

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a *Special Meeting* of the **Historic Preservation Commission** of the City of Highland Park is scheduled to be held at the hour of 6:30 p.m., Thursday, March 3, 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, March 3, 2011
1707 St. Johns Avenue, City Hall
6:30 p.m.

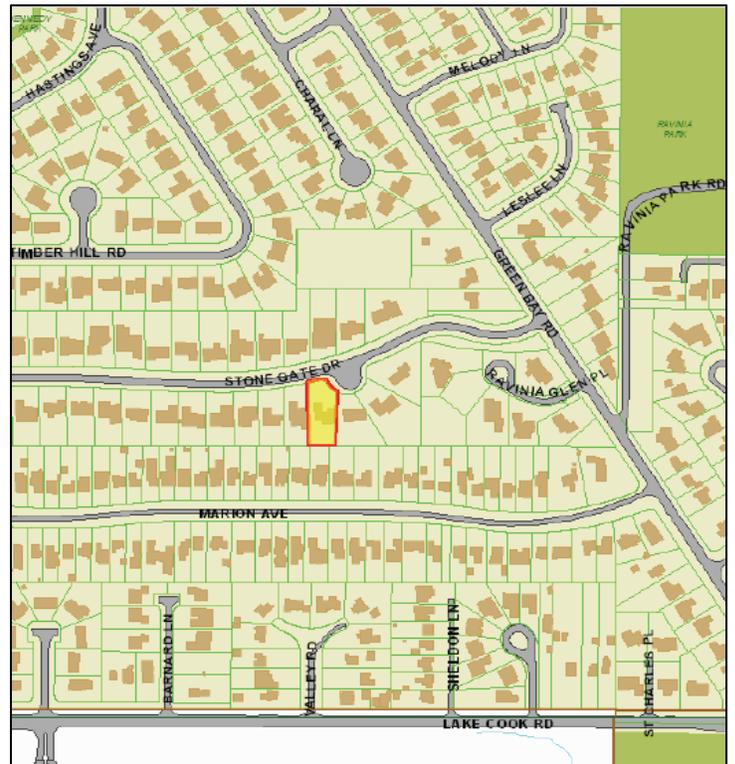
SPECIAL MEETING AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Scheduled Business**
 - A. Demolition Application
 - 1. 778 Stone Gate Drive
- IV. **Adjournment**

MEMORANDUM

Date: March 3, 2011
To: Historic Preservation Commission
From: Andy Cross, Planner II
Subject: Proposed Demolition of 778 Stone Gate Drive

<i>Address:</i>	778 Stone Gate Drive
<i>Built:</i>	1965
<i>Style:</i>	International
<i>Legal Description:</i>	Lot 4, Pine Tree Subdivision
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	Robert S. Singer
<i>Builder:</i>	Richard S. Singer Const. Corp.
<i>Original Cost:</i>	\$35,000
<i>Current Assessed Value:</i>	\$221,500
<i>Staff Opinion:</i>	Few records exist for this structure. Existing information has not indicated that historical landmark criteria have been satisfied.



A demolition application has been submitted for the house located at 778 Stone Gate Drive. The house does not appear in any of the City's Architectural and Historical Surveys, so it has been brought before the Historic Preservation Commission for a demolition review before a wrecking permit is issued.

The original building permit from 1965 lists the architect as Robert Singer. Robert Singer is credited with five houses in the Historical and Architectural Surveys:

Address	Style	Year Built	Status	Demolished
778 Stone Gate Drive	International	1965		No
852 Judson	Colonial Revival	1965	NC	No
1003 Brittany	Neo-Classical	1963	NC	No
1041 Brittany	French Eclectic	1927	C	No
577 Alvin	Raised Ranch	1963	NC	No
541 Braeside	Neo-Colonial	1964	NC	No

There are no files indicating any of the houses have been demolished. The only house with a “C-Contributing” status is 1041 Brittany, a French Eclectic house built in 1927. The survey entry may be erroneous, however. The house is much earlier than his other confirmed works, and the building permit in the City’s archive for 1041 Brittany shows a different permit number and construction cost than that listed in the survey entry. This house was probably not designed by Robert Singer.

