

## 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, January 13, 2011, 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, January 13, 2011**  
1707 St. Johns Avenue, City Hall  
**7:30 p.m.**

### **REGULAR MEETING AGENDA**

#### **I. Call to Order**

#### **II. Roll Call**

#### **III. Scheduled Business**

##### **A. Review and Approval of Minutes**

1. Regular meeting of December 9, 2010
2. Regular meeting of December 14, 2010

##### **B. Demolition Application**

1. 2222 Highmoor Road
2. 1717 Ridge Road

##### **C. Certificate of Appropriateness**

1. 147 Central – *Amended COA*

##### **D. Landmark Nomination**

1. 1923 Lake Avenue
  1. Resolution
  2. Planning Report

#### **IV. New Business**

#### **V. Other Business**

- A. Next meeting scheduled for February 10, 2011

#### **VI. Adjournment**

**City of Highland Park  
Historic Preservation Commission  
Minutes of December 9, 2010  
7:30 p.m.**

**I. Call to Order**

Chairwoman Sogin called to order the Regular Meeting of the Historic Preservation Commission at 7:35 p.m. in the City Hall Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL.

**II. Roll Call**

*Members Present:* Sogin, Rotholz, Temkin, Bramson (7:35 pm), Fradin, Curran

*Members Absent:* Temkin, Butterman

*Ex-officio Members Present:* Axelrod,

*Ex-officio Members Absent:* Benjamin, Evans, Johnas

*City Staff Present:* Cross

*Others Present:* Bill Levy (1923 Lake Avenue)

**III. Scheduled Business**

**A. Approval of Minutes**

The Chairwoman asked for approval of the minutes of October 14, 2010. Commissioner Rotholz made a motion to approve the minutes as submitted. Commissioner Fradin seconded the motion. The motion was approved by a unanimous vote (5-0)

**B. Landmark Nomination – 1923 Lake Avenue, “The Mary Adams House”**

Staff presented research about the property. The commission discussed the house and contributed information about its history. The applicant, Bill Levy, was in attendance and shared specific details about his plans to rehabilitate the property. The intent is to restore the property to its original character and charm, but add modern amenities like a new kitchen and other interior modifications. The Commission discussed the Landmark Criteria as they could apply to the structure at 1923 Lake Avenue.

- Motion that the structure at 1423 Lake Avenue, the Mary Adams House, meets landmark Criteria 1, 3, 4, 5, 6, 7, and 9: Commissioner Fradin
- Second: Commissioner Curran
- Vote: 5 – 0

### **C. Demolition Review - 959 Brittany Lane**

Nobody was present in the audience to represent this application. The Commission felt that the two photographs provided with the application did not provide enough evidence to reach a formal decision regarding the Landmark Criteria.

- Motion to continue the demolition application for 959 Brittany to a future meeting of the HPC: Commissioner Bramson
- Second: Commissioner Curran
- Vote: 5 – 0

### **IV. Other Business**

A: 2010 Historic Preservation Awards Ceremony

### **VI. Adjournment**

Commissioner Curran made a motion to adjourn the meeting. The motion was seconded by Commissioner Bramson. The motion carried unanimously (5-0)

The meeting adjourned at 8:05 pm.

**City of Highland Park  
Historic Preservation Commission  
Minutes of December 14, 2010  
7:30 p.m.**

**I. Call to Order**

Chairwoman Sogin called to order the Special Meeting of the Historic Preservation Commission at 7:00 p.m. at 1092 Wade Street, Highland Park, IL.

**II. Roll Call**

*Members Present:* Sogin, Temkin, Fradin

*Members Absent:* Rolholz, Butterman, Bramson, Curran

*Ex-officio Members Present:* Axelrod

*Ex-officio Members Absent:* Evans, Johnas

*City Staff Present:* Cross

*Others Present:* Councilmember Olian, Councilmember Rotering (8:12 pm)

**III. Scheduled Business**

**A. 2010 Historic Preservation Awards Ceremony**

**VI. Adjournment**

The meeting adjourned at 8:35 pm.

# MEMORANDUM

Date: January 13, 2011  
 To: Historic Preservation Commission  
 From: Andy Cross, Planner II  
 Subject: Proposed Demolition of 2222 Highmoor Road

<i>Address:</i>	2222 Highmoor Road
<i>Built:</i>	1926
<i>Style:</i>	
<i>Structure:</i>	Single Family Residence
<i>Historic Name:</i>	
<i>Architect:</i>	
<i>Original Cost:</i>	
<i>Significant Features:</i>	
<i>Alterations:</i>	<ul style="list-style-type: none"> <li>• Second floor addition (1988)</li> </ul>
<i>Staff Opinion:</i>	This structure was not found to satisfy landmark criteria in 2005, and no new information has been uncovered indicating historical significance.



A demolition application has been submitted for the house located at 2222 Highmoor Road. The house was approved for demolition in 2005, but was never razed. The 2005 approval expired when the wrecking permit expired in 2006. The current petitioner has applied for a new demolition permit, so the house must be reviewed again for historical significance.

According to Lake County Tax Records, the house was built in 1926. There are no building permits or original plans for the house on file in City records, so the architect is unknown. The house originally had one floor, but architectural plans in the City’s microfilm archive indicate a second floor addition was added in 1988.

The house was originally the only structure on a large lot on Highmoor Road, but the property was subdivided in 2005 and the original house now sits in the middle of the lot and crosses the

property line. A plat of survey from 2005 shows the new property line in the middle of the lot. The owner at that time planned to demolish the house and sell the vacant lot after the subdivision was completed, but ran into difficulties before the plan was complete. The adjacent lot was sold to the current petitioner, who has since built a new house on the property. The applicant has purchased the adjacent property at 2222 Highmoor and is seeking to demolish the old house and return the parcel to a vacant state.

The house appears to have been vacated when it was approved for demolition in 2005. Since that time the house has suffered considerable neglect, which can be seen in the photographs of the house included in the attachments to this memo. Sections of the roof appear to be missing or severely damaged (note the blue tarps covering holes), the soffit has large holes and missing sections, and at least one window is missing.

