

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a *Regular Meeting* of the ***Historic Preservation Commission*** of the City of Highland Park is scheduled to be held at the hour of 7:30 p.m., Thursday, March 10, 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 10, 2011
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes

IV. Scheduled Business

A. Review and Approval of Minutes

1. Regular meeting of February 10, 2011

B. Certificate of Appropriateness

1. 1923 Lake Avenue

New Business

V. Other Business

- A. Next meeting scheduled for April 14, 2011

VI. Adjournment

**City of Highland Park
Historic Preservation Commission
Minutes of February 10, 2011
7:30 p.m.**

I. Call to Order

Chairwoman Sogin called to order the Regular Meeting of the Historic Preservation Commission at 7:40 p.m. in the City Hall Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL.

II. Roll Call

Members Present: Sogin, Bramson, Curran, Rotholz, Temkin

Members Absent: Fradin

Council Liaison Present: Rotering

Ex-officio Members Absent: Axelrod

City Staff Present: Cross, Sloan

III. Scheduled Business

A. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the January 13, 2011 HPC Meeting. Commissioner Temkin made a motion to approve the minutes as submitted. Commissioner Bramson seconded the motion. The motion was approved by a unanimous vote (5-0)

B. Demolition Application – 778 Stone Gate Drive

The Commission discussed the present ownership of the property and who had applied for the demolition. Staff presented the Application for a Wrecking Permit for 778 Stone Gate Drive, signed by a Jon Happ acting as an agent for J.P. Morgan Chase Bank, Trustee of the former owner of the house. The Commission requested that staff verify the chain of ownership of the property, as well as augment the historical research on the structure by requesting any available building records kept in off-site storage.

- Motion to continue the discussion to a future meeting: Commissioner Rotholz
- Second: Commissioner Temkin

IV. New Business

A. 405 Sheridan Update

Planning Manager Sloan updated the Commission about the situation surrounding the approved Landscape Plan for 405 Sheridan. The plan has not been implemented correctly, and the owners will be required to seek an amendment to the approved landscape plan if their intent is to maintain the non-conforming elements of the plan.

V. Other Business

Ex-Officio member Axelrod initiated a discussion about becoming more proactive in preventing the deterioration of historic homes. Staff discussed existing policies regarding nuisance abatement and zoning code enforcement, indicating that the City has an active complaint-based enforcement system in place. The Building Code requires that empty houses be fortified against illegal entry and remain structurally sound, but does not require a property owner to rehabilitate or restore a house to a certain state. Staff indicated there was no policy in place currently that required a property owner to keep utility service active on an abandoned property. The Commission was reminded that “Demolition by Neglect” provisions provide protection for structures in Historic Districts. The Commission discussed establishing a maintenance requirement on houses with an “S – Significant” designation similar to those for landmarked houses or houses in historical districts. The establishment of additional historic districts was discussed. Closing statements revolved around the Historic Preservation Community and using the local and area network to identify historic houses that appear to be suffering neglect and bringing those properties up for discussion.

VI. Adjournment

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

The meeting adjourned at 8:55 pm.

*1923 Lake Avenue
The Mary Adams House*

Summary of Application for a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	March 10, 2011
FROM:	Andy Cross, Planner II
SUBJECT:	1923 Lake Avenue

PETITIONERS / OWNERS:

William B. Levy
Patrick A. Schwarz
5226 Hoffman Street
Skokie, IL 60077

PROPERTY LOCATION:

1923 Lake Avenue

STRUCTURE

Mary Adams House
Architect: Frank Lloyd Wright
Designed: 1905
Built: 1906

HISTORIC STATUS:

National Register of Historic Places: 1982
Local Landmark: 2011

PROJECT ARCHITECT:

Eifler & Associates, Inc
223 W. Jackson Blvd, Ste.1000
Chicago, IL 60606

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness for proposed restoration work and additions to the Mary Adams House at 1923 Lake Avenue. The house was originally designed by Frank Lloyd Wright and built in 1906 for Mary Adams, a widow in her 70's who commissioned the house.

The structure was added to the National Register of Historic Places in 1982, but, despite being an architectural and historical asset in Highland Park for over 100 years, was not a local landmark until this year. A nomination was submitted in 1986, but the process was never finalized. The Historical Preservation Commission approved a Resolution recommending a landmark designation in January, 2011, and the City Council approved the final Ordinance on February 14th, 2011.

As a landmark, any modifications to the house require a Certificate of Appropriateness review by the Historic Preservation Commission. The petitioners have submitted a detailed application describing the work, which includes restoration, rehabilitation, and an addition. The restoration will add elements from Frank Lloyd Wright's original design that were never incorporated in the house, as well as restore alterations to the exterior that deviate from the original design. The addition will expand and modernize the original kitchen. Per the original commission, Wright designed the kitchen to accommodate a single servant preparing food for meal times. The current owners seek to modernize it by adding a cantilevered expansion off the east wall of the house and installing new cabinetry and equipment.

This memo will first discuss the elements of restoration and rehabilitation in the plan, then review the proposed additions to the house.