Information about Singer is sparse. The AIA Directories do not contain any entries for him, and his name is not referred to in historical information about Highland Park. The builder for 778 Stone Gate Drive is listed as Richard S. Singer, so he may have worked with a brother or family member developing residential properties around the city..

The previous property owner of 778 Stone Gate Drive was Ms. Betty Jane Gore, who passed away last year. The property is currently held in a Trust with J.P. Morgan and the deceased’s son as co-trustees. Both co-trustees have given written permission to the Petitioner, Mr. Scott Wert, to act as their agent for the demolition.

Evidence suggests that the house has been vacant since the passing of the owner. Photographs showing the existing condition of the property have been attached, and the City’s Building Department indicated that long-term neglect has resulted in widespread water damage to the interior of the house from roof leaks.

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.

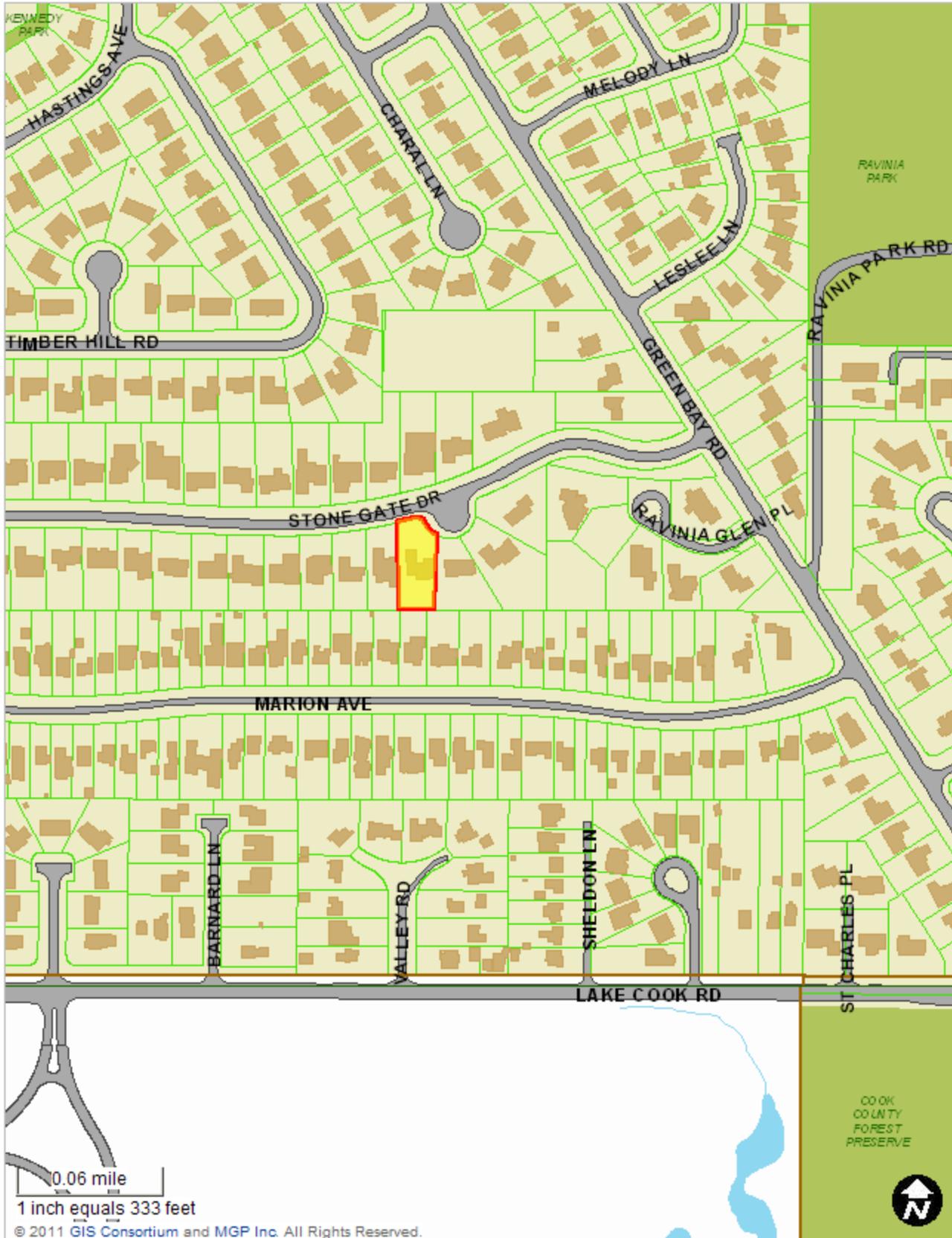
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City.
- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, 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