### **Landmark Criteria**

Below are the landmark criteria from the City Code:

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

### Recommended Action

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

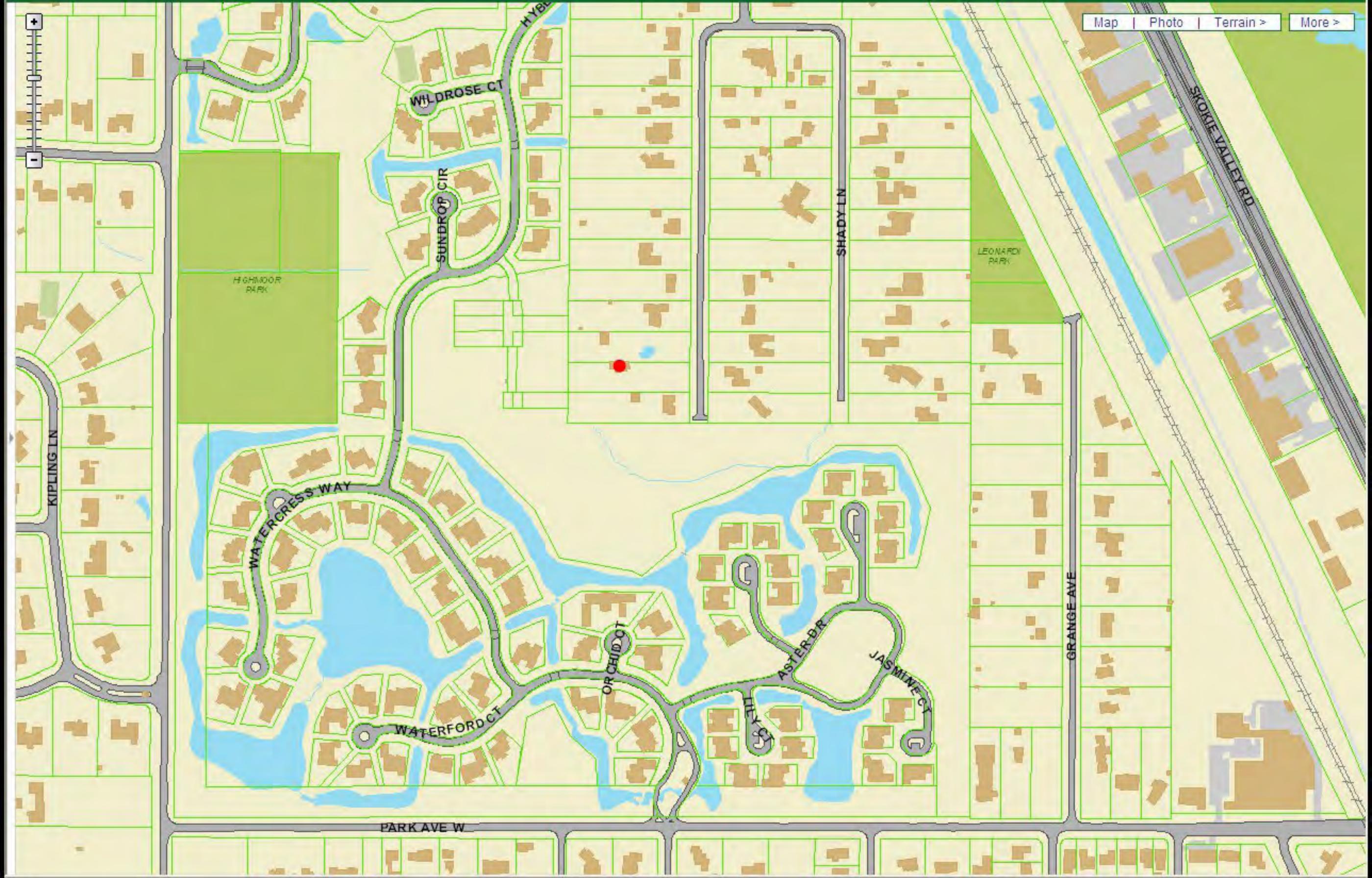
### Attachments

Location Map

Site Photos

2005 Demolition Approval from the Historic Preservation Commission

2005 Plat of Survey



Map | Photo | Terrain > More >











# Memo

**To:** Building Division

**From:** Larry Shure, Planner I



**CC:**

**Date:** 11/18/2005

**Re:** Historic Preservation Demo Approval for: **2222 Highmoor Rd.**

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At the Historic Preservation Commission Meeting on:

11/17/2005

the Commission determined that no landmark criteria were fulfilled and voted to approve the demolition request for the following property:

**2222 Highmoor Rd.**

If you have any questions please call me at ext. 1853. Thanks.

**City of Highland Park  
Historic Preservation Commission  
Minutes of November 17, 2005  
7:15 p.m.**

**I. Call to Order**

The Regular Meeting was called to order at 7:20 p.m.

**II. Roll Call**

*Members Present:* Kahn, Miller, Friedman, Sogin, Seyfarth, Fraerman, Robbin

*Members Absent:* Finkel, Baum,

*Ex-Officio Members Present:* Axelrod

*City Staff Present:* Shure

*Others Present:* Jacob Zaretsky, Veronica Marotla, Ilie Groza, Milan Brestovansky, Jennifer Adorjan, James Wolf, Stuart Braincod, Elise Paschen, Brad Zenner, Hal & Hollis Axelrod, Richard Tucker, Steve Sanderman, Lou Natenshon, Martha & Jim Fritz

**III. Scheduled Business**

**A. Approval of Minutes**

Commissioner Robbin made a motion to adopt minutes of the regular meeting of October 27, 2005. Commissioner Friedman seconded the motion. With no further discussion the minutes for the regular meeting were adopted unanimously.

**B. Preliminary Determinations of Significance**

**1. 2222 Highmoor**

Commissioner Robin made a motion that this home does not fulfill landmark criteria. Commissioner Seyfarth seconded the motion. With no further discussion the motion carried unanimously.