Proposed Restoration and Rehabilitation for 1923 Lake Avenue

Frank Lloyd Wright's original drawings for the Mary Adams House include several elements that were either never included on the finished house, or were changed over the last 100 years. As part of the restoration, the applicants are proposing to restore the following elements to the way Wright originally designed them:

1) Flower Box near the front entry

- a. The first-story plan of Wright's original drawing for 1923 Lake Avenue shows a long flower box projecting off the west wall by the main entrance to the house. It extends out 12 feet, the same depth as the Reception Room located twelve feet to the south. The planter is five feet high, which reflects the height of the brown band on the existing window sills on the Reception Room and around the house, and two feet wide.

2) Steps on the north porch

- a. The original drawings show a solid wall on the north end of the porch on the north side of the house. At some point steps were installed to allow for an additional entry into the house from the north. The petitioners are proposing to remove the steps and restore the wall to the way it is depicted in the original 1905 drawings.

3) Restoration of the existing original windows

4) Rehabilitation of the exterior stucco, the exterior trim, and the original foundation.

- a. The application contains photographs illustrating the need for restoration work on these elements. The foundation will be waterproofed, and the trim and stucco will be restored to how it looked in the past.

Proposed Alterations and Additions for 1923 Lake Avenue

1) Kitchen Addition

- a. The petitioners are proposing to add a cantilevered addition to the existing kitchen off the east side of the house. The existing kitchen was designed for use by one or two servants. The owners would like to expand the kitchen to modernize it and make it more family-oriented. The addition will extend about 2'6" past the east wall of the house and allow for more walking room and a larger island in the kitchen. Its placement and exterior design will mirror the Reception Room on the opposite side of the house. Planters are shown on the exterior of the kitchen to match other existing and proposed planters around the exterior of the house.

2) Windows on the North Porch

- a. The existing windows on the north porch on the Mary Adams House are single-pane storm windows that do not allow the porch to be used comfortably in the winter months. The applicants are proposing to replace the old windows (which are not original to the house) with new operable windows. The intent is to allow the porch to be enjoyed year-round instead of just in warm-weather months. A door will be installed on the north wall, creating a small open porch where the steps were previously located.

3) **Modification to South Porch**

- a. Wright's original drawings of the south porch showed walls on the south and east sides, creating an enclosed area off the dining room that was open to the sky. If the walls were ever constructed, they have since been removed and the porch is now completely open and exposed to the south and east. The petitioners are proposing to restore the enclosed look to the porch by adding a wall and planter on the south side. The new plan also widens the stairs coming down from the porch and redirects them to the east towards the lawn and the proposed new terrace instead of south towards the garage.

4) **Replacement of Roof, Gutters, and Downspouts**

- a. The applicants are proposing to replace the asphalt shingle roof on the house. The Mary Adams House originally had a cedar shingle roof, but the wood was replaced with asphalt shingles at some point in the past. As the plans indicate, the petitioners are proposing to install recycled aluminum shingles as a more ecological alternative to new cedar and more attractive than asphalt shingles. In addition, the petitioners will replace the gutters and downspouts on the Mary Adams House. Several photographs show the age and deterioration of the existing gutters.

5) **Addition of a Private Walled Terrace on the East Lawn**

- a. The proposed Site Plan shows the addition of a terrace on the east lawn. The terrace is screened on two sides by a fence running 34 feet eastward from the house and 40 along the property line, is 5'6" tall. The Zoning Code contains standards for fences, including a limit of six feet in height and a maximum width of 12" x 12" for posts. The proposed wall will need to conform to these and all other applicable standards in the Zoning Code. The terrace wall will be made of materials to match the house: cedar trim, a concrete base, and stucco surfaces.

EVALUATION OF CRITERIA IN THE HISTORIC PRESERVATION ORDINANCE

Section 24.030(D) of the City Code lists the Standards for Review for Certificates of Appropriateness for additions to historic structures:

(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 height of the Mary Adams House will not be changed as part of the proposed work. It will remain compatible with nearby houses.

(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 restoration work on the house will not change the proportion of the front façade, and the kitchen expansion on the east side will not be visible from the front.

(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 design and proportions of the windows on the house are consistent with Frank Lloyd Wright's original design and are compatible with adjacent properties and structures.

(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 restoration work will not change the relationship of solids to voids on the front façade. The original design incorporated a 12-foot long planter by the main entrance that was never built. The petitioners are proposing to install the planter, which will bring the front façade closer to the original 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 relationship between 1923 Lake Avenue and the property to the south will not be changed by the proposed work on the house. The walled terrace proposed on the east lawn will decrease the open space between the subject property and the adjacent house at 114 Laurel Avenue, but the proposed screening fence will conform with all applicable standards in the Zoning Code.

(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.

The proposed work does not entail any new projections from the house that may be incompatible with surrounding properties.

(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 related.

*All proposed materials on the façade, planters, and terrace will match the existing trim and stucco. The applicants are proposing an aluminum shingle roof, illustrated on **Page 13** of the application.*

(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 shape of the roof on the Mary Adams House will not be changing as part of this Certificate of Appropriateness application.

(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 proposed fence around the terrace meets this standard. It will be the same color and materials as the main house and will produce a wall of continuity with the adjacent property.

(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 scale of the Mary Adams House will remain in keeping with the surrounding properties with proposed restoration and kitchen expansion

(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 home will retain its directional character if the restoration and addition is allowed.