Original 1965 Building Permit
Location Map
Site Photos



CITY OF HIGHLAND PARK - HIGHLAND PARK, ILLINOIS APPLICATION FOR A PERMIT IS HEREBY MADE

No. 13488

TO [X] CONSTRUCT [] ALTER [] REPAIR [] WRECK

ISSUED BY Spooner

778 Stone Gate Dr - ADDRESS OF PROPOSED WORK DATE

DATE APPROVED 10-15-65

4 LOT NUMBER BLOCK NUMBER PINE TREE SUB - SUB DIVISION

APPROVED BY Thos Kaen

739-4 PERM INDEX NO.

ESTIMATED COST (EXCLUSIVE OF LAND) \$ 35,000

Single Family Dwelling - BUILDING USE LIVING UNITS

ZONING C FIRE DISTRICT No. CONST. CLASS 4-B

Frontage Approx 95' Lot Area 15,300 Bldg. Area 2939 + Parking Area

MAX. HEIGHT 35' USE GROUP L-3 APPEAL CASE

4 BEDROOMS 2 1/2 BATHS FRAME + BRICK - EXT. WALL CONST.

MINIMUM YARD SETBACKS FRONT 40' REAR 30'

OWNER WHEN COMPLETED Robert Singer PRESENT ADDRESS 433 2311 PHONE 1710-5

SIDE FRONT 9' SIDE 9'

