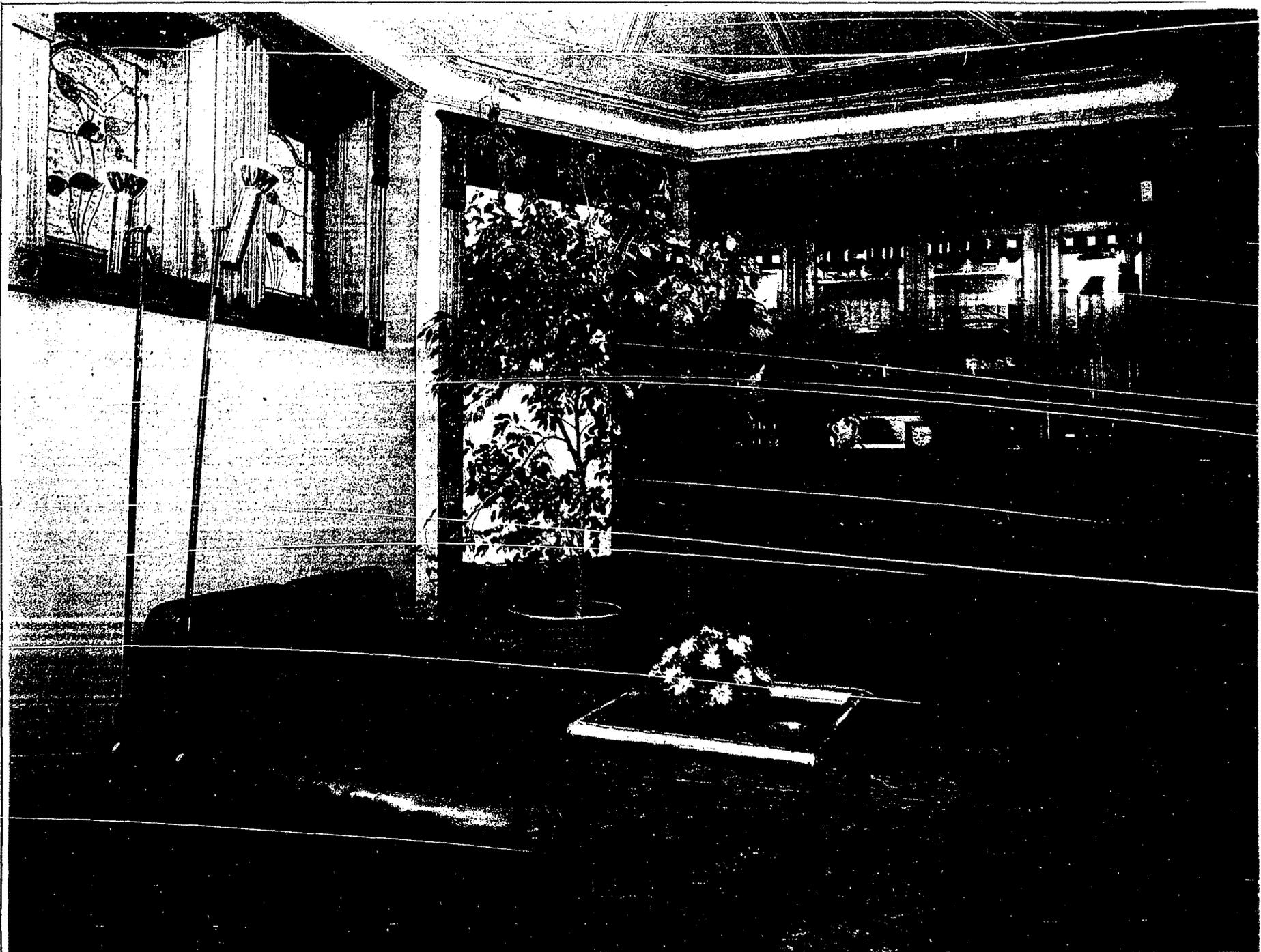
The building was purchased by Erie Partners in November. Renovation costs are estimated at about \$1 million. Erie Partners is a newly formed development group consisting of P.C.I. Investments, Inc., JNA Realty Corp., and Kurt Penn, head of Further Developments, Inc.

**RENTS IN THE 80,000-square-foot**

building start at \$8.50 a square foot, and tenants can design spaces to suit their needs, Penn said. There will be a roof garden for tenant use, and residential options offered include patio doors, balconies, fireplaces, and wet bars.

Jerome Brown, architect for the renovation, said the design retains the classic industrial look of exposed brick walls, heavy wood beams, and steel columns. But it also includes "high tech" features like rubber flooring, industrial incandescent lighting, and an open-cage, attendant-operated elevator, he said.

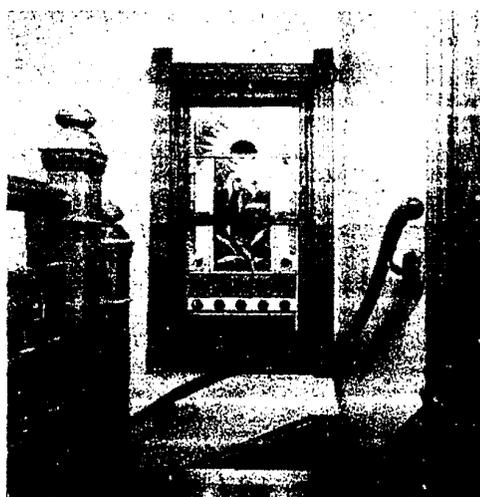
The building's new heating and cooling systems will be controlled by individual tenants, who will also be able to open their screened windows on mild days. The double-hung aluminum windows were planned to help cool the building in summer and insulate it in cold weather. New plumbing and electrical systems were also installed.



Tribune photos by Ron Bailey

Juxtaposed in the music room [above], the family's favorite gathering place, are stained glass and ornate moldings with leather, chrome and glass. Brilliant blue stained glass highlights the front

stairwell [below, left]; a niche under the stairwell off the front entry [below, right] was converted to a walk-in wet bar, mirrored on all sides.