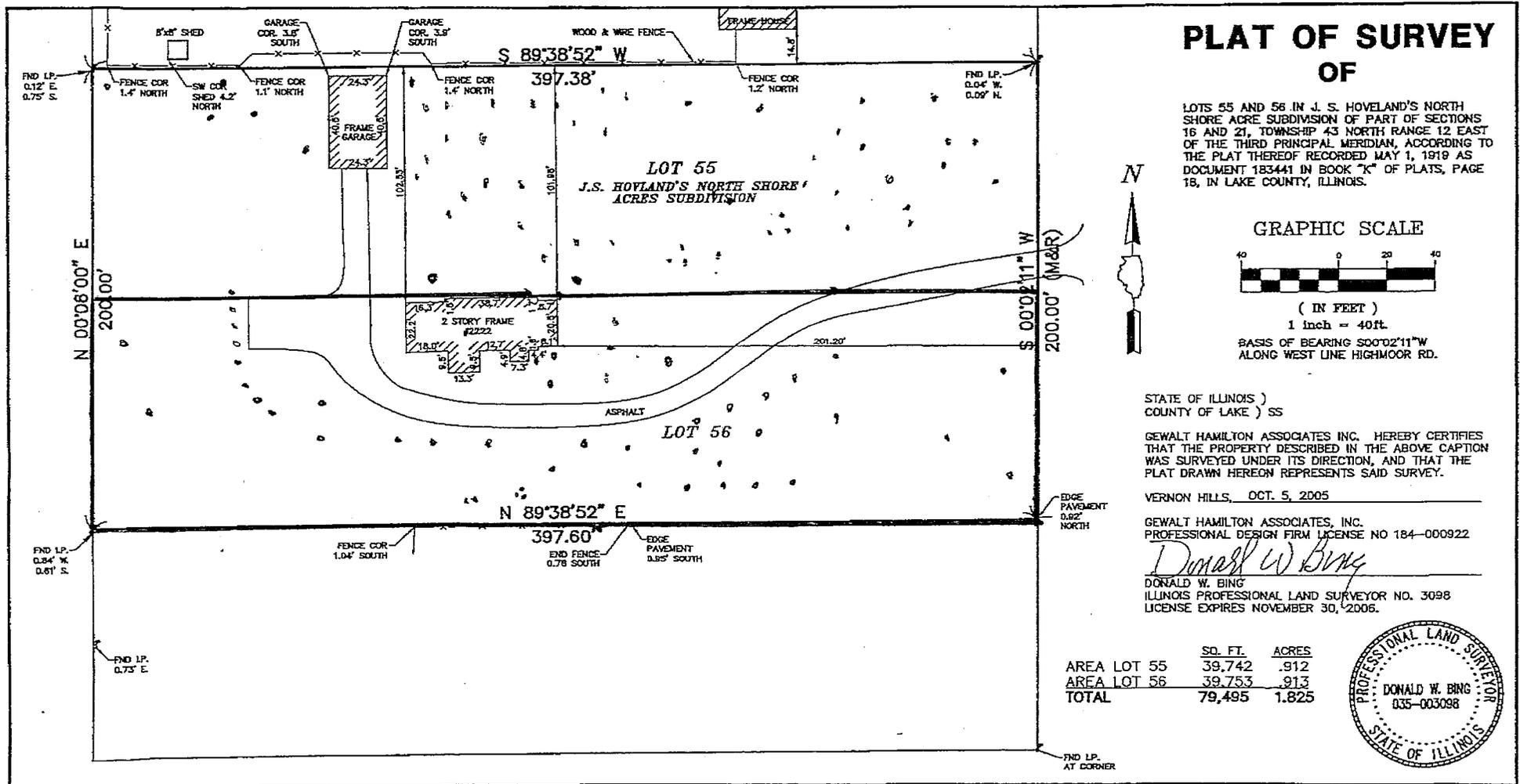
**2. 3219 University**

Commissioner Robin made a motion that this home does not fulfill landmark criteria. Commissioner Friedman seconded the motion. With no further discussion the motion carried unanimously.

**3. 2731 Marl Oak**

Commissioner Robbin made a motion that this home does not fulfill landmark criteria. Commissioner Miller seconded the motion. With no further discussion the motion carried unanimously.

2222 HIGHMOOR RD  
Survey w/ Tree Locations



**PLAT OF SURVEY**

**GEWALT HAMILTON**  
ASSOCIATES, INC.

CONSULTING ENGINEERS & SURVEYORS  
850 Forest Ridge Drive Vernon Hills, IL 60061 Tel. 847.478.9700 Fax 847.478.9701

2222 HIGHMOOR ROAD

HIGHLAND PARK, ILLINOIS

FILE: 2828-321pl1.dwg	SHEET NUMBER:
DRAWN BY: EMP	GHA PROJECT #
DATE 10-5-05	2828.321
CHECKED BY: DWB	SCALE 1"=40'

OF SHEETS

# MEMORANDUM

Date: January 13, 2011  
 To: Historic Preservation Commission  
 From: Andy Cross, Planner II  
 Subject: Proposed Demolition of 1717 Ridge Road

<i>Address:</i>	1717 Ridge Road
<i>Built:</i>	1963
<i>Style:</i>	
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	Ed Marks, Northfield, IL
<i>Contractor:</i>	C.A. Hemphill, Northfield, IL
<i>Original Cost:</i>	\$39,000
<i>Significant Features:</i>	
<i>Alterations:</i>	<ul style="list-style-type: none"> <li>Remodeling (1989)</li> </ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1717 Ridge Road and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house located at 1717 Ridge Road. The property is in the West Side survey area, but no survey entry exists for this house. The original building permit indicates that the house was built in 1963, the architect was Ed Marks, and the builder / contractor was C.A. Hemphill.

Local historian Susan Benjamin provided the following information about Charles Hemphill:

Charles A. Hemphill was a prolific N. Shore builder, who began building homes in the late 1920s, when he formed a successful full-service construction company. Business continued under the direction of his sons, James and Robert until 1993. Hemphill built a

considerable number of houses in NW Evanston, Kenilworth and Winnetka. There is an entire subdivision of the firm's houses north of Tower Road that was built in the 1930s. In the early days of the firm he used Raymond Houlihan as his architect, who was a highly-regarded Beaux Arts architect.

Usually an architect goes out for bids and owner doesn't know costs. Hemphill would tell clients what costs would be before construction started. In essence, the firm offered a "design build" scenario. He offered high end work at a predictable cost. Charles Hemphill passed away in Winnetka in 1967. His son Robert died in 2008.

Mrs. Benjamin also provided the following information regarding the architect of 1717 Ridge Road, an Edward Marks:

Edward Marks is in the 1962 AIA Directory. He was born in 1902 and attended the University of Wisconsin. He worked for Schmidt, Garden, and Martin from 1926-28, which was a prominent Prairie School firm. Marks opened own firm in Evanston in 1950 where he worked chiefly with residential, industrial, and commercial projects, including a motel at 92nd and Stoney Island in Chicago. Edward Marks lived in Winnetka.