ARCHITECT Richard S Singer PHONE 874 Stone Gate PLAN NO. FD 2-8711

STREET OCCUPANCY FEE \$ 0.00

GENERAL CONTRACTOR Spooner & Sons ADDRESS Deer Field - LICENSE W15-3290

BUILDING CONSTRUCTION FEE \$ 118.00

EXCAVATOR S Helton ADDRESS Highwood LICENSE 432-6566

CERTIFICATE OF OCCUPANCY \$ 0.00

CONCRETE CONTRACTOR M+G ADDRESS Highwood LICENSE 433-0492

DRIVEWAY PERMIT FEE \$ 5.00.00

CARPENTRY Pilgrim ADDRESS Highwood 432-8308

WRECKING FEE \$ 0.00

MASONRY Mutual ADDRESS Highland Pk. 432-0027

GUARANTEE DEPOSIT \$ yes.00

STRUCTURAL IRON Albert Head ADDRESS Skokie - OR 3-5700

TOTAL FEE \$ 123.00

PLASTERER OR DRYWALL Arco ADDRESS Glenview - P 24-2422

RESTORATION AND GUARANTEE DEPOSIT CHARGES \$

ROOFING CONTRACTOR

RELEASE APPROVED

ARCHITECTURAL AND SPECIAL PROVISIONS

AMOUNT RELEASED \$

PROPOSED FOUNDATION GRADE IN RELATION TO CURB OR CROWN OF STREET

NOTE: Additional applications shall be filed and permits obtained before starting on the plumbing work, sewer and water taps and stubs, electrical work, sidewalk construction, Heating and/or Air Conditioning work and such other work for which permits may be required. The Guarantee Deposit provides for replacement of any existing improvements damaged by reason of the work and for the maintenance of the public streets and surrounding property in a clean and orderly condition. Any work done by the city to repair or maintain such conditions will be deducted from said deposit. A street obstruction bond is required whenever use is made of any portion of the City street, including walks, park way and/or paving. CONDITIONS: This permit authorizes only work for which a FEE has been noted and paid. The contractor shall construct work in accordance with the description set forth in the application, plans, and specifications and no error or omission in said application, plans, and specifications, as filed whether approved or not, shall relieve the permittee from conforming with the Building Code of Highland Park, Illinois and all other pertinent ordinances in the installation, alteration, or repair work of any such work. NOTICE OF UNDERGROUND PUBLIC UTILITY FACILITIES: Before excavating, grading or ANY other work below the surface of the ground, the undersigned is responsible to notify the following utilities, securing location of and protection for all underground public utility facilities.

- NORTH SHORE GAS CO. 432-6000
COMMON WEALTH EDISON CO. 432-2900
ILL. BELL TELEPHONE CO. 611 REPAIR SERVICE
CITY WATER & SEWER DEPT. 432-0804 EXT. 72

Signature of Richard S Singer, General Contractor

CITY OF HIGHLAND PARK, ILLINOIS PLUMBING PERMIT APPLICATION

DI

NO. **P-** 8404

TO INSTALL, ALTER, REPAIR, PLUMBING FACILITIES
AND/OR TAP WATER MAINS, SANITARY STORM SEWERS AT;

DATE ISSUED 10-15-65

APPROVED BY *Thos Kaon*

10/6/65
DATE OF APPLICATION

778 Stone Gate Dr.
ADDRESS OF WORK

4 PINE TREE Sub-
LOT NUMBER BLOCK NUMBER SUBDIVISION

Keystone Plumbing - 2920 M
PLUMBING AND/OR SEWER CONTRACTOR REGISTRATION NO.

4528 OAKTON SKOKIE ORS-5460
ADDRESS PHONE NO.

1
OWNER OF PROPERTY PRESENT ADDRESS PHONE NO.

1710-S Robert Singer - 81/12/65
PLAN ARCHITECT DATED

NUMBER OF FIXTURES COVERED BY THIS PERMIT 15
REPLACEMENT FIXTURES

WATER MAIN 6" TAP 1" METER 3/4" SERVICE 1"
SIZE SIZE SIZE SIZE SIZE

REMARKS:

SANITARY SEWER INSPECTION FEE	\$ 10.00
STORM SEWER INSPECTION FEE	\$ 10.00
WATER TAP PERMIT	\$ 225.00
PLUMBING PERMIT AND INSPECTION FEE	\$ 22.50
LAWN SPRINKLER SYSTEMS	\$ 0
SWIMMING POOLS	\$ 0
STORM SEWER TAP PERMIT	\$ 0
SANITARY SEWER TAP PERMIT	\$ 100.00
SPECIAL ORD. FOR WATER #	\$ 0
SPECIAL ORD. FOR SEWER #	\$ 0
STREET AND/OR PARKWAY RESTORATION DEPOSIT	\$ 0
GUARANTEE DEPOSIT	\$ yes
NUMBER	M-51
TOTAL FEES	367.50

CONDITIONS

This permit authorizes only work for which a FEE has been noted and paid. The contractor shall construct work in accordance with the description set forth in the application, plans, and specifications and no error or omission in said application, plans, and specifications, as filed whether approved or not, shall relieve the permittee from conforming with the Plumbing Code of Highland Park, Illinois and all other pertinent ordinances in the installation, alteration, or repair work of any such plumbing work.