## A Victorian finds happiness dressed thoroughly modern

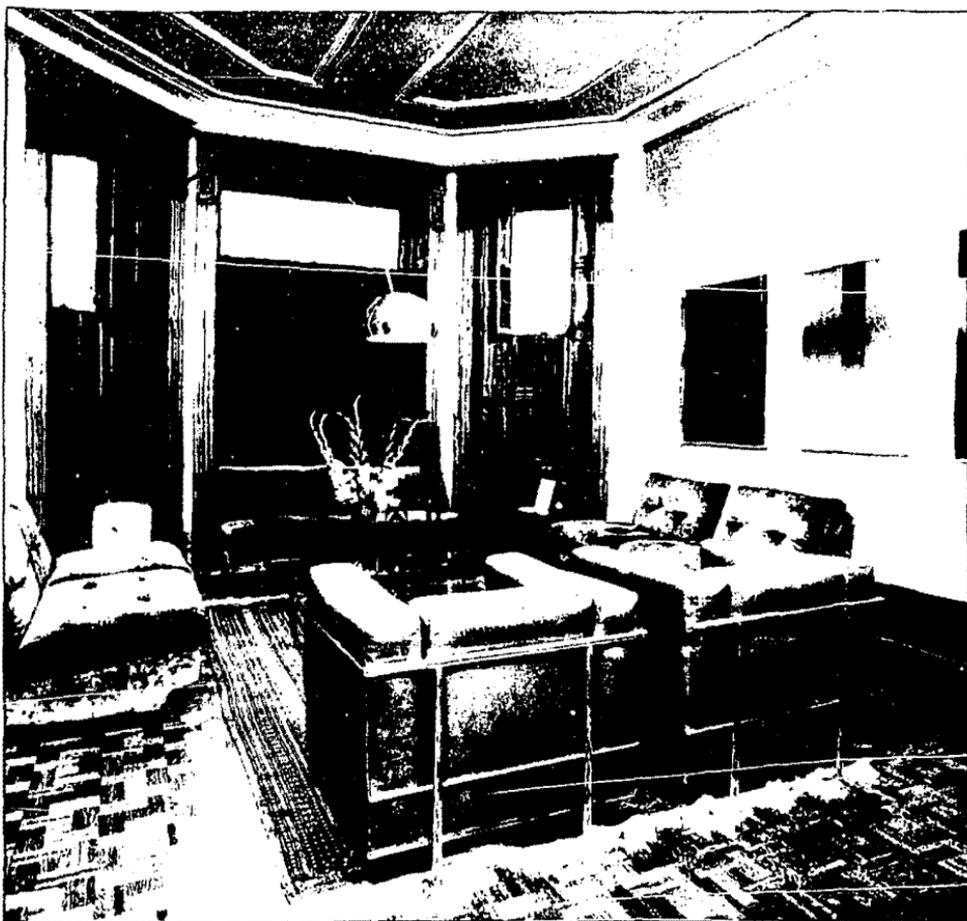
By Marda Dunsky

**I**MAGINE A HOUSE in which it has been determined that Victorian craftsmen and European modern furniture makers shall live together. What would they say to one another? How would they communicate, and to what end? The artisans might have difficulty understanding each other, but their styles have found a harmonious language in a century-old Lincoln Park house. Its owners restored it in three phases over a 10-year period, determined to leave as much as possible of the 10-room Victorian's architecture—and ornate woodwork—intact. It is a monument to an age that gloried in detail found throughout and salvaged with meticulous care. Having achieved that, however, the owners were nonetheless determined not to live in a Victorian museum. So they decided that the best way to let it shine was to furnish this old house in the best of the 20th Century. In the

middle of all of that woodwork is furniture of leather, chrome and glass—not a stick of wood is to be found. The result is comfortable, elegant, and, most importantly, doesn't upstage the home's Victorian glory. But that's getting ahead of the story. Chicago architect Jerome Brown, of Jerome Brown and Associates, first was hired to open up the space—make it brighter and more airy—yet keep structural changes to a minimum. This was achieved by removing two sets of walls. The front part of the house, originally a series of small rooms in typical Victorian style, was opened up to create three main areas: living room, music room and dining room. The former maid's quarters at the rear of the house became part of the enlarged kitchen. **NEXT CAME** restoration of the strong Victorian features that attracted the owners in the first place. They stripped that ubiquitous woodwork—floor and ceiling moldings, trim on bay windows and the five fireplaces, the music room's bookcase. The floors, once heavily trod in the home's

boarding-house period, were redone in a matching oak parquet. Then it was time to dress the house. At the owners' insistence of "no white walls," varying shades of near-gray, a popular Victorian hue that appears lavender against the woodwork, were used throughout. For the living room, designer Cherry Brown of Jerome Brown and Associates, which undertook the initial rehabbing and interior design work, suggested a pair of tan Le Corbusier chairs and three armless sofas covered in gray velvet. The soft Italian modern leather seating was repeated at a later stage in the adjacent music room by designer Sam Cardella, of Stanley Felderman's Ltd., Los Angeles. The natural color of the leather has worn well over the years, the owner says. "Primary colors wear rapidly, but the muted tones have been easy to live with." Both designers opted for glass-and-chrome tables in the

Continued on page 6



Future photos by Rex Gentry

In the living room, simple yet sleek furniture finds harmony with Victorian moldings and woodwork.

## The less they changed, the better their rehab

Continued from page 1

living and music rooms and let Oriental rugs and stained glass do the talking when it came to color. Window treatments—shutters in the living room, vertical blinds in the music room—were kept understated to accentuate the rooms' stained glass windows.

**THE EFFECT** is a harmonious blending of sleek and ornate, new and old.

"You'll notice that there isn't any wood furniture in these rooms," the owner says. "It would have been too much wood, with competing grains."

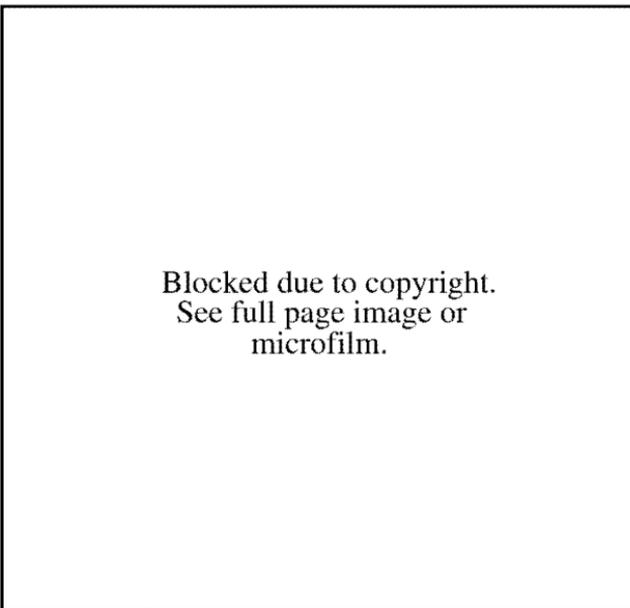
Contrary to the popular passion for "perfect" restoration, aiming for authenticity within a period down to the last detail, the designers and owners chose a different route for a well thought out reason.

"It was Cherry Brown's idea that when you have an old house, you can't furnish it with old furniture, or it just looks old," the owner said.

"Ornate furniture in an ornate room looks like a period piece, so we chose furniture to contrast with the antique features of the house."

Cardella furnished the dining room in a similar vein. "We selected furniture that was architectural and low-key," he said. "For those existing elements of the house to be strong, the furniture had to be chosen on the basis of simple and clean lines."

The room is dominated by a large, rectangular table of clear glass with a chrome base, materials that "give sparkle to the space" by reflecting and accenting the deep tones of the wood and the room's ornate fireplace, Cardella said. To carry through the European style of the leather seating in other rooms, Cardella chose Knoll chairs designed by Ludwig Mies van der Rohe, black leather and chrome, of the Bauhaus period to accompany the table. Embellishments were kept to an Oriental rug and a collection of African carvings.



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See full page image or  
microfilm.

Framed by the oak moldings of the master bedroom, a marble tub provides a contemporary contrast.

**THE OWNERS** capitalized on two underutilized spaces for a combination of function and luxury. What was originally a powder room off the front hallway was converted to a walk-in wet bar, mirrored on all sides. An alcove off the master bedroom on the second floor was converted to house a sumptuous oversize tub with a green marble platform and facade. Skylights were installed above the front and rear stairways to near clerestory effect, highlighting the brilliant blue stained glass in the front stairwell. Furnishings in the second-floor study and reading room echo their counterparts downstairs; angular

Wassily chairs and a mauve marble table in the former, more soft brown leather chairs and loveseat in the latter.

The top floor was "totally reconceived" to accommodate the family's two children and a laundry room, the owner said. Function was served, but "we did retain the oak moldings for continuity."

"The proportions and spaces that changed the least," the owner said, "are the most pleasing now. There's a feeling of inevitability, like it couldn't have been said otherwise."

"It goes to show that good design is good in any period."



Studied contrast: Mies chairs, glass-and-chrome table complement dining room's ornate fireplace.

ropolitan Chicago YMCA and a Chicago publishing firm, will be held at 11 a.m. Monday in St. Mark United Methodist Church, 8441 S. St. Lawrence Ave. Mr. Gleason, a former longtime South Side resident, recently moved to Hilton Head, S.C., where he died in his home Tuesday. Mr. Gleason worked for the YMCA in Chicago for 29 years. He became director of economic opportunity programs of the YMCA of Metropolitan Chicago in 1965. He later joined R.R. Donnelly & Sons Co. as manager of personnel development. He retired from that company in 1984. Survivors include his wife, Gloria; two sons, Dr. James and Michael; two grandchildren; and two sisters.