(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 distinguishing characteristics of the Frank Lloyd Wright house will be destroyed as part of this restoration project.

(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.

The applicants have indicated that reasonable efforts will be made to protect and preserve the natural resources on this site.

(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.

The new construction proposed for the expansion is architecturally compatible with the existing house, reflecting the scale, color, materials, and design of the original house.

(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.

Not applicable—no change in use is proposed.

(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 modifications maintain the appearance of the time period in which the home was originally constructed.

(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.

No changes made over time have become significant in their own right. The proposed plans undo some modifications made over time to bring the house more in line with the original drawings, and also add original elements from the 1905 architectural drawings that were never built.

(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 Certificate of Appropriateness application is very sensitive to the distinct Prairie Style features of the house.

(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 petitioners are proposing a significant amount of repair and restoration of deteriorated features on the Mary Adams House, including the gutters, downspouts, stucco exterior, and original windows. Where replacement is necessary, the plans indicate that new materials will be sensitive to the existing characteristics of the house.

(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 petitioners have indicated that all surface cleaning will be undertaken with the gentlest means possible.

(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.

As indicated in the application, "All additions and alterations will be done in such a manner that were they to be removed in the future, the essential form and integrity of the home will not be impaired.

RECOMMENDATION

Based on the findings presented above, staff recommends that the Historic Preservation Commission approve the application for a Certificate of Appropriateness, or recommend changes to the plans to further meet the criteria listed above.

ATTACHMENTS

- Application for Historic Preservation Review
- Plan Set for Mary Adams House
 - Existing Structure
 - Original 1905 Frank Lloyd Wright drawings
 - Proposed Site Plan & House Design

APPLICATION FOR HISTORIC PRESERVATION REVIEW



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

Petitioners: William Levy & Patrick Schwarz

**APPLICATION FOR
HISTORIC PRESERVATION REVIEW
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Highland Park, Illinois

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TAB 1

TAB 1

APPLICATION FOR HISTORIC PRESERVATION REVIEW

OFFICE USE ONLY

Submission Date: _____

Case No.: _____

Hearing Date: _____



CITY OF HIGHLAND PARK
1150 Half Day Road
Highland Park, IL 60035
phone: 847/432-0867 fax: 847/432-0964
www.cityhpi.com

Address: 1923 Lake Avenue Within a District or an Individual Landmark? Local Landmark

Description of Project: (use additional sheet if necessary) Please see Attachment

Petitioner's Name (s): William B. Levy and Patrick A. Schwarz

Address: 5226 Hoffman Street, Skokie, IL 60077 Daytime Phone: 847-777-7330

Home Phone: 847-679-9772 Fax: 847-777-7389

Email: wlevy@ksnlaw.com

Title Holder's Name (s): William B. Levy and Patrick A. Schwarz

Address: 5226 Hoffman Street, Skokie, IL 60077

Phone: 847-777-7330 (daytime) 847-679-9772 (home) Fax: 847-777-7389

Email: wlevy@ksnlaw.com

If Petitioner Is Different From Title Holder, Explain:
not applicable

Attorney's Name: William B. Levy (one of the Petitioners)

Address: 750 W. Lake Cook Road, Suite 350, Buffalo Grove, IL 60089

Phone: 847-777-7330 Fax: 847-777-7389

Architect/Builder: Eifler & Associates, Inc. Contact: John A. Eifler

Address: 223 W. Jackson Blvd., Suite 1000, Chicago, IL 60606

Phone: 312-362-0180 Fax: 312-362-0112

Email: jeifler@eiflerassociates.com

AFFIDAVIT

I HEREBY DEPOSE AND SAY THAT I HAVE READ THE REQUIREMENTS AND PROCEDURES OUTLINED IN CHAPTER 24 OF THE 1997 HIGHLAND PARK HISTORIC PRESERVATION ORDINANCE, AS AMENDED, AND ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN MY APPLICATION PACKET ARE TRUE.

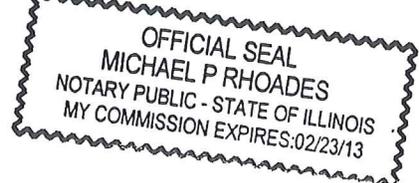
William B. Levy / Patrick A. Schwarz Property Owner(s) not applicable Petitioner, if different from Property Owner

Sworn to before me this 20th day of Jan., 2011.

Sworn to before me this 20th day of Jan., 2011.

Michael P Rhoades
Notary

Michael P Rhoades
Notary



APPLICATION FOR HISTORIC PRESERVATION REVIEW CHECKLIST



CITY OF HIGHLAND PARK

1150 Half Day Road
Highland Park, IL 60035
phone: 847/ 432-0867 fax: 847/432-0964
www.cityhpil.com

TYPE OF REVIEW REQUESTED: (check all that apply)

- Certificate of Appropriateness
- Certificate of Economic Hardship (see staff for additional requirements)
- Letter of Support
- Other (please describe)

TYPE OF WORK PROPOSED: (check all that apply)

- Addition (cantilevered addition to kitchen - see Attachment)
- Alteration
- New Construction
- Restoration/Rehabilitation
- Relocation
- Demolition

CHECKLIST: (Full-sized copy and reduced 11x17 copy to be submitted)

