

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 7:30 PM on Thursday, May 26, 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, May 26, 2016
1707 St. Johns Avenue, City Hall
7:30 p.m.

SPECIAL MEETING AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Scheduled Business**
 - A. Certificate of Appropriateness
 - Stupey Cabin -494 Laurel Avenue
- IV. Adjournment**

**494 Laurel Avenue
Stupey Cabin
Highland Park Building Company House**

Application for a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	May 26, 2016
FROM:	Nusrat Jahan, Planner
SUBJECT:	Removal of the Brick Driveway and a Detached Garage

PETITIONERS / OWNERS:

Highland Park Historical Society

PROPERTY LOCATION:

East Side of St. Johns Between Hazel and Laurel

STRUCTURE

Style: Log Cabin
Built: 1847

HISTORIC STATUS:

Local Landmark (1985)

ARCHITECT/BUILDER:

Stupey Family

BACKGROUND OF THE SUBJECT PROPERTY

The Stupey Cabin was built in 1847 by Mr. Stupey at the location now known as Exmoor Country Club. The Highland Park Historical Society took the ownership of the cabin in 1968, restored the cabin, and relocated it to its current location between City Hall and the Highland Park Public Library, on the East Side of St. Johns Avenue between Hazel Avenue and Laurel Avenue.

The Stupey Cabin is the oldest standing structure in Highland Park. It was designated as a local landmark in 1985 and has served as a local museum for many years.



Site Photo - Stupey Cabin

SUMMARY OF PROPOSAL

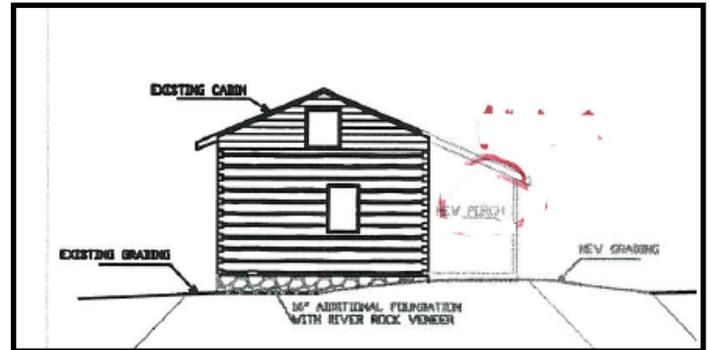
The Board of the Highland Park Historical Society has applied for a Certificate of Appropriateness in order to restore the Stupey Cabin. The proposed work includes the reinstallation of the floor rafter, which will make the existing cabin a few feet taller, and the addition of a new front porch.

The Highland Park Historical Society is proposing to restore the Stupey cabin so it will represent the original design with a front porch. In the application materials, the applicant stated that the old floor was already rotted

out in approximately the 1890s. The Historical Society wanted to reinstall the floor during the last restoration of the Stupey Cabin in 1968, but due to lack of funding the work was never completed. Based on the Historical Society's research, the original log cabin had a front porch supported by posts, and the proposed restoration currently includes the addition of a new porch to match the original design. The proposed improvements will make the Stupey Cabin approximately 16 inches taller and the roof extension for the proposed porch will be supported by posts.



Old Photograph - Stupey Cabin



Proposed Elevation - Stupey Cabin

POLICY

The Stupey Cabin is a Regulated Structure due to its status as a Local Landmark. The restoration and construction of the front porch is subject to review by the Historic Preservation Commission due to the potential impact it may have on the regulated historic structure.

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. Based on the scope of the proposed improvements, not all of the standards may apply.

(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.

- *The Stupey Cabin is located on a relatively large parcel owned by the Park District of Highland Park. The structure is set back relatively far from the public right of way and is visible from St. Johns Avenue. In addition to the Stupey Cabin, there are other destinations of public interest in the immediate area, including the Library, City Hall, and the Memorial Rose Garden. Though the proposed structure will be approximately 16" taller than its present height, the scale of the proposed improvements are not likely to affect the visual compatibility of the Cabin with the surrounding properties.*

(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.

- *The existing roof will be extended in order to incorporate a new porch into the front façade of the Cabin. The addition of the porch will more closely match the original design as compared to its present condition.*

(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.

- *The applicant is proposing to replace the deteriorated Cabin door and windows. No new openings have been proposed for this project.*

(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.