#### Jerome Brown

Jerome Brown, 63, a Chicago architect who specialized in rehabilitating older buildings, died Friday in Northwestern Memorial Hospital. Mr. Brown, a North Side resident, headed Jerome Brown and Associates, 846 W. Algeld St. In the 1970s he converted the former Century Theater, 2828 N. Clark St., into the Century City Center, a shopping complex. He also restored many 19th Century houses in Old Town and other Chicago neighborhoods and converted commercial buildings into residential loft apartments. In 1955, Mr. Brown was named architectural director of the Chicago Dwellings Association. He is survived by his

wife, Cherry; a daughter, Susan Page, a stepson, Brian Ledij; three grandchildren; and two brothers. Services will be held at 10 a.m. Monday in the chapel at 5206 N. Broadway.

#### Clarence V. Eschbach

Clarence V. Eschbach, 79, a retired Chicago Transit Authority bus driver, died Friday in Ingalls Memorial Hospital, Harvey. Mr. Eschbach, a Worth resident, worked for the CTA from 1947 until he retired in 1972. He is survived by his wife, Mary; 2 daughters, Jo Misheck and Susan Broderick; 12 grandchildren; and a brother. Mass will be said at 9:30 a.m. Monday in St. Catherine of Alexandria Catholic Church, 4100 W. 107th St., Oak Lawn.

#### Valerie W. Welsh

A memorial service for Valerie W. Welsh; 91, a retired Chicago schoolteacher and principal, will be held at 10 a.m. Tuesday in Grace United Methodist Church, 9th and West Streets, Wilmington, Del. Mrs. Welsh, of Wilmington, died Thursday in a Wilmington hospital. A native of Canada who came to Chicago at an early age, Mrs. Welsh began teaching in Chicago public schools in 1915 and retired in 1972. She was principal of Darwin Elementary School from 1955 to 1970. Survivors include a son, James M. Hoffmann; three grandsons; and three great-granddaughters.

#### James E. Gleason

Services for James E. Gleason, 68, a retired executive of the Met-

# Vaudeville house becomes the shopping center of The Century

Continued from preceding page

[Spare Key], hair styling for men and women [The Professionals], and insurance on weekends from an entrance level kiosk. There is a perfume and cosmetic store [Les Parfums], a needlework shop [The Stitching Corner], a wig shop, and stores called Selections and Out of the Ordinary, which pick up the loose ends in gifts.

Loveables, sold from a kiosk on Level 4, are signs made from copyrighted designs, which turn letters of the alphabet into trees, animals, and butterflies. You can buy a ready-made alphabet or commission your own message, which Deana Rosenberg makes up in pen and ink and water color.

The makeshift snack shop on the central court has given way to the Cafe Metropole, a white tablecloth, French-themed cafe serving wine and cheese, or more substantial onion soup-stuffed avocado fete. It is run by Rick Jansen, son of the former owner of the Ivanhoe, and opens Saturday.

**PANCAKE FRANCAISE** serves crepes, and offers a seven-week cooking course in crepe creation. Submarine serves sandwiches, and The Cold Rush Ice Cream Saloon dishes all manner of ice cream concoctions, except cones.

In June, Cafe La Margarita will open a full branch on the top level, and negotiations still are under way for a seafood restaurant. Currently The Century hours are 10:30 a.m. to 9 p.m., but as more of the restaurants open, the hours will extend past midnight, with some stores staying open during prime dining hours, much the way The Warehouse, 1750 N. Clark St., operates.

The Warehouse, cut from an old storage firm, is a miniature precursor of The Century.

While The Century is the largest development of its kind in the Chicago area, Ghirardelli Square and The Cannery in San Francisco, and Trolley Square [from an old trolley barn] in Salt Lake City are much larger. Even before The Century had a chance to prove itself, its developers got invitations from towns elsewhere to look at 100-year-old opera houses or post office buildings to see if they, too, might be recycled into usefulness.

"WE CHOSE THIS neighborhood very carefully," Malisoff said. Their realty firm began small scale remodeling eight years ago.

"We looked for a neighborhood that had a future, and this one in the heart of the city was different from most urban communities because it was gaining strength and desirability. Lakeview has been on an upswing during this entire period," Malisoff said.

And the old Century Theater, a few steps north of the Diversey-Broadway-Clark intersection, was a perfect site for the \$10 million project. A market research study indicated they were on the right track. If the place were splashy enough, it would attract not only the 75,000 people per square mile in the surrounding area, but it would bring in suburbanites much the same way Water Tower Place has been a magnet for North Michigan Avenue.

**COMPARISONS BETWEEN** the two verticals are inevitable, but Malisoff says that stops quickly. There are no big-name department stores in The Century.

"We don't even have enough room for a branch of a specialty shop like

Saks Fifth Avenue or Bonwit Teller. This is a much more casual experience than Water Tower Place—though both are good," he said.

Where Water Tower Place has marble, The Century has exposed painted steel beams and polished metal.

"Both represent the beginning of vertical centers, which have to come into the cities because developers have to put expensive land to the best possible use," Malisoff said.

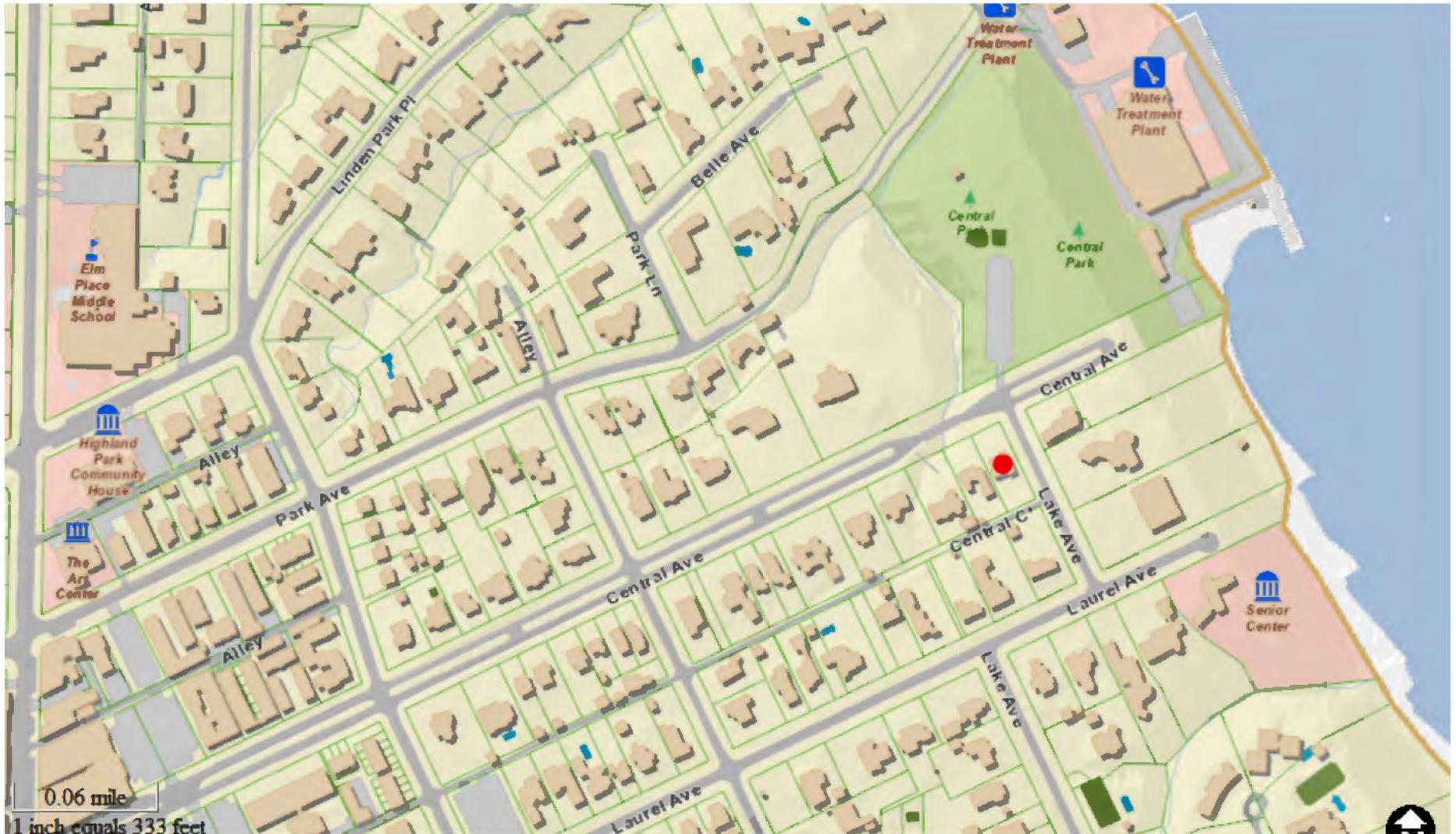
Spread out horizontally, The Century would cover 10 to 12 acres, instead of the compact 1.6 acres it now occupies.