For Alteration/Additions

- Existing and Proposed Floor plans
- Existing and Proposed Elevations
- Photographs of all exterior elevations which will be impacted
- Building materials described in relation to existing materials
- Other supporting documentation (please describe below)
- Original FLW Floor plans and Elevations*

For New Construction

- Floor plans for each level of proposed construction
- Front, side yard and rear yard elevations
- Site plan showing existing trees, driveway, walkways, required ravine setbacks, zoning information (setbacks and FAR calculations, etc.)
- Photographs of the site and its surroundings within 250' radius
- Samples of major building materials
- Typical building details
- Model (optional)
- Other supporting documentation (please describe below)

Signature of Applicant

William B. Levy / Patrick A. Schwarz

Date

1/20/11

CERTIFICATE OF APPROPRIATENESS STANDARDS



CITY OF HIGHLAND PARK

1150 Half Day Road
Highland Park, IL 60035
phone: 847/ 432-0867 fax: 847/432-0964
www.cityhpil.com

STANDARDS FOR CERTIFICATES OF APPROPRIATENESS

Below are the standards considered by the Historic Preservation Commission when awarding Certificates of Appropriateness for Additions/Alterations and New Construction. This is an abbreviated version of Sections 24.030 (C) and (D) of the Historic Preservation Ordinance:

- (1) Height. The height of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- (2) Proportion of front façade. The relationship of the width to the height of the front elevation of the proposed new 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 the proposed new 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 façade of the proposed new 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 the proposed new 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 the proposed new Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.
- (8) Roof shapes. The roof shape of the proposed new 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 the proposed new 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. The proposed new 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.

- (12) Destruction or alteration of historic features. The distinguishing historic qualities or character of a Property, Structure, site or Object and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.
- (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.
- (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.
- (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 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.

Signature of Applicant

William B. Levy / Patrick A. Schwarz

Date

ATTACHMENT TO APPLICATION FOR HISTORIC PRESERVATION REVIEW

Petitioners: William B. Levy and Patrick A. Schwarz
Address: Mary W. Adams House
1923 Lake Avenue
Highland Park, Illinois

Description of Project:

Restoration/Rehabilitation of the Mary W. Adams House:

The Project has been developed in a manner designed to honor the genius of Frank Lloyd Wright. Many features of Mr. Wright's original exterior design plans are being executed and/or restored in our proposal, including:

- Installation of the planter near the front entry, as per Wright's original architectural plans
- Elimination of the stairs from the north porch door, as per Wright's original architectural plans
- Restoration of south porch (adjacent to the back door, off the kitchen) to a manner similar to Wright's original architectural plans, but modified to provide access to a private terrace adjacent to the east side of the home
- Restoration of existing original windows
- Rehabilitation and restoration of exterior stucco
- Rehabilitation and re-staining of exterior trim
- Rehabilitation and waterproofing of foundation

Recognizing that Wright designed and constructed the Mary W. Adams House in a manner which supported the lifestyle of his original client (a recently widowed woman with two servants), the proposed plans include construction of a cantilevered addition to the east wall of the kitchen, which will not only make the kitchen family-oriented (as opposed to servant-oriented), but also enhance the overall architectural integrity of the home by having roof lines and window placement that mirror the roof lines and window placement of the reception room on the west side of the home.

In addition, the proposed plans include:

- Modification of north porch (adjacent to living room), including removal of non-original storm windows therein, so that north porch can be used year-round
- Construction of private walled terrace adjacent to the east side of the home
- Replacement of roof, gutters and downspouts
- Relocation of overhead wires underground

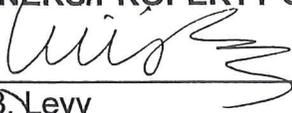
The proposed modifications, specifically including the proposed addition to the east wall of the kitchen, the modification of the north porch and the construction of the private walled terrace, are designed to make the home compatible for living in the twenty-first century while fully complying with the applicable provisions of Paragraph (C) of Section 24.030 of The Highland Park Historic Preservation Ordinance in that:

- I. The (1) height, (2) proportion of front façade, (3) proportion of openings, (4) rhythm of solids to voids in front facades, (5) rhythm of spacing and structures on streets, (6) rhythm of entrance porches and other projections, (7) relationship of materials and texture, (8) roof shapes, (9) walls of continuity, (10) scale, and (11) directional expression of front elevation, are all visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.
- II. The Project complies with subparagraph (12) in that no distinguishing historic qualities or characteristics of the home are to be destroyed.
- III. (13) Reasonable efforts will be made to protect and preserve natural resources affected by the Project.
- IV. The proposed modifications are (14) architecturally compatible with the existing structure and with properties, structures, sites, public ways, objects and places to which they are visually related.
- V. The proposed modifications (15) do not alter the current use of the property.
- VI. The proposed modifications clearly and fully (16) maintain the appearance of the time period that the home was originally built.
- VII. The Project either implements or is fully compatible with Mr. Wright's original plans. Certain architectural features set forth in the original plans were either never approved and constructed by Mrs. Adams or were changed after the home was built. Any changes after the home was built have not (17) acquired significance in their own right and need not be recognized or respected.
- VIII. The Project (18) treats Mr. Wright's distinctive stylistic features, skilled craftsmanship and artistry with sensitivity.
- IX. The Project includes significant work on deteriorated architectural features. To the greatest extent possible, (19) deteriorated architectural features will be repaired rather than replaced. In the event that replacement is necessary, the composition, design, color, texture and other visual qualities of new materials will match original materials.
- X. The Project includes rehabilitation and restoration of exterior stucco and rehabilitation and re-staining of exterior trim. All surface cleaning in

connection therewith (20) shall be undertaken with the gentlest means possible.