The microfilm archive contains architectural plans from a 1989 remodeling. The plans show modifications to the interior and some improvements to the exterior. Building permits indicate a driveway was resurfaced in the 1980's, but no other work appears to have been done.

### **Landmark Criteria**

Below are the landmark criteria from the City Code:

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

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

#### Recommended Action

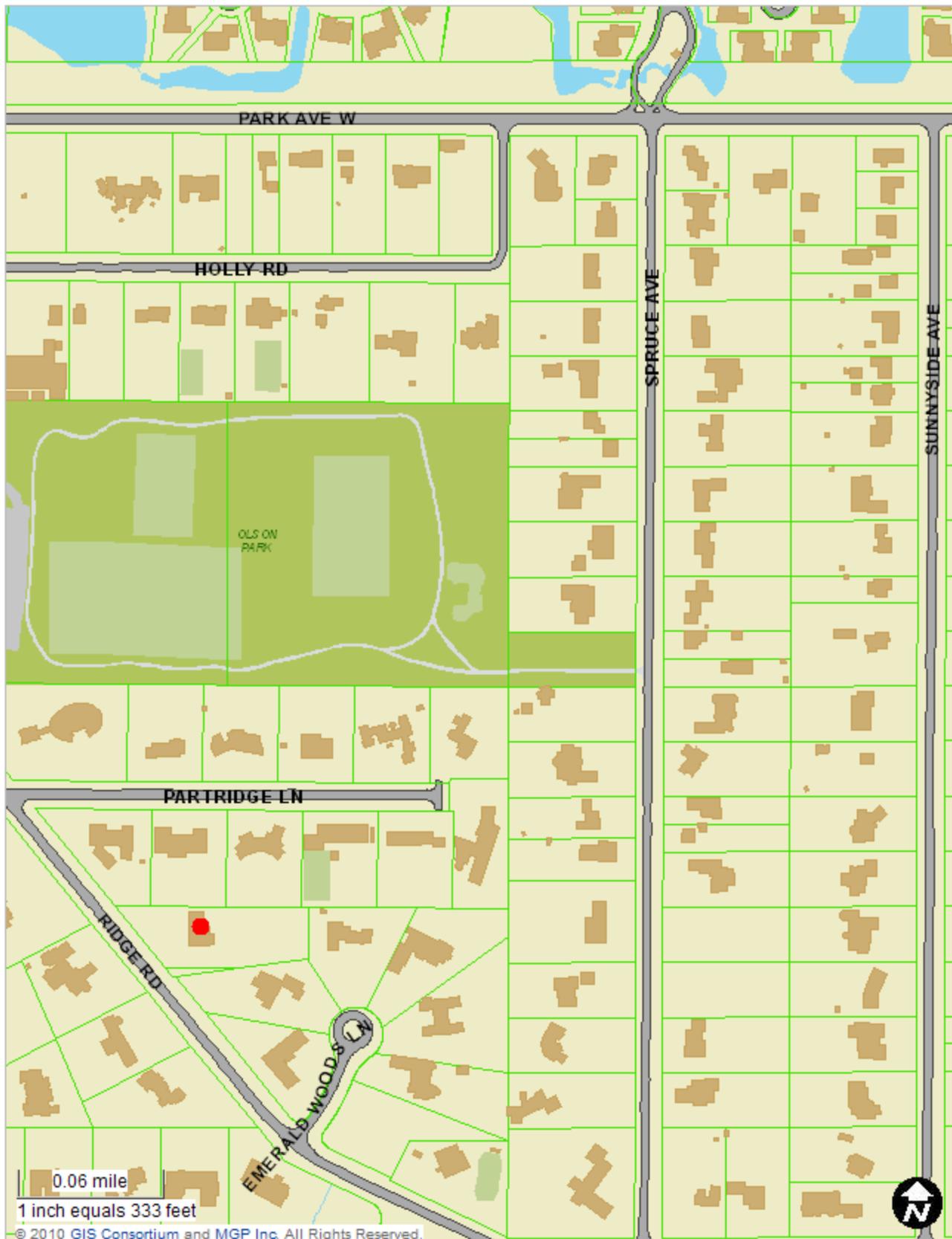
The Commission is asked to review the structure per the Landmark Criteria listed above. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies “one or two of the Landmark Standards, then the Commission shall have a 180-day review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

#### Attachments

Location Map

Site Photos

Original 1963 Building Permit



0.06 mile  
1 inch equals 333 feet





12/18/20



12/18/20

DATE PERMIT ISSUED 7-24-63		BUILDING ADDRESS 1717 Ridge Rd.		BUILDING PERMIT NUMBER 12417	
BUILDING ON		OF LOT 1	BLOCK	SUBDIVISION James A. Robert	
NAME OF OWNER Ed. Yastrow		ADDRESS Same		PHONE NUMBER	
ARCHITECT Ed Marks		ADDRESS 330 W. Frontage Northfield		PHONE NUMBER 446-6966	
GENERAL CONTRACTOR C. A. Hemphill		ADDRESS 330 W. Frontage Northfield		PHONE NUMBER 446-6966	
PERMIT ISSUED TO Contractor		ADDRESS		PHONE NUMBER	
TYPE OF CONSTRUCTION SFD		SQUARE FEET	CUBIC FEET	LOT AREA	
BUILDER'S ESTIMATE \$ 38,000.00	BUILDING DEPT. EST. \$ 39,000.00	PERMIT FEE \$ 131.	BUILDING DEPOSIT \$ 50.00	GUARANTEE DEPOSIT NUMBER 5657	
TYPE OF HEAT FA	PERMIT NUMBER 758	MAKE OF BURNER	DATE INSTALLED	LOCATION	
DRIVEWAY PERMIT NO. 3906	DEPOSIT NUMBER 5658	DATE ISSUED 7-24-63	CONTRACTOR Hemphill		
SITE INSPECTION 7/26/63			BY [Signature]		
FOOTING AND FOUNDATIONS 8/9/63			BY [Signature]		
FRAMING <del>10/4/63 See memo</del> 10/11/63			BY [Signature]		
ROOFING			BY		
HEATING 2/6/64			BY [Signature]		
DRIVEWAY 2/6/64 - See memo			BY [Signature]		