**THE BEST comparison** might be to the European galleries of Milan, Italy, which are collections of small shops, or to the clothing and antique "supermarkets" of London, where dozens of small retailers share a single commercial space. Architecturally, it looks like a cross between a gleaming cruise ship deck and the Guggenheim Museum in New York.

Just how strong a magnet The Century will be for shoppers remains to be seen. Right now, its ramps are an irresistible temptation to skateboarders, who are stopped at the door. An accident of design, the ramps also make The Century the most accessible shopping area around for wheelchair-bound shoppers—although they may prefer weekdays to the crush of weekend crowds.

Century shopkeepers are unwilling to make predictions, but Malisoff is confident.

"We still have some work to do," he admitted, "but almost everybody has a very definite reaction to the architecture. It's impossible to walk into the building and be casual about it."



11 inch equals 333 feet

Map created on March 29, 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.

# Historic Preservation Commission

## 106 Central Avenue Demolition Review

To: Historic Preservation Commission  
From: Nusrat Jahan, Planner  
Date: 4/14/2016

<i>Year Built:</i>	1940
<i>Style:</i>	Colonial Revival
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	2,893 square feet
<i>Original Owner:</i>	Arthur Claghorn
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	\$13,500
<i>Significant Features:</i>	<ul style="list-style-type: none"><li>• Stone End Chimney</li><li>• Multilight Front Picture Window</li><li>• Brackets under 2<sup>nd</sup> Story Overhang</li></ul>
<i>Alterations:</i>	Porch Addition (1953) South Addition and Deck (1977)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 106 Central Avenue and how it may satisfy any of the landmark criteria listed below.



Figure 1: 106 Central Avenue – Location Map



Figure 2: 106 Central Avenue – Front

# Historic Preservation Commission

A demolition application has been submitted for the house at 106 Central Avenue. The City building permit files show that Mr. Arthur Claghorn built this house in 1940 for a cost of \$13,500. The Lake County Tax Assessor's data indicates the house was built between 1941-1943. The building permit for the porch addition was issued in 1953. The elobatare deck and the master bed room suite was added in 1977 and the permit was secured by the then-owner, Gary Mann. The house is located within the Central East Survey area and was assigned a local significance rating of "C – Contributing."

The Arthur Claghorn House has characteristics of the Colonial Revival. Constructed of stone and aluminum siding, the two story house features a central front picture window, eccentuated front porch enty supported by slender column and an attached garage.

Colonial Revival was a dominant style for recidential building thoughtout the country during the first half of 20<sup>th</sup> century. The direct subtypes were not equally common thoughtout this long period. After brifly passing from in mid-century, the style has recently reappeared in somewhat differnt form as a dominant Neoeclectic style. (Source: A Field Guide to American Houses)

## **Arthur Claghorn**

Arthur Underwood Claghorn was born on November 3, 1902 in Chicago.. He married Mildred Reynolds in Chicago on June 16, 1923. He was the president of Pioneer Paper Stock Company. His name appeared few times in Chicago Tribune, see the attachments. At the time of his death in Janary 1981 Arther Claghorn was living in Palm Springs, Californis. He built the house in 1940 and he lived in this house at 109 Central. 1950 address records shows that 109 Central Avenue address changed into 106 Central Avenue and at that time the owner of the subject property was and no biographical information is available on Jay Winston.

## **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 Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

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

## **Attachments**

Site Photos

Architectural Survey Entry

County Assessor Data

Chicago Daily Tribune, March 22, 1949

RECEIVED

MAR 24 2016

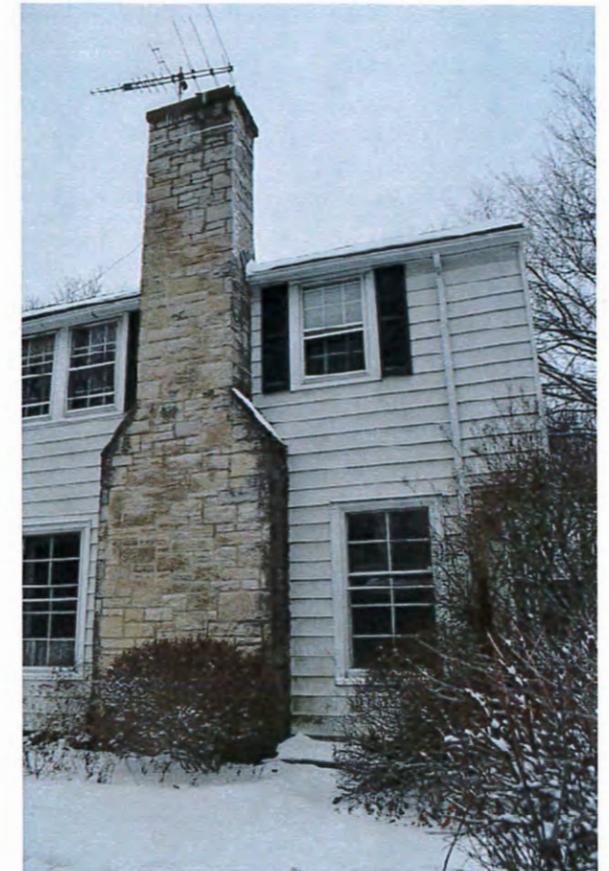
City of Highland Park  
Planning Dept



NORTH ELEVATION



EAST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 106  
 STREET Central Ave  
 ROLL # 8  
 FRAME #s 29  
 ROLL #  
 FRAME #s



### GENERAL INFORMATION

<u>CLASSIFICATION</u>	building	<u>PRESENT USE</u>	single-family	<u>CONDITION</u>	excellent
<u>SECONDARY STRUCTURES</u>		<u>ORIGINAL USE</u>	single-family	<u>INTEGRITY</u>	unaltered

### ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Colonial Revival	NO. OF STORIES	2
ARCHITECTURAL DETAILS		EXT. WALLS (current)	aluminum siding stone
ORIGINAL CONSTRUCTION DATE	1940	EXT. WALLS (original)	wood clapboard stone
SOURCE	permit dated 6/19/1940	FOUNDATION	poured concrete
OVERALL SHAPE OR PLAN	rectangular	ROOF(type & materials)	gable asphalt shingle
LANDSCAPE FEATURES	25' setback on residential street; lot on slight rise; side driveway	WINDOW MATERIAL, TYPE(S)	wood double hung; picture 6/6; multi
		PORCH	front entry

**SIGNIFICANT FEATURES:** Stone end chimney; multilight front picture window; garage at 1st floor; brackets under 2nd story overhang; 6/6 wood double hung windows

**ALTERATIONS (removals, replacements, additions, date (if known), etc.):** According to the permits, there was a remodeling in 1953.