- XI. All additions and Alterations (21) will be done in such manner that were they to be removed in the future, the essential form and integrity of the home will not be impaired.

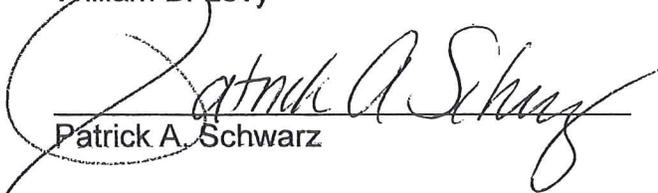
PETITIONERS/PROPERTY OWNERS:



William B. Levy

1/20/11

date



Patrick A. Schwarz

1/20/11

date

TAB 2

TAB 2



1923

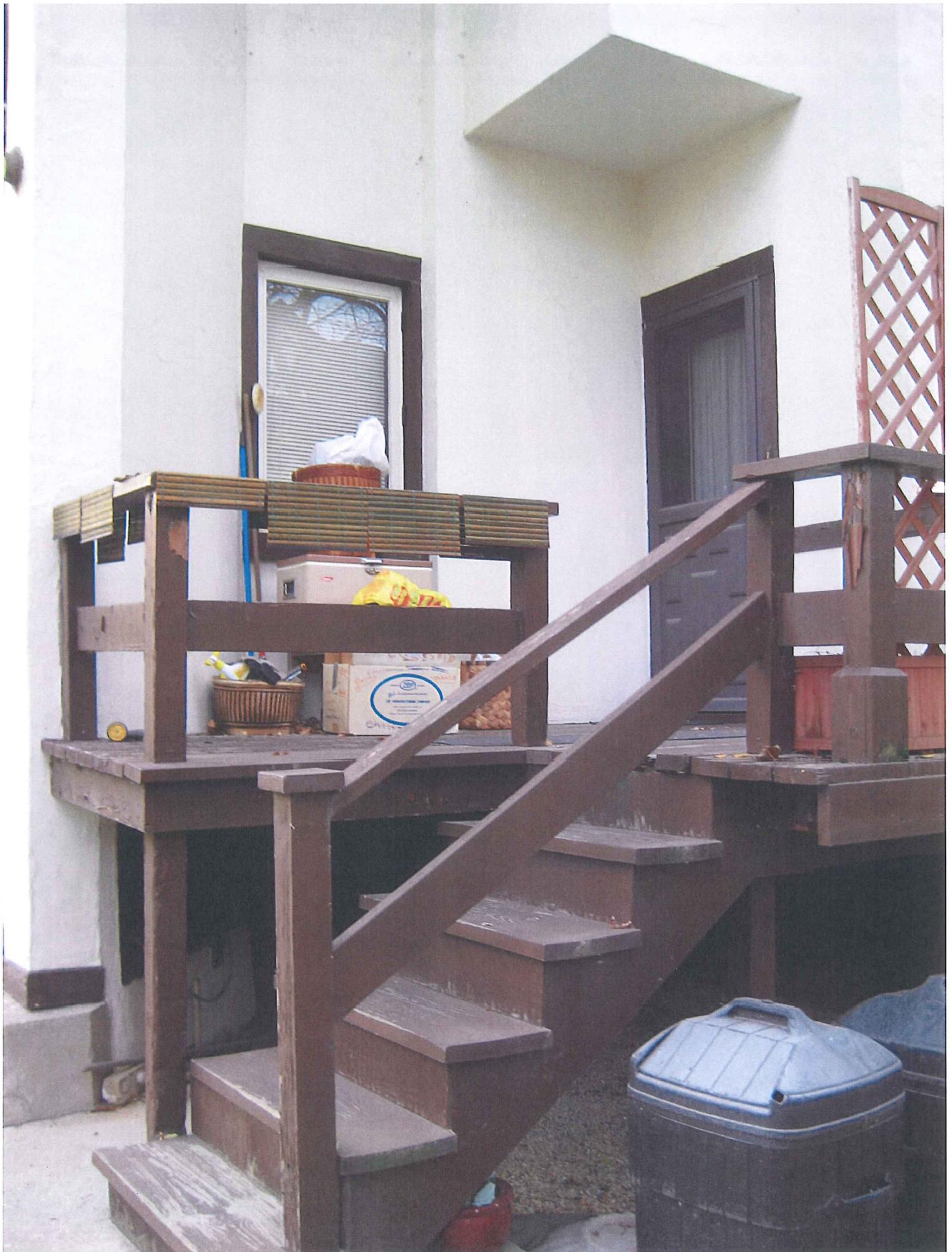
TAB 3

TAB 3



TAB 4

TAB 4



TAB 5

TAB 5



TAB 6

TAB 6



TAB 7

TAB 7



TAB 8

TAB 8



TAB 9

TAB 9