- *The applicant is not proposing to change or add new doors or windows in front facade. The proposed over hanged porch will modify the front façade but it will more closely match the original historic design.*

(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.

- *The Stupey Cabin is a unique structure in Highland Park, serves as a local museum, and is one of several points of public interest in its immediate area. In that regard, it has a unique relationship with the surrounding structures and properties, which will not be changed by the proposed improvements.*

(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.

- *A new porch will be constructed on the front façade of the cabin to match the original design of 1847.*

(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.

- *The applicant has stated that the rotted logs will be replaced with new logs. However, more information and further discussion may be needed to determine whether the new logs will match or be visually compatible with the existing logs.*

(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.

- *The roof line will change as a result of the proposed porch addition, though it will better match the original Cabin design.*

(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.

- *The Stupey Cabin is a unique structure in Highland Park and as a result, this standard may not apply.*

(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.

- *The applicant is proposing to restore the Stupey Cabin so it will represent the original design with a front porch. Though it will be 16 inches taller than the current structure, the scale of the structure will not change significantly.*

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 non-directional character.

- *The Stupey Cabin is a unique structure in Highland Park which was oriented to face St. Johns Avenue when it was relocated. The proposed improvements will not change the directional expression of the front elevation, and as a result, this standard may not apply.*

(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.

- *The Historical Society's research identified that the original log cabin had a front porch supported by posts. The applicant is proposing to restore the Stupey Cabin so it will more closely match the original historic design.*

(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 applicant is proposing to restore the Stupey Cabin by adding a porch and increasing the height by approximately 16 inches. Not only will this increase the longevity of the historic structure, but it will also better reflect the original design. This restoration will be a more accurate representation of the original time period and the pioneer life.*

(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 changes that have occurred to the Stupey Cabin between since its construction at its original location have come about due to its relocation and deterioration/practical restoration activities. The Commission may wish to discuss whether any of the changes that have occurred have become significant, though the proposed improvements will make the Cabin more closely match its original design.*

(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.

- *The Historical Society's research identified that the original log cabin had a front porch supported by posts. The proposed restorations are to match the original log cabin.*

(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;

- *The Historical Society's research identified that the original log cabin had an overhanging roof supported by posts as part of the front façade. The applicant is proposing to repair the deteriorated features and restore the Stupey Cabin so it will better represent the original design.*

(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;

- *The applicant did not explain the process of surface cleaning in the application and will be able to explain the restoration methods in the HPC meeting.*

(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.

- *The applicant did not address potential additions or the removal of alterations within the application materials, though they may be able to discuss this during the HPC meeting.*

RECOMMENDATION

Staff recommends that the Historic Preservation Commission discuss the proposed Certificate of Appropriateness for the restoration of the Stupey Cabin and determine whether the standards listed above are satisfied. The Commission may approve the COA (with or without conditions) or render a denial.

ATTACHMENTS

- Project Application
- Photographs of the existing Log Cabin
- Old Survey

- Drawings of the proposed elevations
- New Paper Articles- 1968



Existing Stupey Cabin



Rendering of Proposed Cabin



OUR EARLIEST PICTURE OF THE STUPEY CABIN.
This building rescued by Exmoor and this Society.



The Blackledge Group, Ltd.