## Lake County, Illinois

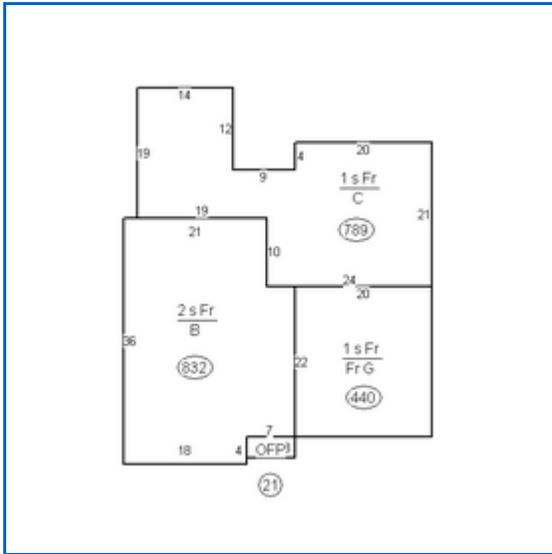
### Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-23-405-011	Neighborhood Number:	1825014
Street Address:	106 CENTRAL AVE	Neighborhood Name:	EAST Indian Trail
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$108,691	Total Land Square Footage:	15000
Building Amount:	\$102,598	House Type Code:	22
Total Amount:	\$211,289	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1941 / 1943
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	2893
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	832
		Finished Basement Area (Square Feet):	665
		Number of Full Bathrooms:	4
		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:	21 / 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](#)

<b>Date of Sale</b>	<b>Sale Amount</b>	<b>Sales Validation</b>	<b>Compulsory Sale</b>
2/26/2016	\$700,000	Qualified	
2/28/2014	\$750,000	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=1623405011>



Date June 19 19340 Building Permit No. 4121

Location of Building—No. 190 Street Central Avenue.

Name of Owner Arthur Claghorn -

Present Address 250 Branson Ave. H.P. Phone 3479

Type of Construction Stone + Frame Remodeling \_\_\_\_\_

General Contractor Cee + Eee Const. Co. Address 410 G.B. Rd. Kenilworth, Ill Phone Kenil 5272

Permit issued to Owner to construct a Single Family Dwelling

building on Lot 1 Blk. \_\_\_\_\_ Sub'n. Wilson's Sub'n

Builder's estimate \$ 13,500.<sup>00</sup> Permit fee \$ 46.<sup>00</sup>

Location on Lot verified June 21, 193 by Stm. Footing & drafted in. Plans cannot find owner.

Other inspections \_\_\_\_\_

Deposits NO # 2791 - \$ 50.<sup>00</sup> Sidewalks planked \_\_\_\_\_

Remarks \_\_\_\_\_

Job completed \_\_\_\_\_ Receipt for returned plans \_\_\_\_\_ Owner

Aug 12 1940. Catch basin to be changed.

Electrical Contractor Vetter Electric Address 556 DeTamble Ave., H.P.

Wiring Permit No. 3114 Issued 7/31/40 Fixture Permit No. 3114 Issued 7/31/40

1st Inspection Aug 8 1934 by L.S.M. Posted card in Garage Not Started

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 Plumbing, Inc. Address 500 N. Dearborn St., Chgo.

Water Tap No. 3528 Sewer Tap No. 3098 Job Order No. 2824 Issued 7/26/40 Paid 5.0 + 8.30

Inspected Aug 6 1934 by L.S.M.

Inspected Aug 8 193 \_\_\_\_\_ by 7 hrs work OK

No. Catch Basins Block No. Lavatories 4 No. Toilets 4

No. Baths 2 No. Sinks 1 No. Laundry Tubs 1

No. Shower Baths 1 stall No. Stacks 2 Other Items 1

Certificate of Inspection Issued \_\_\_\_\_ 193 \_\_\_\_\_ No. \_\_\_\_\_

Downspouts connected to ?

Kind of Heat gas Name of Burner \_\_\_\_\_

Tank Inspection \_\_\_\_\_

No fire test to garage

*In house now being built for fire test by  
Dawson P. Co. for fire test  
on Aug 8 1940*

Date 10-28-1953

Building Permit No. 7497

Inspected by \_\_\_\_\_ Date \_\_\_\_\_

For certificate of occupancy

Location of Building — No. 106 Street Central Ave

Name of Owner Jay L. Winston

Present Address 106 Central Ave H.P. Phone HI 2-0552

Type of Construction FRAMA Porch Addition

Architect \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

General Contractor E. E. ZILON Co. Address 8401 N. Crawford St. Phone OR 3-5702

Permit issued to CONTRACTOR to construct a REMODEL Single Family Dwelling

building on Lot 1 Blk. 24 Sub'n F. L. WILSONS SUB

Builder's estimate 1,800- Permit fee 7- Job Order No. N.O 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 .....  
 Inspection 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 .....

**PAPER SALVAGE CAMPAIGN ENDS, \$89,108 PROFIT**

*Chicago Daily Tribune (1923-1963); Dec 2, 1945; ProQuest Historical Newspapers: Chicago Tribune*  
pg. 26

**PAPER SALVAGE  
CAMPAIGN ENDS,  
\$89,108 PROFIT**

Chicago newspaper publishers were commended by the Chicago waste paper salvage committee at the close of the drive yesterday for promoting a campaign that yielded a net profit of \$89,108.45 for accredited Chicago charities.

The campaign was ended with the presentation of the last of the committee's funds, \$600, to the Community and War fund by Arthur U. Claghorn, a member of the committee's finance group.

John R. Robinson, general chairman of the committee formed in December, 1943, announced total receipts for five curb collections were

\$111,131.71 with total expenses of \$22,023.26.

Distribution of the money included:

Chicago Service Men's centers, \$40,000; Boy Scouts, \$13,700; Chicago war agencies, \$7,457; MacArthur Service Men's center, \$6,000; united nations relief and rehabilitation administration, \$3,523; Navy Mothers' club, \$3,000; Training School Service Men's center, \$3,000; Howard Street Service Men's center, \$3,000; Red Cross, \$2,500; Girl Scouts, \$1,500; veterans' bureau, Illinois Society of Mental Hygiene, \$1,500; National Catholic Community Service, \$1,000; Camp Fire Girls, \$750; Chicago Boys' clubs, \$500; Community and War fund, \$600.

## WASTE FIRMS DECIDE THEY WON'T BUY OLD PAPERS, MAGAZINES

The National Association of Waste Material Dealers voted yesterday to stop buying old newspapers and magazines from houses, factories, institutions, and others who have been selling them for salvage. At the association's convention in the Stevens hotel, officials said there is a large surplus of such waste-paper in warehouses thruout the country. Henceforth, home owners and plant operators who want old papers and magazines removed from their premises must expect to pay for the service.

Arthur Claghorn, president of Pioneer Paper Stock company and chairman of the convention, emphasized the oversupply exists only in the lower grades of paper scrap. There is a demand for printers' shavings, envelope cuttings, and brown wrapping paper as substitutes for pulp.

---

*Chicago Daily Tribune, March 22, 1949*

Remodeled- Oct 10, 1953

Owner: Jay L. Winston.

[No obit for Winston](#)

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

**Application for a Certificate of Appropriateness**

TO:	The Historic Preservation Commission
DATE:	April 14, 2015
FROM:	Nusrat Jahan, Planner
SUBJECT:	Removal of the Brick Driveway and a Detached Garage

**PETITIONERS / OWNERS:**

Highland Park Historical  
Society  
326 Central Avenue

**PROPERTY LOCATION:**

326 Central Avenue

**STRUCTURE**

Style: Italianate  
Built: 1871  
Original Architect: Unknown

**HISTORIC STATUS:**

Local Landmark (1982)

**ARCHITECT/BUILDER:**

Highland Park Building  
Company Spec House

**BACKGROUND OF THE SUBJECT PROPERTY**

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



**SUMMARY OF PROPOSAL**

The Historical Society's board is seeking to re-subdivide the land in to two legal lots with an intention of selling the new lots. There is a brick driveway on the property which lead to a detached garage on the south side of the existing property.

**Brick Driveway:**

Documents in City archived microfilm show that the existing brick driveway is not original to the house: a variance approval order was granted in 1997 to 326 Central Avenue from the City Code Section 93.235 Plans and Specification for Driveway to install brick driveway to match the existing brick gutter on Central Avenue. This document can be reproduce if needed. The applicant mentioned that the drive way was completed around 1981, the driveway was installed by using bricks salvaged from other North Shore communities.