TAB 10

TAB 10



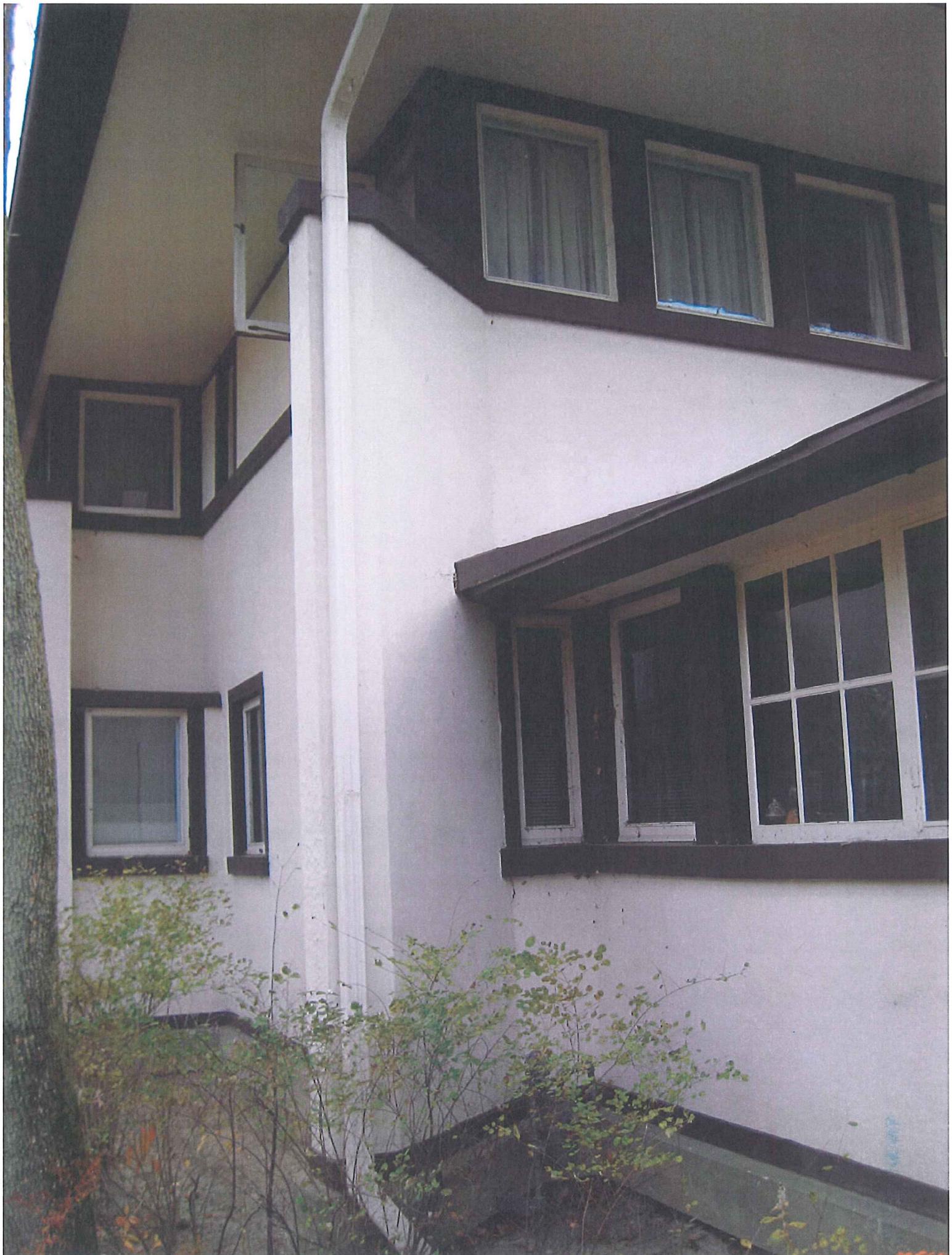
TAB 11

TAB 11



TAB 12

TAB 12



TAB 13

TAB 13



**THE ROSS HOUSE – GLENCOE –
ROOF CONSTRUCTED OF RECYCLED ALUMINUM**

MARY ADAMS HOUSE

1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS
HISTORIC PRESERVATION COMMISSION SUBMISSION
02/16/2011

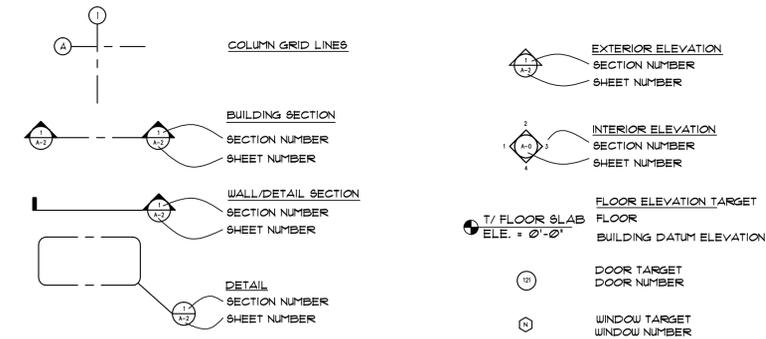
EIFLER & ASSOCIATES
A R C H I T E C T S

The Brooks Building, 223 W. Jackson Blvd, Suite 1000
Chicago, IL 60606 312.362.0180 Fax 312.362.0112