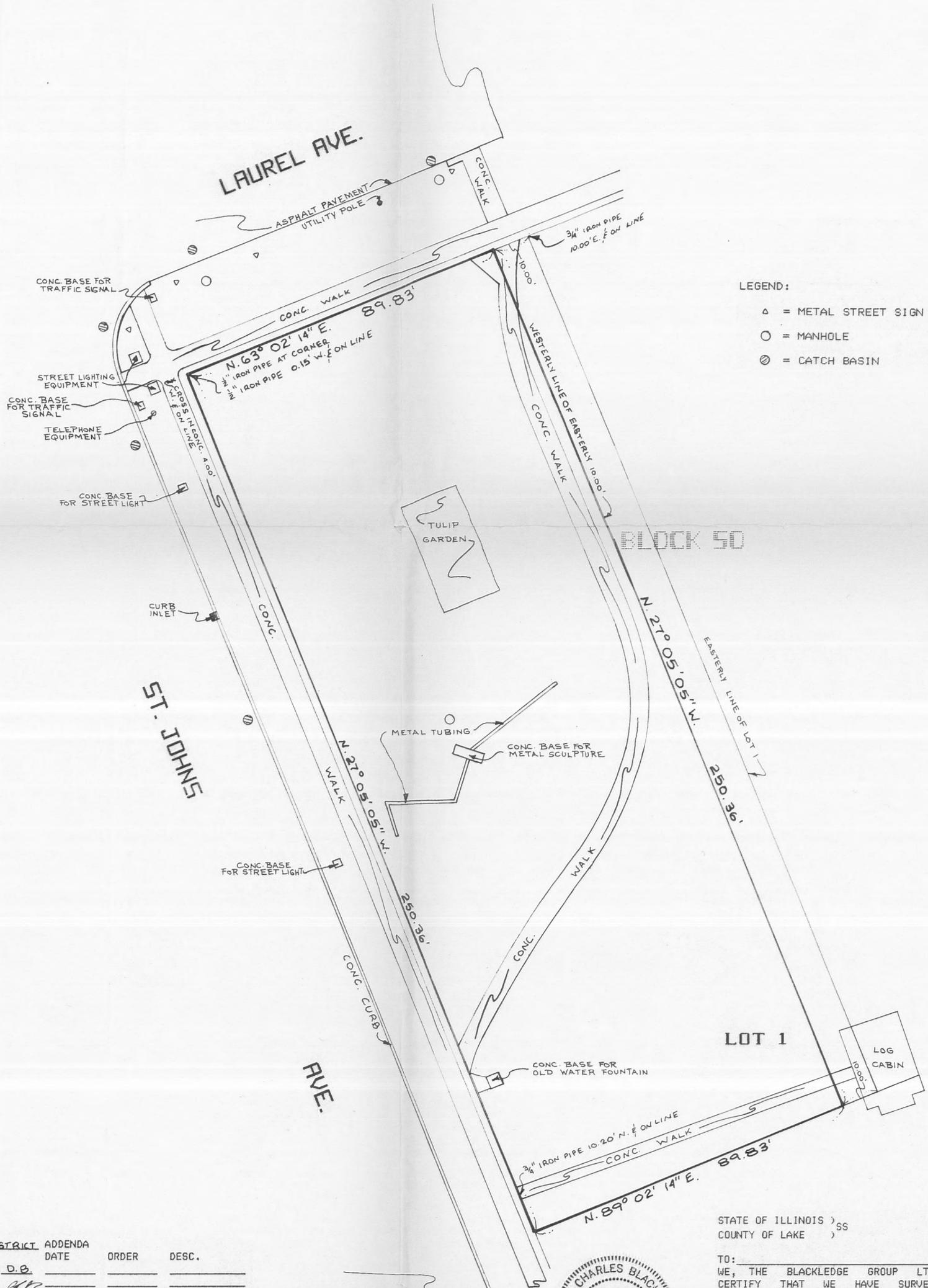
LAND SURVEYING DIVISION

470 W. LIBERTY STREET - P.O. BOX 579

WAUCONDA, IL 60084 PH. 312/526-2823

PLAT OF SURVEY

LOT 1 (EXCEPT THE EASTERLY 10.00 FEET) IN BLOCK 50 IN ORIGINAL TOWN OF HIGHLAND PARK, BEING A SUBDIVISION IN SECTIONS 23, 24 AND PART OF FRACTIONAL SECTION 14, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



LEGEND:

- ▲ = METAL STREET SIGN BASE
- = MANHOLE
- ⊙ = CATCH BASIN

CUSTOMER:	ADDENDA	DATE	ORDER	DESC.
HIGHLAND PARK PARK DISTRICT				
SCALE: 1 INCH = 20 FEET DRAWN BY: D.B.				
DATE: 1-21-86 CHECKED BY: [Signature]				

SURVEY NO. **86-0150**
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. REFER TO ABSTRACT, DEED AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS. ALL CERTIFIED PRINTS OF THIS SURVEY BEAR AN IMPRESSED SEAL.