PLUMBING CONTRACTOR <i>A. Pitacca</i>		ADDRESS <i>2772 Skokie Valley Rd.</i>			PHONE NUMBER <i>ID 2-2805</i>	
WATER TAP NO. <i>7879</i>	GUARANTEE DEPOSIT NO.	DATE ISSUED <i>175<sup>00</sup></i>	SEWER TAP NO.	STORM TAP NO.		
NO. LAVATORIES	NO. LAUNDRY TUBS	NO. TOILETS	NO. BATHS	NO. SINKS	NO. SHOWERS	NO. STACKS
OTHERS		DOWNSPOUTS CONNECT TO			DATE COMPLETED	
ELECTRICAL CONTRACTOR <i>Shoreline Elec.</i>		ADDRESS <i>1413 Howard St. Evanston</i>			PHONE NUMBER <i>UN 4-2354</i>	
ELEC. PERMIT NO. <i>10698</i>	DATE ISSUED <i>7-24-63</i>	NO. FIXTURES <i>35</i>	FLOOR AREA	SIZE OF MAIN WIRE	SIZE OF BRANCH WIRE	
SYSTEM	NO. 15 AMP CIRCUITS	NO. 20 AMP CIRCUITS	NO. OPENINGS	NO. SOCKETS		
NO. CIRCUITS	NO. MOTORS	NO. RANGES	OTHERS			
DRAINAGE	<i>10/31/63 San &amp; K</i>			BY <i>[Signature]</i>		
PLUMBING	<i>11/8/63</i>			BY <i>[Signature]</i>		
ELECTRICAL	<i>8/28/63 Temp. Ser. AA</i>			BY <i>[Signature]</i>		
FIRE REGULATIONS	<i>9-30-63 See memo on Rough. 10-4-63 R. C. 2-21-64 C. C. B.</i>			BY <i>[Signature]</i>		
FINAL INSPECTION	<i>2/6/64 [Signature] 4/20/64</i>			BY <i>[Signature]</i>		
PLOTTED SURVEY SUBMITTED	<i>2/5/64 [Signature]</i>			CERTIFICATE OF OCCUPANCY ISSUED <i>4-21-64 TRK</i>		

## *147 Central Avenue*

### **Summary of Application for an Amendment to a Certificate of Appropriateness**

TO:	The Historic Preservation Commission
DATE:	January 13, 2011
FROM:	Andy Cross, Planner II
SUBJECT:	147 Central Avenue

**PETITIONER:**

Jeffrey Samuels, Samuels  
Homes

**PROPERTY LOCATION:**

147 Central Avenue

**HISTORIC STATUS:**

Local Landmark and National  
Register of Historic Places

**PROJECT ARCHITECT:**

Schwarz – Lewis Design  
Group, Inc.  
3410 Hickory Trail  
Downers Grove, IL

**OWNER:**

Gale Rothner  
932 Central Avenue  
Highland Park, IL 60035

**SUMMARY OF THE PETITION**

Jeff Samuels received a Certificate of Appropriateness in January, 2010 for additions to the historic structure at 147 Central Avenue. The project included a new 2-car garage and a sunroom added to the north side of the house.

As the construction project has progressed, Mr. Samuels has identified opportunities to make several improvements to the plans. He appeared before the Commission in August, 2010 with several changes to the approved plans, which are listed below.

Mr. Samuels has submitted a new request to amend the plans. A stairway on the east side of the new sunroom was originally shown to come directly down to the ground at a sharp angle. The owner has asked Mr. Samuels to soften the angle of the stairs by adding a turn and an intermediate landing. The revised design has already been implemented and is most easily seen in the attached color photographs.

**CHANGES APPROVED IN AUGUST, 2010**

- 1) The foundation of the sunroom is changing from a large stone veneer to a smaller brick that will match the existing brick used on the house.
- 2) The sunroom's brick foundation originally extended to the base of the windows. The applicant is proposing to lower the foundation to match the brick line on the house.
- 3) The applicant is proposing to install wood panels between the base of the sunroom windows and the brick foundation. The wood panels will match a style that appears on the front of the house.
- 4) The entire sunroom roof will be glass. The original plans included an opaque roof tile on the north-facing end of the roof.

- 5) A door to access the basement has been built into the foundation of the sunroom.

### **CHANGES PROPOSED IN JANUARY, 2011**

- 1) A stairway off the solarium has been redesigned to include a turn and an intermediate landing.

### **RECOMMENDATION**

Staff recommends that the Historic Preservation Commission approve the amendment to the Certificate of Appropriateness for 147 Central Avenue.

### **ATTACHMENTS**

- Applicant's Narrative of Changes
- Graphics of Previously-approved Sunroom Stairway
- Photographs of Redesigned Stairway

# SAMUELS HOMES LLC.

AN AFFILIATE OF RED SEAL DEVELOPMENT CORP

Historic Preservation Committee:

December 10, 2010

The homeowners at 147 Central Ave. have requested a change to the layout of the rear stair off of their Sunroom.

The original plan called for the stair to run straight from the door down to the ground. The homeowners, due to safety concerns, have asked that the stair case include a turn with an intermediated landing.

Enclosed please find copies of the original plans along with drawings of the revised stair and photographs of the stair as built.

The stair is in the rear of the property and is not visible from another other vantage point other than the homeowners back yard.

The stair was originally drawn with generic railings and posts. The stair was built reproducing the railing and post design of the original house.

Thank you,



Jeff Samuels  
Samuels Homes  
(847) 417-3170









## MEMORANDUM

Date: January 13, 2011

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: **Resolution Recommending a Preliminary Landmark Designation for 1923 Lake Avenue, The Mary Adams House**

At the December 9, 2010 meeting, the Historic Preservation Commission accepted a Landmark Nomination for 1923 Lake Avenue. The Commission determined that the structure met seven Landmark Criteria and directed staff to draft a Resolution making a Preliminary Landmark Designation. The Resolution has been drafted and is attached to this memo. The Commission is asked to review the Resolution and, if no changes are revisions are recommended, approve the Resolution by a majority vote.