MATERIAL DESIGNATIONS

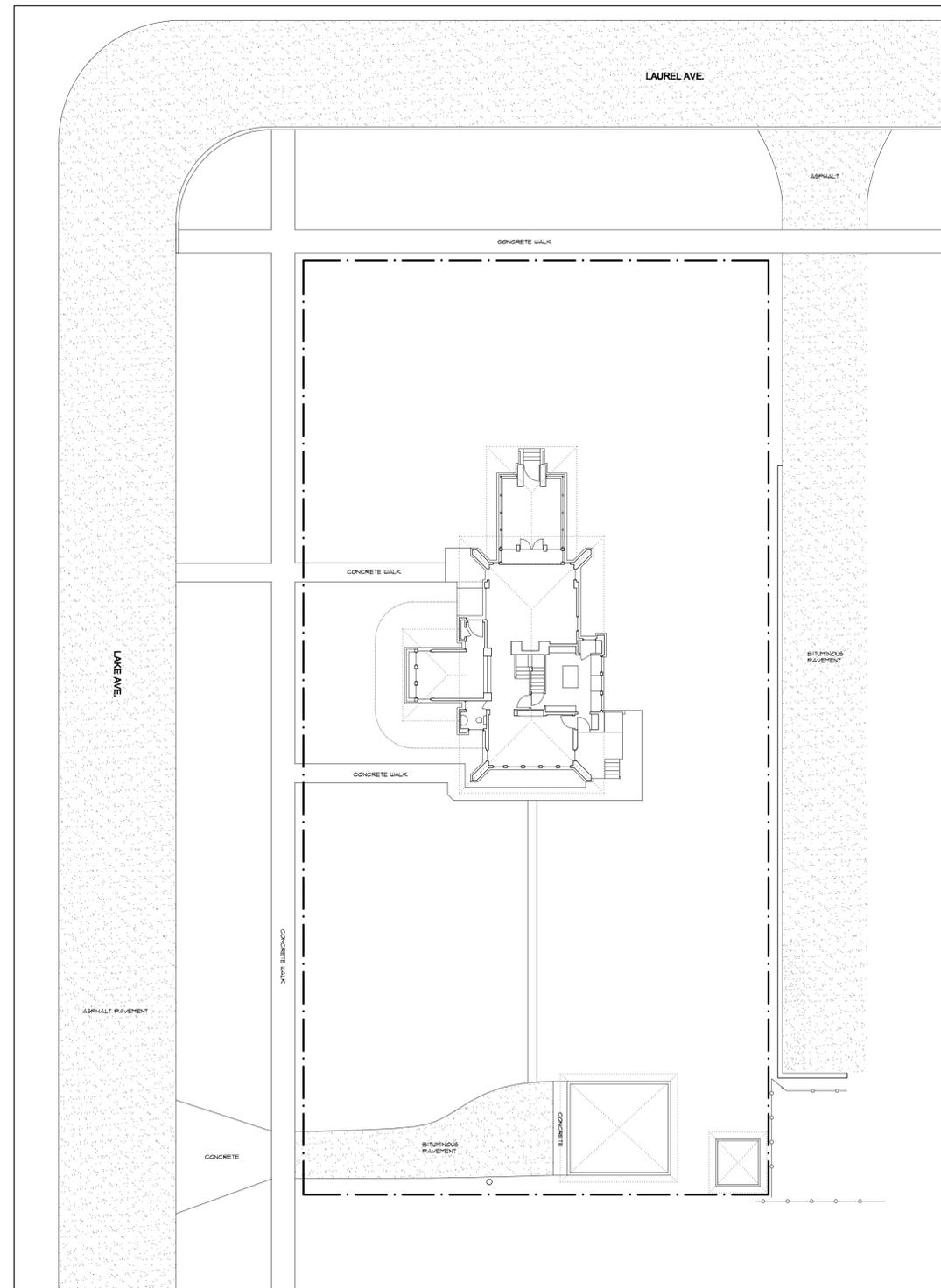
	EARTH		STEEL/STAINLESS STEEL
	BITUMINOUS PAVING		BRASS/BRONZE
	GRAVEL		METAL (SMALL SCALE)
	CONCRETE		INSULATION (BATT)
	CONCRETE BLOCK		INSULATION (RIGID)
	FACE BRICK		SPRAYED-ON INSULATION
	CUT STONE		BACKER ROD & SEALANT
	MARBLE/GRANITE		PREMOLDED FILLER
	WOOD (DIMENSIONED LUMBER)		GYPSUM WALLBOARD
	WOOD BLOCKING		PLASTER/STUCCO & LATH
	WOOD (FINISHED)		ACOUSTIC TILE
	PLYWOOD		CEMENT, GROUT OR PLASTER
	PARTICLE BOARD		CARPET AND PAD
	GLASS (SECTION)		CERAMIC TILE
	GLASS (ELEVATION)		PLASTIC LAMINATE
	ALUMINUM		