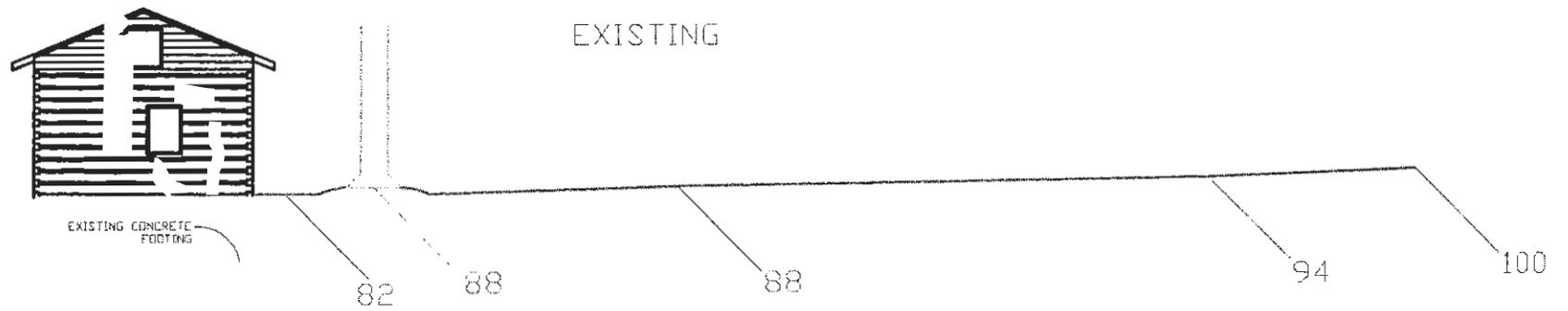
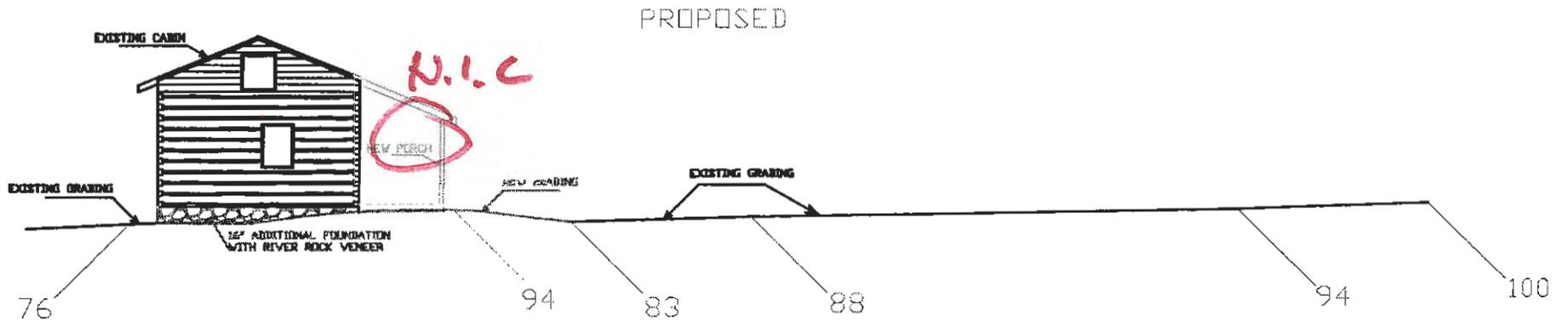
SURVEYORS NOTE:
 THIS SURVEY SUBJECT TO REVIEW OF A CURRENT TITLE POLICY FOR EXCEPTIONS TO TITLE.



STATE OF ILLINOIS)
 COUNTY OF LAKE)

TO: WE, THE BLACKLEDGE GROUP LTD, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

[Signature]
 I.R.L.S. NO. 2051



THE NEWS

Wednesday, December 4, 1968

Highland Park, Illinois

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Log cabin restoration to start this weekend

Restoration of the pioneer Stupey log cabin is scheduled to begin this weekend and next weekend under the direction of David Fritz, park superintendent. Approximately six new square-hewn timbers are needed at the bottom of the cabin. Fritz told park commissioners Monday evening, to replace original oak timbers which rotted away or were cut out to make a doorway.

Volunteer workers will do the job. The Highland Park Historical Society called for 20 men, 18 or older, with or without special skills at construction but willing to do hard labor. The application blanks, which can be obtained at the park district office, also ask for such tools as ladders, scaffolds, hammers, scrapers and chisels.

Fritz said Monday there is still room for half a dozen more volunteers.