The next step is the review of a Planning Report that “evaluates the relationship of the proposed designation to the City’s Comprehensive plan and the effect of the proposed designation on the surrounding neighborhood.” This report gives the Commission an opportunity to review the impact of the landmark designation with regard to the surrounding properties and the City-wide Comprehensive Plan. Staff has prepared the Planning Report for 1923 Lake Avenue and attached it to this memo. The Commission is asked to review the report and “make such modifications, changes, and alterations to the report concerning the proposed Landmark designation as it deems necessary in consideration of any recommendations made in the report.” If no changes are needed, the Commission is asked to approve the Planning Report by a majority vote.

After the adoption of the Resolution and the approval of the attached Planning Report, the landmarking process will follow these steps:

- 1) When the attached resolution is adopted by the Commission, the house at 1923 Lake Avenue will become a Regulated Structure. This means that the house will be protected under the guidelines in Chapter 24 of the City Code, “Historic Preservation.”
- 2) A certified letter will be mailed to the owners of the Regulated Structure notifying them about the approval of the Resolution and the Commission’s recommendation to approve the Landmark, and requesting consent for the landmark designation.
- 3) When written consent from the owner has been received, the owners will again be notified that the Commission’s recommendation will be forwarded to the City Council for final approval.

- 4) The Resolution making a Preliminary Landmark Designation for 1923 Lake Avenue will be forwarded to the City Council, along with the Planning Report and an Ordinance designating the structure as a Local Landmark. This is tentatively scheduled for the February 14<sup>th</sup> City Council meeting.
- 5) The landmarking process will be completed when the Ordinance has been approved by a majority vote from the City Council.

**Recommended Action**

The Commission is asked to adopt the Resolution making the Preliminary Landmark Designation, and approve the attached Planning Report evaluating the impact of the landmark on the neighborhood.

**Attachments:**

- Resolution Recommending a Preliminary Landmark Designation for 1923 Lake Avenue
- Planning Report for the Landmark Nomination of 1923 Lake Avenue

**CITY OF HIGHLAND PARK  
HISTORIC PRESERVATION COMMISSION**

**RESOLUTION NO. 10-02**

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION  
RECOMMENDATION FOR 1923 LAKE AVENUE**

**WHEREAS**, on December 9, 2010, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("*City Code*"), the Chairman of the Commission received a written nomination to designate as a landmark that certain structure commonly known as the Mary Adams House, located at 1923 Lake Avenue in Highland Park, Illinois, and by this reference made a part of, this Resolution ("*Structure*"); and

**WHEREAS**, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Structure, the Commission must (i) find that the proposed landmark designation satisfies at least two of the criteria set forth in Section 24.015 of the City Code, and (ii) determines that the Structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation.

**WHEREAS**, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the property was held on December 9, 2010, and

**WHEREAS**, the Commission has determined that the proposed designation of the Property satisfies the criteria for landmark designation set forth in Sections 24.015(1), 24.015(3), 24.015(4), 24.015(5), 24.015(6), 24.015(7), and 24.015(9) of the City Code;

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

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

**SECTION TWO: PRELIMINARY LANDMARK DESIGNATION.** In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission shall, and does hereby, make a preliminary Landmark designation recommendation to designate the Structure as a landmark.

**SECTION THREE: EFFECT OF DESIGNATION.** In accordance with and pursuant to Section 24.025(B)(3) of the City Code, upon the effective date of this Resolution, the Property shall be considered a "Regulated Structure," as that term is defined pursuant to Section 24.005 of the City Code.

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

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. 10-02

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Jean Berman Sogin, Chairman

ATTEST:

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Commission Secretary

# 4364483\_v1

# HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

**DATE REFERRED:** January 13, 2011  
**ORIGINATED BY:** Department of Community Development  
**SUBJECT:** Department of Community Development Planning Report

## SUMMARY AND BACKGROUND OF SUBJECT MATERIAL

**Address:** 1923 Lake Avenue  
Mary W. Adams House  
**Owner:** William Levy & Patrick Schwarz  
**Zoning:** R4 Low Density Single Family  
**Style:** Prairie Style  
**Date of Construction:** 1905-1906  
**Architect:** Frank Lloyd Wright

## ADMINISTRATIVE HISTORY

The owners of 1923 Lake Avenue have submitted a nomination form to designate their house as a local landmark. The Historic Preservation Commission considered the nomination at the December 9, 2010 meeting and directed staff to prepare a resolution recommending a landmark designation for the house. The Commission has also requested a Planning Report from the Director of Community Development per the requirements of Sec. 24.025(C) of the Historic Preservation Ordinance,

## DESCRIPTION OF THE PROPERTY<sup>1</sup>

The house at 1923 Lake Avenue was built in 1905 at the corner of Laurel and Lake Avenues, just half a block from Lake Michigan. The house has many characteristics that have come to be trademarks of the Prairie Style of architecture: long bands of windows, overhanging eaves, and long parallel lines on all the elevations.

Originally, the house had three entrances: the front porch, the back porch and a side entrance. The front porch has since been enclosed and the living room extends into the space. The other entrances still remain. The house features four diagonal buttresses at the corners of the house. They are not structural, but used to emphasize the roof line.

The 2,400 square-foot house is smaller than other Wright designs of the era. The house, as suggested in "*Highland Park: American Suburb At Its Best*"<sup>2</sup>, represents one of Frank Lloyd Wright's attempts to reduce the Prairie Style to an economical, easily-built format. The house was commissioned by and

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<sup>1</sup> Research for this section was shared by Jean Berman Sogin, Highland Park, IL.

<sup>2</sup> Highland Park Landmark Preservation Committee, 1982

# HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

built for Mary Adams, a member of the Daughters of the American Revolution and a Christian Science midwife. She moved into the house when she was 70 years old and died three years later in 1908.

According to the 1999 Granacki Historical and Architectural Survey, 1923 Lake Avenue, the Mary Adams House, is one of four Frank Lloyd Wright houses in the Central East area of Highland Park. The others are 1445 Sheridan – “The Ward Willets House”, the Willets Gardeners Cottage, and 1689 Lake Avenue – “The Millard House”. The survey report includes the following information about the Mary Adams House:

“The 1905 Mary W. Adams House at 1923 Lake Avenue is a more modest example of Wright’s early Prairie Style houses. It uses the typical modified cruciform plan established in the Ward W. Willits House. Typical Prairie characteristics include the stucco exterior with horizontal wood banding, broad overhanging eaves, and the bands of second story windows. This house is an excellent example of Wright’s work during the most important decade of his design career as a Prairie Style architect.”