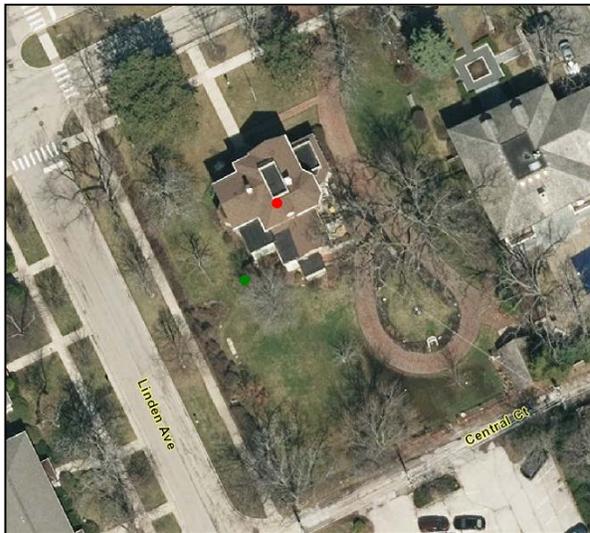
As part of the proposed subdivision of the property, the proposed new Lot 1 on the north will contain the landmarked house without a garage. The applicant asking for a Certificate of Appropriateness to remove part or all of the existing brick driveway so that the future owner would be able to reconfigure the existing driveway to build a garage on the property.

**Detached Garage:**

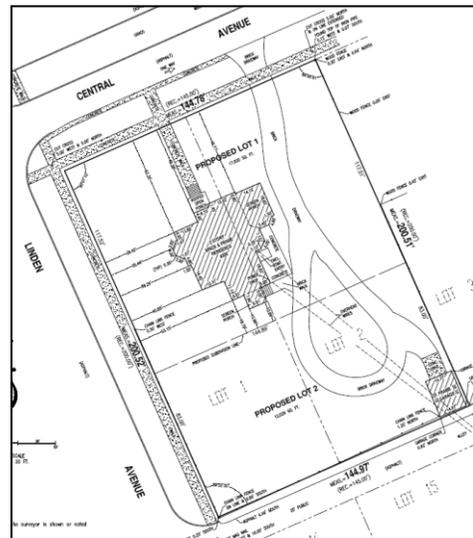
The existing small garage of 20'x15' is located at the southeast corner of the property. No recorded documents or microfilm information are found in the city's archives about the garage structure at 326 Central Avenue. According to the applicant's narrative, the garage was built 50 years after the original house, which is circa 1970s. The garage was not originally located on the property, but rather moved onto the site in 1973. The structure was utilized by the Historical Society to showcase a tool collection belonging to local teacher and builder Walter Durbahn. The tool collection will remain part of the Historical Society's collection and will be moved to another storage facility.



Existing Detached Garage



Aerial View - 2015



Proposed Subdivision

The proposed new Lot-2 on the south will contain only the detached garage without any principal structure on a lot and which violates the city zoning code. To maintain only the garage on a lot the historical society requires to apply for zoning relief, but board has not pursued that at this point. The Historical Society's board is asking for a Certificate of Appropriateness to remove the detached garage on new Lot 2.

**POLICY**

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

## **STANDARDS FOR CERTIFICATES OF APPROPRIATENESS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- *No elements of the historic house will be destroyed or altered with the removal of the driveway or the garage. Neither the driveway nor the garage were built in the same century as the 1871 house, nor do they have any historic or architectural merit on their own. Neither the driveway nor the garage contribute to the historical or architectural elements of the house. Furthermore, both the driveway and the garage can be removed without any danger of damaging the house.*

**(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.

- *The proposed removal of the driveway and garage do not conflict with or affect the time period of the house or the original design of the house, as both driveway and garage were not built during same time period or in same architectural style as the house.*

**(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.

- *The driveway and the garage were added a century and a half-century respectively after the date of construction of the house. Neither driveway nor garage have any historical or architectural significance in themselves.*

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

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

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

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

### **RECOMMENDATION**

Staff recommends that the Historic Preservation Commission discuss the proposed Certificate of Appropriateness for removing the existing brick driveway and the existing detached garage located at 326 Central Avenue and whether the standards listed above are satisfied. The Commission may approve the COA or render a denial.

### **ATTACHMENTS**

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



# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



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

### GENERAL INFORMATION

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

### ARCHITECTURAL INFORMATION

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

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

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

**SIGNIFICANCE**

LOCAL SIGNIFICANCE RATING: S

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

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) Y

Criteria C

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

Contributing secondary structure? (C or NC) C

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



**RESEARCH INFORMATION**

**HISTORY**

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

COMMON NAME: Highland Park Historical Society

**HISTORIC INFORMATION:**

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

**ARCHITECTURE**

ARCHITECT \_\_\_\_\_

SOURCE \_\_\_\_\_

BUILDER Highland Park Building Company

COST \_\_\_\_\_

**OTHER ARCHITECTURAL INFORMATION:**

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

AREA Central East

SURVEYOR Jennifer Kenny

DATE 11/17/1998

PIN \_\_\_\_\_

RESEARCHER \_\_\_\_\_

DATE \_\_\_\_\_



## 1 147 Central Avenue

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



## 2 326 Central Avenue

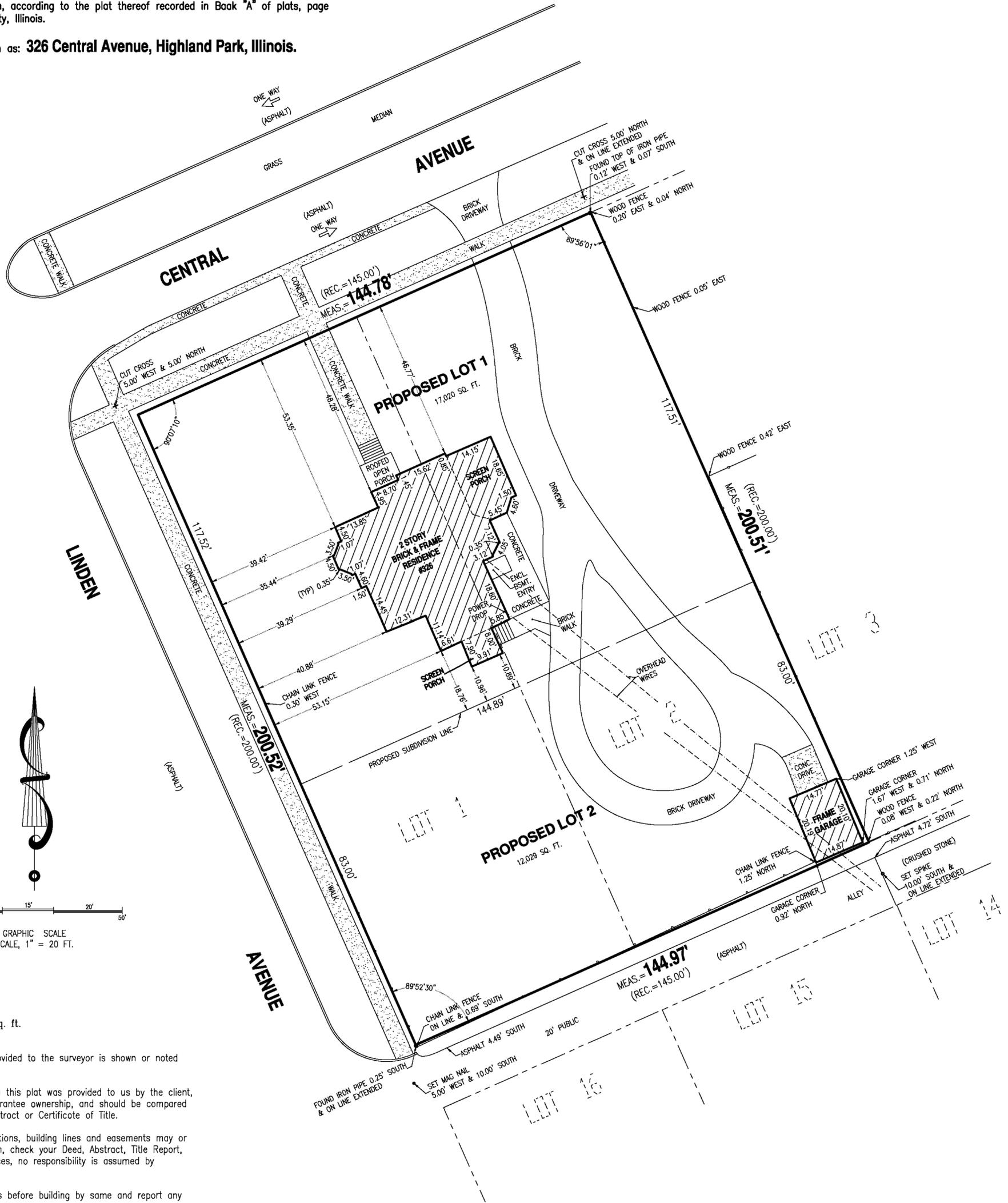
This Italianate house built in 1871 is now the headquarters of the Highland Park Historical Society. It was donated to the Society during Highland Park's Centennial in 1969 by Jean Butz James, in whose honor the Society Museum is named. Fabricated of native bricks made in Highland Park brickyards, it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