Professional house movers relocated the cabin from Exmoor Country Club, which gave the landmark building to the city and Historical Society, to the new location between City Hall and the Public Library. A mason contractor took down the old fireplace and will rebuild it with the original stones.

John M. Field, general contractor, poured the new concrete foundation. But Fritz now plans to cover the concrete slab with clay. Conversation with Stupey descendants revealed that the original floor was

dirt, Fritz said Monday.

Pioneer women would sweep such a dirt floor in preparation for guests, Fritz said, and then draw designs with a pointed stick until the entire floor was covered with floral patterns.

Fritz may try mixing oil with the clay to retard dusting.

Other problems of restoring Highland Park's oldest building have also arisen. Fritz reported the presence of powder post beetles in the timbers, presumably all dead. But he will find out how to make sure no more tunnels are chewed by insects in the wood.

The weight of the roof has caused the walls to buckle outward at the top. Ceiling beams, which tie the walls together four timbers down from the eaves, may have to be reinforced with additional bracing. Field, who is a park commissioner, expressed his worry that the whole structure might collapse before the fireplace is reconstructed—both ends are now open, providing no bracing against a strong west wind.

When walls and the fireplace have been restored, Fritz plans a new roof in the authentic style. The dirt floor could then be reconstructed. Some furnishings from the time the cabin was first built, 1847, or earlier, have already been donated. The Historical Society will choose among these the items most authentic.

City Councilman Raymond J. Geraci is still seeking contributions of money to help restore the cabin for the centennial of the city's founding next year.

When completely restored, the cabin will be just as it would have lived in at a time when the area which is now Highland Park was wilderness with very few settlers.

Few examples of the original wood and stone of cabins of its period are still in existence in northern Illinois. The state has one entire pioneer village, at New Salem State Park, but all those Lincoln era buildings are of modern construction based on research.

Wednesday, December 4, 1968

THE NEWS

Wednesday, October 2, 1968

Highland Park, Illinois

15 cents

Cabin moving this weekend

The Stupey pioneer log cabin will probably be moved this weekend from Exmoor Country Club to a new location between City Hall and the Public Library.

Robert G. Robinson, president of the Highland Park Historical Society, this week said the cabin-moving would probably take place at night or early Sunday morning, to avoid blocking traffic. Foundations have already been poured; the fieldstones of the fireplace and chimney have already been taken down, numbered, and taken to the new site ready for rebuilding.

Volunteer funds for moving and restoring the cabin have been raised by City Councillman Raymond J. Gerschl, who also negotiated the gift of the cabin by Exmoor's board to the city and Historical Society. So far, Robinson said, \$2,500 has been raised of the \$5,000 needed.

Research about the cabin was reported at the Historical Society meeting last week by David Fritz, park superintendent. The Stupeys actually lived in a two-story cabin, Fritz said, not in one room as had been assumed.

The cabin will be restored in a smaller size than at present, however, Exmoor put an addition on one end which will not be retained. But an original window, reused in the addition, will be restored to its former place in what is now a door between the old and new halves.

The earliest known photographs of the cabin show the present roof overhang, supported by four peeled posts, serving as a kind of dirty-floored porch. This will be retained, Robinson recommended after study, since it is probably part of the

original structure.

Fritz went to New Salem, Ill., to talk to professional cabin rebuilders, he told the society. There he learned to call it a "timber" rather than "log" cabin, since the trees it is made of are hewn square. Milled wood in the west gable was common in cabin construction of the 1840s and appeared to be authentic, Fritz said.

He also reported conversations with Mrs. Paul Gerhardt, who is related to the Stupey family and has the original land grant and many articles actually used by the Stupeys while living in the cabin.

Robinson asked for public thanks to several local businessmen for help with the cabin. John M. Field, general contractor, provided the foundation and overall planning. Joseph Ariano, Ravinia Plumbing, contributed manpower and tools. The park board and Fritz provided heavy machinery. Edward Olson dismantled and moved the stones.

Two collections of historic artifacts were given to the society that evening.



Stupey log cabin looked like this before fieldstones were taken down, numbered and moved to the new site between the Public Library and City Hall. The remainder of the building will probably be moved this weekend from Exmoor Country Club, which gave the historic building to the city and Historical Society to help celebrate Highland Park's Centennial next year.