The house is on the National Register of Historic Places, which is managed by the Federal Department of the Interior. However, despite being an architectural and historical asset in Highland Park for over 100 years, the house is not a local landmark. A nomination was submitted in 1986 by a Historic Preservation Commission member, but the process was never finalized.

## **FINDING OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE**

The Historic Preservation Commission accepted a landmark nomination for 1923 Lake Avenue at the December 9, 2010 meeting and made the preliminary determination that the Property meets seven Landmark criteria:

- (1) It demonstrates character, interest or value as part of the development, heritage or cultural characteristics of the City, county, state or country;
- (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 or 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, detailing, 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;
- (9) It possesses or exhibits significant historical and/or archaeological qualities.

# HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

By Code, any proposed individual landmark must meet two or more Landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation. The property at 1923 Lake Avenue appears to meet seven of nine Landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.

## **HISTORIC PRESERVATION COMMISSION POLICY**

The Historic Preservation Commission discussed a preliminary Landmark designation recommendation on December 9, 2010. Upon adoption of the proposed resolution the property at 1923 Lake Avenue will become a Regulated Structure. No building permits or demolition permits shall be issued per Section 24.025(B)(3):

Upon adoption of the resolution making a preliminary landmark designation recommendation, and until provided otherwise in this Chapter, the nominated Property, Structure, Area, Object, or Landscape of Significance shall be a Regulated Structure.

The permit moratorium described above will conclude upon final disposition of the proposed local Landmark.

## **HISTORIC PRESERVATION AND THE CITY OF HIGHLAND PARK MASTER PLAN**

The City of Highland Park Master Plan asks that the city “sustain a philosophy of preservation,” adding a call to “maintain Highland Park’s sense of place, character, and history; maintain quality of architecture in residential and public structures,” preserving “the quality of residential neighborhoods” and protecting the City’s “natural, historic and physical resources.” The Neighborhood Improvements Plan for the Central District recommends that the Department of Community Development encourage the landmarking of historic homes in response to resident concerns for new construction and additions. Therefore, the effect of the proposed Landmark designation of the Mary Adams House at 1923 Lake Avenue on the surrounding neighborhood would be in keeping with the interests outlined in the City’s Comprehensive Plan.

## **RECOMMENDATION**

Based on the information presented, the Department of Community Development recommends that the Historic Preservation Commission continue with the Landmark designation of the property at 1923 Lake Avenue.

The Historic Preservation Commission’s request for consent to the proposed designation will be sent to the Owners following the adoption of the attached Resolution recommending a Preliminary Landmark Designation. The Owner has 45 days after the date on which the statement is delivered to respond to the Commission’s request, and the Owner may ask for an extension. If the owner consents to the Landmark designation, the Commission’s recommendation will be forwarded to the City Council. If consent is declined, or if there is a failure to give written consent, the Commission shall schedule a public hearing on the proposed designation before proceeding with the Landmark process.

# HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

## ATTACHMENTS

Exhibit A	Map
Exhibit B	Photographs
Exhibit C	Landmark Nomination
Exhibit D	Preliminary Landmark Designation Resolution





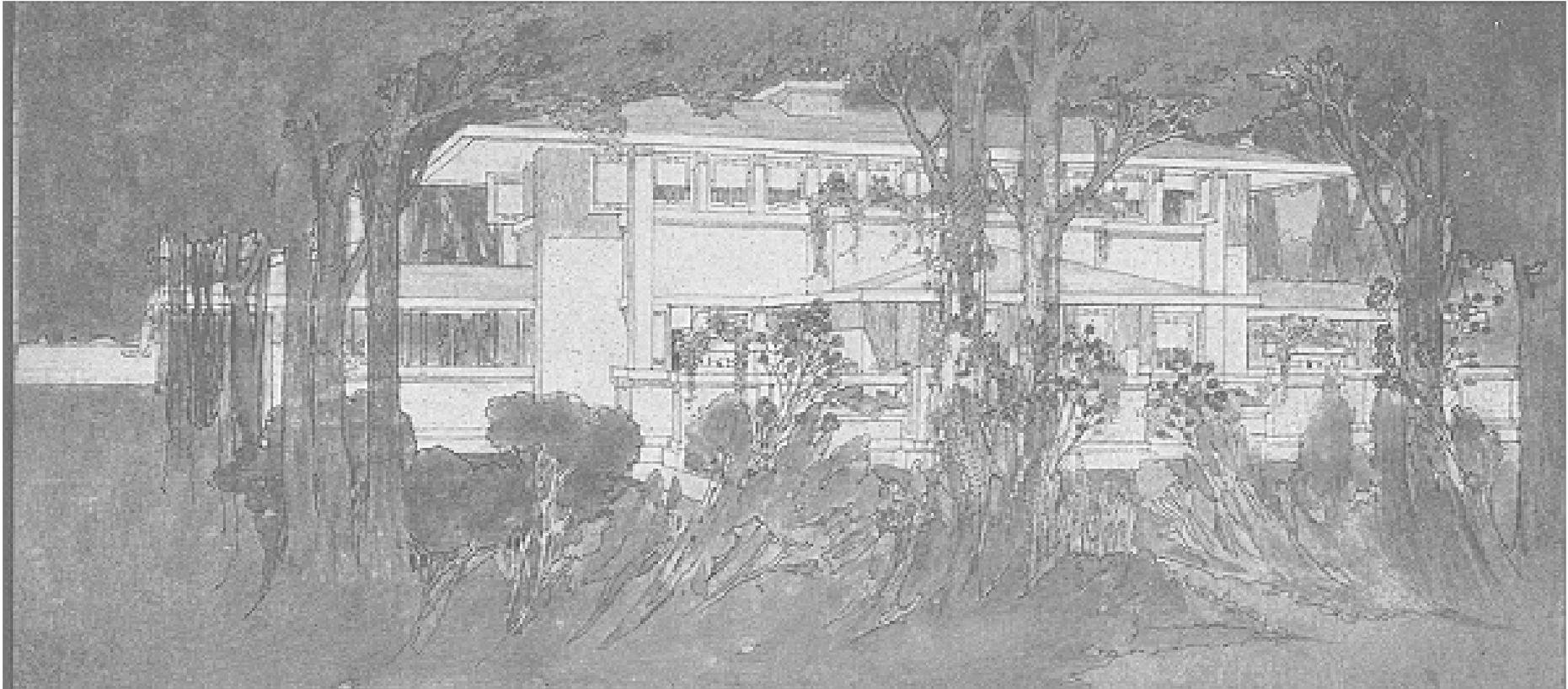
[www.peterbeers.net](http://www.peterbeers.net)







# Mary Adams House



Source: Catalog of the Fourth Exhibition, Pittsburgh Architectural Club (1907), unnumbered plate

**Historic Preservation Commission**  
**April 8, 2010**

# Survey Summary



1923 Lake Ave.

The 1905 Mary W. Adams House at 1923 Lake Avenue is a more modest example of Wright's early Prairie Style houses. It uses the typical modified cruciform plan established in the Ward W. Willits House. Typical Prairie characteristics include the stucco exterior with horizontal wood banding, broad overhanging eaves, and the bands of second story windows. This house is an excellent example of Wright's work during the most important decade of his design career as a Prairie Style architect.