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

# PLAT of SURVEY

**Legal Description:** Lots 1 and 2 in Block 27 in the City of Highland Park, in the Southeast Quarter of Section 23, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded in Book "A" of plats, page 2, in Lake County, Illinois.

Commonly known as: **326 Central Avenue, Highland Park, Illinois.**



**SITE NOTES:**  
Area = 29,049 sq. ft.

**GENERAL NOTES:**  
All information provided to the surveyor is shown or noted hereon.

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

<b>B.H. SUHR &amp; COMPANY, INC.</b>	
<b>R. R. HANSEN</b> MEMBER: I.P.L.S.A. A.C.S.M. N.S.P.S.	SURVEYORS ESTABLISHED 1911 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202 TEL (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION <b>326 CENTRAL AVENUE</b>	Professional Design Firm License No. 184-002871
ORDER No. <b>15-171</b>	JULY 20, 20 <b>15</b>
ORDERED BY: <b>HIGHLAND PARK</b>	20 PUBLIC
<b>HISTORICAL SOCIETY</b>	FOUND IRON PIPE 0.25' SOUTH & ON LINE EXTENDED SET MAG NAIL 5.00' WEST & 10.00' SOUTH

FIELD MEASUREMENTS COMPLETED JULY 20, 20 15

STATE OF ILLINOIS }  
COUNTY OF COOK }

This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By Raymond R. Hansen Dated JULY 29, 20 15

Raymond R. Hansen  
Illinois Professional Land Surveyor No. 035-002542  
License Expiration Date 11/30/16



1501.1117  
BOUNDARY SURVEY  
LAKE COUNTY

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

PROPERTY ADDRESS SURVEY NUMBER 1501.1117  
326 CENTRAL AVENUE HIGHLAND PARK, ILLINOIS 60035



CLIENT ORDER NUMBER: DATE: 2/27/2015  
BUYER: Stephennie Freeman  
SELLER:  
CERTIFIED TO:  
STEPHENNIE FREEMAN

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

POINTS OF INTEREST: NONE VISIBLE

FLOOD INFORMATION

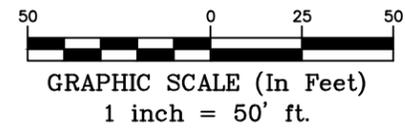
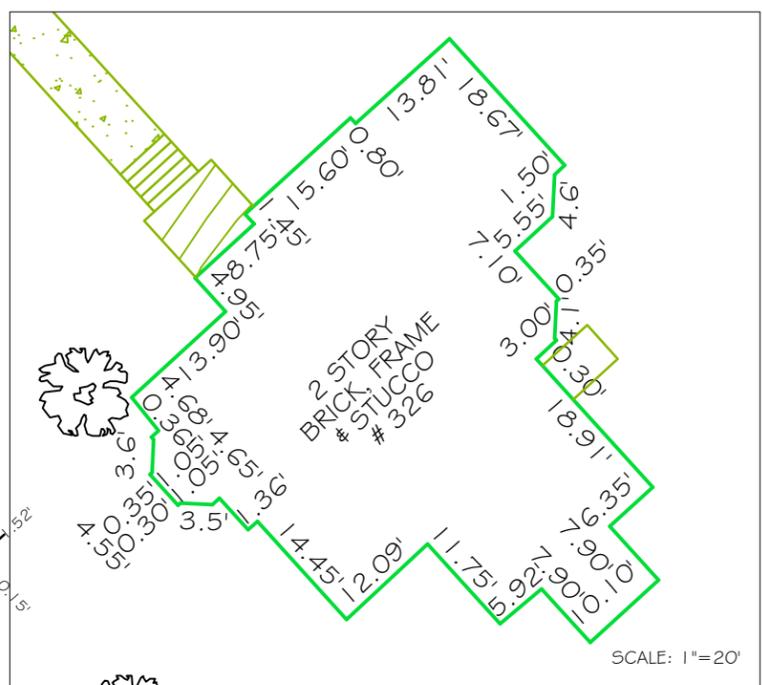
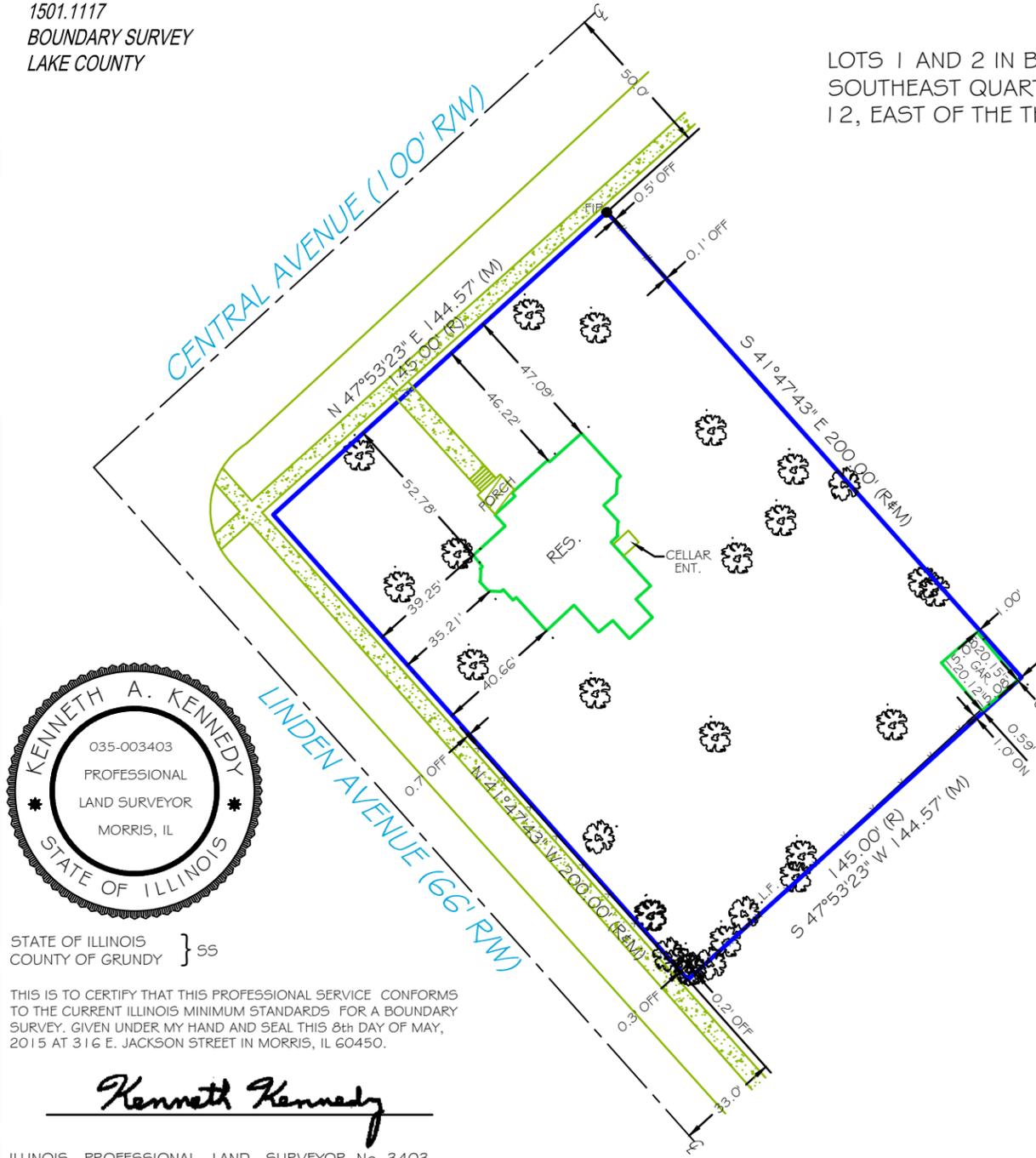
JOB SPECIFIC SURVEYOR NOTES