SEWER INSPECTION AND WATER TAP

Requests for sewer connections, lateral inspection, and water taps should be made 24 hours prior to time of inspection and tap. Fittings for taps are obtainable at the Public Works Center, 1800 Old Skokie, or at the Water plant.

PLUMBING INSPECTIONS

It is required that the Plumbing Contractor shall have completed the roughing in of the plumbing and shall have tested his work before requesting the plumbing inspection. The request for inspection should be made at least 24 hours in advance of such requested inspection. Should it be necessary for the Plumbing Contractor to request re-inspection by reason of incomplete or rejected work, a fee of \$4.00 shall be charged for each such added inspection; such fee to be paid to the City Collector or deducted from cash deposits.

PARKWAY OPENINGS

Parkway openings must not remain open longer than 36 hours or one night and must be protected by barricades and flares. Openings necessary to perform this work shall be solidly filled with excavated material and top dressed with top soil to original condition and grade. Services should be augered under paved areas.

STREET OPENINGS

Pavement openings are not included in this permit. Obtain separate permits for street openings within paved and graveled areas from city. On County or State R.O.W. obtain additional permits from same.

RESTORATION & GUARANTEE DEPOSIT CHARGES	\$
RELEASE APPROVED	
AMOUNT RELEASED	\$

FILE

Keystone Plumbing
SIGNATURE REGISTERED PLUMBER STATE LICENSE NUMBER

CITY OF HIGHLAND PARK, ILLINOIS
PLUMBING PERMIT APPLICATION

D3
I No. **P- 8804**

TO INSTALL, ALTER, REPAIR, PLUMBING FACILITIES
AND/OR TAP WATER MAINS, SANITARY STORM SEWERS AT;

DATE ISSUED *8/26/66*

APPROVED BY *H. Steffenburg*

8/26
DATE OF APPLICATION

778 Stonegate
ADDRESS OF WORK

SANITARY SEWER INSPECTION FEE \$ *0*

STORM SEWER INSPECTION FEE \$ *0*

WATER TAP PERMIT \$ *0*

PLUMBING PERMIT AND INSPECTION FEE \$ *0*

LAWN SPRINKLER SYSTEMS \$ *7.40*

SWIMMING POOLS \$ *0*

STORM SEWER TAP PERMIT \$ *0*

SANITARY SEWER TAP PERMIT \$ *0*

SPECIAL ORD. FOR WATER # \$ *0*

SPECIAL ORD. FOR SEWER # \$ *0*

STREET AND/OR PARKWAY RESTORATION DEPOSIT \$ *0*

GUARANTEE DEPOSIT \$ *0*

NUMBER *m-6996* \$ *0*

TOTAL FEES \$ *7.40*

BY *Ravinia Ply - Sty Co. Inc. 47635*
PLUMBING AND/OR SEWER CONTRACTOR REGISTRATION NO.

595 Roger Wm HP
ADDRESS PHONE NO. *432-5561*

Bore Town Country 4650 N. Kedzie
OWNER OF PROPERTY PRESENT ADDRESS PHONE NO. *CHGO, ILL.*

PLAN ARCHITECT DATED

NUMBER OF FIXTURES COVERED BY THIS PERMIT
REPLACEMENT FIXTURES

WATER MAIN SIZE TAP SIZE METER SIZE SERVICE SIZE

REMARKS:
*Hook up sprinkler line
44 heads*

RESTORATION & GUARANTEE DEPOSIT CHARGES \$

RELEASE APPROVED

AMOUNT RELEASED \$

CONDITIONS

This permit authorizes only work for which a FEE has been noted and paid. The contractor shall construct work in accordance with the description set forth in the application, plans, and specifications and no error or omission in said application, plans, and specifications, as filed whether approved or not, shall relieve the permittee from conforming with the Plumbing Code of Highland Park, Illinois and all other pertinent ordinances in the installation, alteration, or repair work of any such plumbing work.