**ATTACHMENT TO  
HIGHLAND PARK HISTORIC PRESERVATION COMMISSION  
LANDMARK NOMINATION FORM**

Mary W. Adams House  
1923 Lake Avenue  
Highland Park, Illinois

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

The Mary W. Adams House is a single family home designed by master architect Frank Lloyd Wright. The home sits on a wooded corner lot east of downtown Highland Park and steps from Lake Michigan. The home, built in a modified cruciform plan, has typical Prairie Style characteristics including the stucco exterior with horizontal wood banding, broad overhanging eaves and bands of second story windows.

There are a multitude of reasons why the property is eligible for landmark designation. Some of those reasons, using the criteria set forth in the Highland Park Historic Preservation Ordinance, are as follows:

- *The Mary W. Adams House demonstrates character, interest and value as part of the development, heritage and culture characteristics of the community, county, state or country:*

In 1905, at 70 years of age, Mary W. Adams commissioned Frank Lloyd Wright to design her home in Highland Park. Mary W. Adams, who was Frank Lloyd Wright's oldest client, was a religious pioneer, having started the Christian Science movement, then a burgeoning national movement, to the Highland Park community.

- *The Mary W. Adams House is identified with a person who significantly contributed to the development of the community, county, state and country:*

Having been designed in 1905 and built in 1906, the Mary W. Adams House was executed in the "hey-day" of Prairie Style architecture. Frank Lloyd Wright developed Prairie Style architecture in his Oak Park, Illinois studio, significantly influencing the world of architecture.

- *The Mary W. Adams House has unique location of singular physical characteristics that make it an established or familiar visual feature.*

The corners of the main part of the home have "flying buttresses," which were significant for both aesthetics and structural support in medieval and gothic architecture. Mr. Wright's use of flying buttresses was unique and provide character to the overall structure. The Mary W. Adams House is clearly recognizable on sight as a Frank Lloyd Wright home, being severely horizontal, having limited materials (stucco, wood) and earth colors and the other characteristics discussed above.

- *The Mary W. Adams House has significant historical qualities:*

Frank Lloyd Wright lived in Illinois between 1889-1909 when he was between 20-40 years of age. He was initially an apprentice with Louis Sullivan, who was considered in the late 1800's to be Chicago's greatest architect. When Wright went on to create the Prairie Style of architecture in the early 1900's, he changed the world of architecture, being considered a genius. The Mary W. Adams House is one of Wright's Prairie Style architecture gems. Frank Lloyd Wright's Prairie Style homes are historically significant in the local community of Highland Park, Lake County, the State of Illinois and the entire country, often receiving landmark status.

Frank Lloyd Wright is considered by many to be America's most important residential architect. Illinois is the state that holds the highest number of Frank Lloyd Wright homes, including the Mary W. Adams House.

- *The Mary W. Adams House embodies distinguishing characteristics of an architectural style valuable for the study of a period or type of architecture:*

The Mary W. Adams House is a fine example of Prairie Style architecture, designed by Frank Lloyd Wright, who developed the style. The Prairie Style is the only distinct form of American architecture. The characteristics of Prairie Style architecture include a significant emphasis on the horizontal line, use of a limited number of building materials, stucco exteriors with horizontal wood banding, broad overhanging eaves, bands of second story windows, and the use of only earth colors. The Mary W. Adams House qualifies on all counts.

- *The Mary W. Adams House holds identification as the work of a master architect whose individual work has influenced the development of the community, county, state and country:*

Clearly and undisputedly, Frank Lloyd Wright's Prairie Style has influenced the entire world of architecture. He is celebrated as having trained a variety of apprentices who went on to become master architects themselves and whose work has also achieved historical status, thereby influencing local communities, counties, states, our country and the world.

- *The Mary W. Adams House embodies elements of design and craftsmanship that renders it architecturally significant and innovative:*

**CITY OF HIGHLAND PARK  
HISTORIC PRESERVATION COMMISSION**

**RESOLUTION NO. 10-02**

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION  
RECOMMENDATION FOR 1923 LAKE AVENUE**

**WHEREAS**, on December 9, 2010, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("*City Code*"), the Chairman of the Commission received a written nomination to designate as a landmark that certain structure commonly known as the Mary Adams House, located at 1923 Lake Avenue in Highland Park, Illinois, and by this reference made a part of, this Resolution ("*Structure*"); and

**WHEREAS**, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Structure, the Commission must (i) find that the proposed landmark designation satisfies at least two of the criteria set forth in Section 24.015 of the City Code, and (ii) determines that the Structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation.

**WHEREAS**, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the property was held on December 9, 2010, and

**WHEREAS**, the Commission has determined that the proposed designation of the Property satisfies the criteria for landmark designation set forth in Sections 24.015(1), 24.015(3), 24.015(4), 24.015(5), 24.015(6), 24.015(7), and 24.015(9) of the City Code;

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

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

**SECTION TWO: PRELIMINARY LANDMARK DESIGNATION.** In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission shall, and does hereby, make a preliminary Landmark designation recommendation to designate the Structure as a landmark.

**SECTION THREE: EFFECT OF DESIGNATION.** In accordance with and pursuant to Section 24.025(B)(3) of the City Code, upon the effective date of this Resolution, the Property shall be considered a "Regulated Structure," as that term is defined pursuant to Section 24.005 of the City Code.

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

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. 10-02

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Jean Berman Sogin, Chairman

ATTEST:

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Commission Secretary

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