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



STATE OF ILLINOIS } SS  
COUNTY OF GRUNDY }  
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF MAY, 2015 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

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



- Use of this Survey other than Intended, without Written Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Benefits to Anyone than those Certified
- GENERAL SURVEYOR NOTES
- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
  - This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
  - If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
  - This survey is exclusively for the use of the parties to whom it is certified.
  - Any additions or deletions to this 2 page survey document are strictly prohibited.
  - Dimensions are in feet and decimals thereof.
  - Due to varying construction standards, house dimensions are approximate.
  - Any FEMA flood zone data contained on this survey is for informational purposes only. research to obtain such data was performed at www.fema.gov.
  - All pins marked as set 5/8 diameter, 18" iron rebar.
  - An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.

PERFORMED BY  
Phone 866.735.1916  
Fax 866.744.2882  
www.exactachicago.com



LB# 184005763 316 East Jackson Street • Morris, IL 60450

**SURVEYOR'S LEGEND**

BOUNDARY LINE	CONCRETE BLOCK WALL
STRUCTURE	CHAIN-LINK or WIRE FENCE
WOOD FENCE	WOOD FENCE
IRON FENCE	IRON FENCE
EASEMENT	EASEMENT
EDGE OF WATER	EDGE OF WATER
WOOD	CONCRETE
ASPHALT	BRICK or TILE
WATER	COVERED AREA
BENCH MARK	WELL
CALC. PNT.	COMMON OWNERSHIP
▲	A.C. AIR CONDITIONING
△	B.R. BEARING REFERENCE
□	B.L. BLOCK
■	B.C. BLOCK CORNER
○	B.R.L. BUILDING RESTRICTION LINE
○	CHIMNEY
○	C.L.F. CHAIN LINK FENCE
○	C.O. CLEAN OUT
○	CONC. CONCRETE
○	C.V.G. CONCRETE VALLEY GUTTER
○	CL. CENTER LINE
○	CS. CONCRETE SLAB
○	CP. COVERED PORCH
○	CSW. CONCRETE SIDEWALK
○	COR. CORNER
○	DI. DEED
○	DW. DRIVEWAY
○	D.F. DRAIN FIELD
○	ELUB. ELECTRIC UTILITY BOX
○	ENCL. ENCLOSURE
○	ENT. ENTRANCE
○	E.O.P. EDGE OF PAVEMENT
○	E.O.W. EDGE OF WATER
○	FL. FENCE LINE
○	FP. FENCE POST
○	FI. FIELD
○	FF. FINISHED FLOOR
○	FL. FLORIDA POWER & LIGHT
○	FDH. FOUND DRILL HOLE
○	FRFC. FOUND IRON PIPE & CAP
○	FRIC. FOUND IRON ROD & CAP
○	FR. FOUND IRON ROD
○	FRP. FOUND IRON PIPE
○	FCM. FND. CONCRETE MONUMENT
○	FN. FOUND NAIL
○	FNHD. FOUND NAIL & DISC
○	FND. FOUND
○	GAR. GARAGE
○	GM. GAS METER
○	ID. IDENTIFICATION
○	INT. INTERSECTION
○	IR. IRON ROD
○	IF. IRON PIPE
○	L. LENGTH
○	LM. LICENSE # - BUSINESS
○	LSM. LICENSE # - SURVEYOR
○	L.P. LIGHT POST
○	MS. MEASURED
○	N.R. NON RADIAL
○	N.T.S. NOT TO SCALE
○	O.C.S. ON CONCRETE SLAB
○	O.G. ON GROUND
○	O.H.L. OVERHEAD LINE
○	O.R.B. OFFICIAL RECORD BOOK
○	OH. OVERHANG
○	OIA. OVERALL
○	OS. OFFSET
○	PKN. PARKER-KALON NAIL
○	PSM. PROFESSIONAL SURVEYOR AND MAPPER
○	PLS. PROFESSIONAL LAND SURVEYOR
○	PT. PLAT
○	PE. POOL EQUIPMENT
○	FLT. FLANTER
○	PP. PINCHED PIPE
○	P.B. PLAY BOOK
○	P.I. POINT OF INTERSECTION
○	P.O.B. POINT OF BEGINNING
○	P.O.C. POINT OF COMMENCEMENT
○	P.T. POINT OF TANGENCY
○	P.C. POINT OF CURVATURE
○	P.C.C. POINT OF COMPOUND CURVATURE
○	P.R.C. POINT OF REVERSE CURVATURE
○	P.C.P. PERMANENT CONTROL POINT
○	P.R.M. RADIUS OF RADIAL
○	R. RECORD
○	RES. RESIDENCE
○	RW. RIGHT OF WAY
○	SI. SURVEY
○	S.B.L. SETBACK LINE
○	S.C.L. SURVEY CLOSURE LINE
○	SCR. SCREEN
○	SDH. SET DRILL HOLE
○	SEW. SEWER
○	S.F. SQUARE FEET
○	SIRC. SET IRON ROD & CAP
○	SN. SET NAIL
○	SNHD. SET NAIL & DISC
○	STY. STORY
○	S.T.L. SURVEY TIE LINE
○	SV. SEWER VALVE
○	SW. SEWELINK
○	SW. SEWELL
○	TEL. TELEPHONE FACILITIES
○	T.O.B. TOP OF BANK
○	TX. TRANSFORMER
○	TYP. TYPICAL
○	WIC. WITNESS CORNER
○	WF. WATER FILTER
○	W.F. WOODEN FENCE
○	WM. WATER METER/VALVE BOX
○	WV. WATER VALVE
○	U.P. UTILITY POLE
○	V.F. VINYL FENCE
○	STP. SEPTIC TANK
○	A.E. ANCHOR EASEMENT
○	C.M.E. CANAL MAINTENANCE ESMT.
○	C.U.E. COUNTY UTILITY ESMT.
○	D.E. DRAINAGE EASEMENT
○	E.SMT. EASEMENT
○	I.E.E. INGRESS/EGRESS ESMT.
○	L.A.E. LIMITED ACCESS ESMT.
○	L.B.E. LANDSCAPE BUFFER ESMT.
○	L.O.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
○	M.E. MAINTENANCE EASEMENT
○	P.U.E. PUBLIC UTILITY EASEMENT
○	R.O.E. ROOF OVERHANG ESMT.
○	S.W.M.E. STORM WATER MANAGEMENT ESMT.
○	T.U.E. TECHNOLOGICAL UTILITY ESMT.
○	U.E. UTILITY EASEMENT