SEWER INSPECTION AND WATER TAP

Requests for sewer connections, lateral inspection, and water taps should be made 24 hours prior to time of inspection and tap. Fittings for taps are obtainable at the Public Works Center, 1800 Old Skokie, or at the Water plant.

PLUMBING INSPECTIONS

It is required that the Plumbing Contractor shall have completed the roughing in of the plumbing and shall have tested his work before requesting the plumbing inspection. The request for inspection should be made at least 24 hours in advance of such requested inspection.

Should it be necessary for the Plumbing Contractor to request re-inspection by reason of incomplete or rejected work, a fee of \$4.00 shall be charged for each such added inspection; such fee to be paid to the City Collector or deducted from cash deposits.

PARKWAY OPENINGS

Parkway openings must not remain open longer than 36 hours or one night and must be protected by barricades and flares. Openings necessary to perform this work shall be solidly filled with excavated material and top dressed with top soil to original condition and grade. Services should be augered under paved areas.

STREET OPENINGS

Pavement openings are not included in this permit. Obtain separate permits for street openings within paved and graveled areas from city. On County or State R.O.W. obtain additional permits from same.

FILE

William Nixon Jr. *47635*
SIGNATURE REGISTERED PLUMBER STATE LICENSE NUMBER

Date 10/6/65

Permit No. H-1473

HEATING AND AIR CONDITIONING PERMIT APPLICATION
CITY OF HIGHLAND PARK, ILLINOIS
Department of Building and Zoning

E/
I

Job Address 778 Stone Gate Dr -

Owner Richard S. Singer Const Corp -

Contractor S+B Heating -

Address 4163 N Milwaukee - Chicago - Phone MU 5-2811

Location and Description of Work New Work -

Work to be started _____ Date _____ Ready for Inspection _____ Date _____

<u>HEATING APPLIANCES</u>	<u>TOTALS</u>
\$5.00 for first 100,000 Btu. input capacity or less plus	
\$2.00 for each additional 100,000 Btu. or part thereof.	
Btu. /hr. capacity (Input rating) <u>280,000 -</u> =	<u>9.00</u> ✓
Note: Includes all heating appliances for the generation of heat from solid, liquid or gaseous fuel and the conversion of a heating appliance from one to another fuel.	

<u>AIR CONDITIONING APPLIANCES</u>	
Base Charge.....	\$7.00
Plus _____ tons at 50c/ton.....	
Note: Includes all air conditioning units over 1-1/2 tons of refrigeration except water cooled units for which a separate permit application is required.	

Fee Paid 10/20/65 \$7.00

TOTAL FEES DUE \$ 9.00 ✓

- Notes:
1. The permit issued on this application will authorize only work here applied for. If other work is done it must be covered by additional permits.
 2. The fee for re-inspection of heating and air conditioning installations and equipment or for extra inspections due to inaccurate or incorrect information or failure to make necessary repairs of faulty construction shall be.....\$4.00

TKan

Signed Ben Botma - S+B Heating -
Contractor

CITY OF HIGHLAND PARK, ILLINOIS
ELECTRICAL PERMIT APPLICATION

E2
I

(PLEASE PRINT NEATLY OR TYPE)

PERMIT NO. E-1-2571

JOB ADDRESS 778 Stonegate Drive, Highland Park, Ill.

Richard S. Singer, Constr. Corp.
OWNER

Pasquesi Electric Co.
ELECTRICAL CONTRACTOR

220 Evert's Place, Highwood, Illinois
ADDRESS

DESCRIPTION OF WORK NEW BUILDING ALTERATIONS & REPAIRS
 ADDITIONS TO EXISTING SYSTEM

OTHER _____

		BASE CHARGE	FEES
WIRING INSTALLATIONS		\$3.00	3.00
PLUS 100	OUTLETS @ 15¢		15.00
20	FIXTURES @ 15¢		3.00
HEATING INSTALLATIONS (600 WATTS & LARGER)	BASE CHARGE	\$3.00	
PLUS _____	K.W. @ 15¢ per K.W.		
MISCELLANEOUS INSTALLATIONS			
PREWIRED SIGNS @ \$4.00 each			
SWIMMING POOLS	BASE CHARGE	\$12.00	
PLUS _____	FIXTURES & OUTLETS @ 15¢ EACH		
MOTORS (1/2 H.P. AND LARGER)	BASE CHARGE	\$3.00	
PLUS _____	H.P. @ 15¢ per H.P.		
AIR CONDITIONERS	BASE CHARGE		
PLUS _____	TONS @ 50¢/TON		
MINIMUM FEE	\$4.00	TOTAL FEES DUE	\$ 21.00

REGISTRATION NO. 1, Highland Park, Ill.
WHERE

DATE 11-24-65 SIGNED *Carl Pasquesi*
ELECTRICAL CONTRACTOR

PERMIT APPROVED BY: *F.L. Weideman* 11/26/65
ELECTRICAL INSPECTOR DATE

FILE

CITY OF HIGHLAND PARK, ILLINOIS
ELECTRICAL PERMIT APPLICATION

E4
I

(PLEASE PRINT NEATLY OR TYPE)

PERMIT NO. E-1-2967

JOB ADDRESS 778 Stonegate

Singer Construction
OWNER

Rush Electric
ELECTRICAL CONTRACTOR

3210 Springdale, Glenview
ADDRESS

DESCRIPTION OF WORK NEW BUILDING ALTERATIONS & REPAIRS
 ADDITIONS TO EXISTING SYSTEM

OTHER 5 ton air-conditioner

		BASE CHARGE	FEES
WIRING INSTALLATIONS		\$3.00	
PLUS _____	OUTLETS @ 15¢		
_____	FIXTURES @ 15¢		
HEATING INSTALLATIONS (600 WATTS & LARGER)	BASE CHARGE	\$3.00	
PLUS _____	K.W. @ 15¢ per K.W.		3.00
MISCELLANEOUS INSTALLATIONS			
PREWIRED SIGNS @ \$4.00 each			
SWIMMING POOLS	BASE CHARGE	\$12.00	.75
PLUS _____	FIXTURES & OUTLETS @ 15¢ EACH		3.00
MOTORS (1/2 H.P. AND LARGER)	BASE CHARGE	\$3.00	2.50
PLUS 5	H.P. @ 15¢ per H.P.		
AIR CONDITIONERS	BASE CHARGE		
PLUS 5	TONS @ 50¢/TON		
MINIMUM FEE	\$4.00	TOTAL FEES DUE	\$ 9.25

REGISTRATION NO. 8-66 Highland Park
WHERE

DATE 6-28-66 SIGNED *Fred Rushmeyer*
ELECTRICAL CONTRACTOR

PERMIT APPROVED BY: *F.L. Weideman* 7/5/66
ELECTRICAL INSPECTOR DATE

FILE

FS
I

CITY OF HIGHLAND PARK RECEIPT

- BUILDING DEPT. PLANNING DEPT.
 CITY CLERK FINANCE DEPT. _____

Address of Job 778 Stonegate Drive

Owners Name Richard S. Singer Const. Corp.

Address 874 Stonegate Drive

Contractors Name S & B Heating

Address 4163 N. Milwaukee, Chicago (MU5-2811)

Lot 4 Block _____ Sub. Pine Tree Subdivision

Date October 20, 1965

Permit For	Number	Remarks	Fee
BUILDING			
DRIVEWAY			
HEATING	H-1473		\$9.00
ELECTRIC			
SANITARY SEWER			
SEWER TAP CHARGE			
STORM SEWER			
WATER TAP			
SIGN			
REGISTRATION			
APPEAL			
REINSPECTION			
FENCE			
WRECKING			
STREET OBSTRUCT.			
TOTAL AMOUNT			\$9.00