GRAPHIC SYMBOLS



ABBREVIATIONS

AFF above finish floor	DDL detail	HVAC heating/ventilating air conditioning	NT& not to scale	STOR storage
ACCOUST. acoustical	DIAM diameter	HGT height	O.C. on center(s)	STRUC. structural
ACT acoustical tile	DM dimension	H.C. hollow core	OPNG opening	SUSP. suspended
ADJ. adjustable	DR door	H.M. hollow metal	OPP. opposite	SYM symmetry (cal)
ARC air conditioning	DH double-hung	H.P. high point	O.D. outside diameter	TEL telephone
ALT. alternate	DN down	HORIZ horizontal	OH overhead	T.V. television
ALUM. aluminum	D.S. down spout			T.C. terra cotta
ARCH. architect/ural	DUG drinking fountain			THK thickness
				T&G tongue & groove
B&M. basement	E east	ID. inside diameter	PTD painted	T top of
BM beam	ELEC electric(al)	INSUL insulate(d), (ion)	PART. BD. particle board	T tread
BM. bench mark	ELEV electric water cooler elevation	INT. interior	PLAS. plaster	TRYP typical
BTIN between	EQ equal	INV. invert	PLAM. plastic laminate	
BIT bituminous	EQ equal	JT joint	PLUMB. plumbing	
BLK block	EQ equal	KIT kitchen	PLYWOOD plywood	
BLKNG blocking	EXH exhaust	LAB laboratory	POINT point	
BD board	EXIST. existing	LAM laminat(e)	P.V.C. poly(vinyl chloride)	UNO. unless noted otherwise
BOT. bottom	EXP. exposed	LAV lavatory	QT. quarry tile	UL. Underwriters Laboratory
BT. bottom of	EXT. exterior	LAV length (long)		UR. urinal
BLDG building	FN finish(ed)	LP. low point	RAD radius	VB. vapor barrier
	FACP fire alarm control panel		REFRIG refrigerator	VERT. vertical
	FE fire extinguisher		REQ'D required	V.I.F. verify in field
CAB cabinet	F.E.C. fire extinguisher cabinet		RA return air	V. vinyl base
CPT carpet	FHS fire hose station	MH man hole	RD. roof drain	VT. vinyl composition tile
C.I. cast iron	FLR floor(ing)	MFR manufacturer	RM room	V.I.C. vinyl wall covering
C.B. catch basin	FD. fire drain	MAS masonry	RO. rough opening	
CLG ceiling	FTG footing	M.O. masonry opening		
CT. ceramic tile	FDN foundation	MATL material(s)	SECT section	
CIRC. circumference	FPSC front proof sill cock	MECH mechanical	SHT sheet	
COL. column	RUR turned (ing)	MISC. miscellaneous	SM similar	
CONC. concrete	RUT future	MULL mullion	SC. solid core	
CMU. concrete masonry unit			S.C. sound transmission coefficient	
CONST. construction	GA gage, gauge		S. south	
CONT. continuous or continue	GALV. galvanized		S&W with	
C.O. clean out	G.C. general contract(or)		W/W within	
CLOS. closet	GL. glass, glazing		W/O without	
C.J. control joint	GWIB gypsum wall board		WD wood	
C.S. countersink	HWID hardwood		WP workpoint	
	HG heating		WIP wrought iron	
			WH water heater	



1 EXIST. SITE PLAN
1/16" = 1'-0"

LIST OF DRAWINGS

EX01	COVER
EX02	SITE PLAN SYMBOLS & ABBREVIATIONS
EX03	EXISTING FLOOR PLAN
EX04	EXISTING FLOOR PLAN
EX05	EXISTING ELEVATION
EX06	EXISTING ELEVATION
EX07	EXISTING SECTION
EX08	EXISTING SECTION
EX09	EXISTING SECTION
EX10	EXISTING SECTION
EX11	EXISTING SECTION
EX12	EXISTING SECTION
EX13	EXISTING SECTION
EX14	EXISTING SECTION
EX15	EXISTING SECTION
EX16	EXISTING SECTION
EX17	EXISTING SECTION
EX18	EXISTING SECTION
EX19	EXISTING SECTION
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EX22	EXISTING SECTION
EX23	EXISTING SECTION
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EX32	EXISTING SECTION
EX33	EXISTING SECTION
EX34	EXISTING SECTION
EX35	EXISTING SECTION
EX36	EXISTING SECTION
EX37	EXISTING SECTION
EX38	EXISTING SECTION
EX39	EXISTING SECTION
EX40	EXISTING SECTION
EX41	EXISTING SECTION
EX42	EXISTING SECTION

ALTERATIONS AND ADDITION TO THE

MARY ADAMS HOUSE

1923 LAKE AVE. HIGHLAND PARK, ILLINOIS

NOTES

THIS SITE PLAN WAS PREPARED USING INFORMATION FROM PLAT OF SURVEY NO. 2232, BY NORTH SHORE SURVEY, LTD., DATED DECEMBER 01, 2010. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY INACCURACIES RESULTING FROM THAT SURVEY.

6	HPC SUBMITTAL	02/16/11
5	100% DESIGN DEVELOPMENT	02/10/11
4	75% DESIGN DEVELOPMENT	01/11/11
3	50% DESIGN DEVELOPMENT	12/16/10
2	SCHEMATIC DESIGN	11/23/10
1	ISSUED FOR REVIEW	11/02/10

SITE PLAN, SYMBOLS, & ABBREVIATIONS

EX0.1

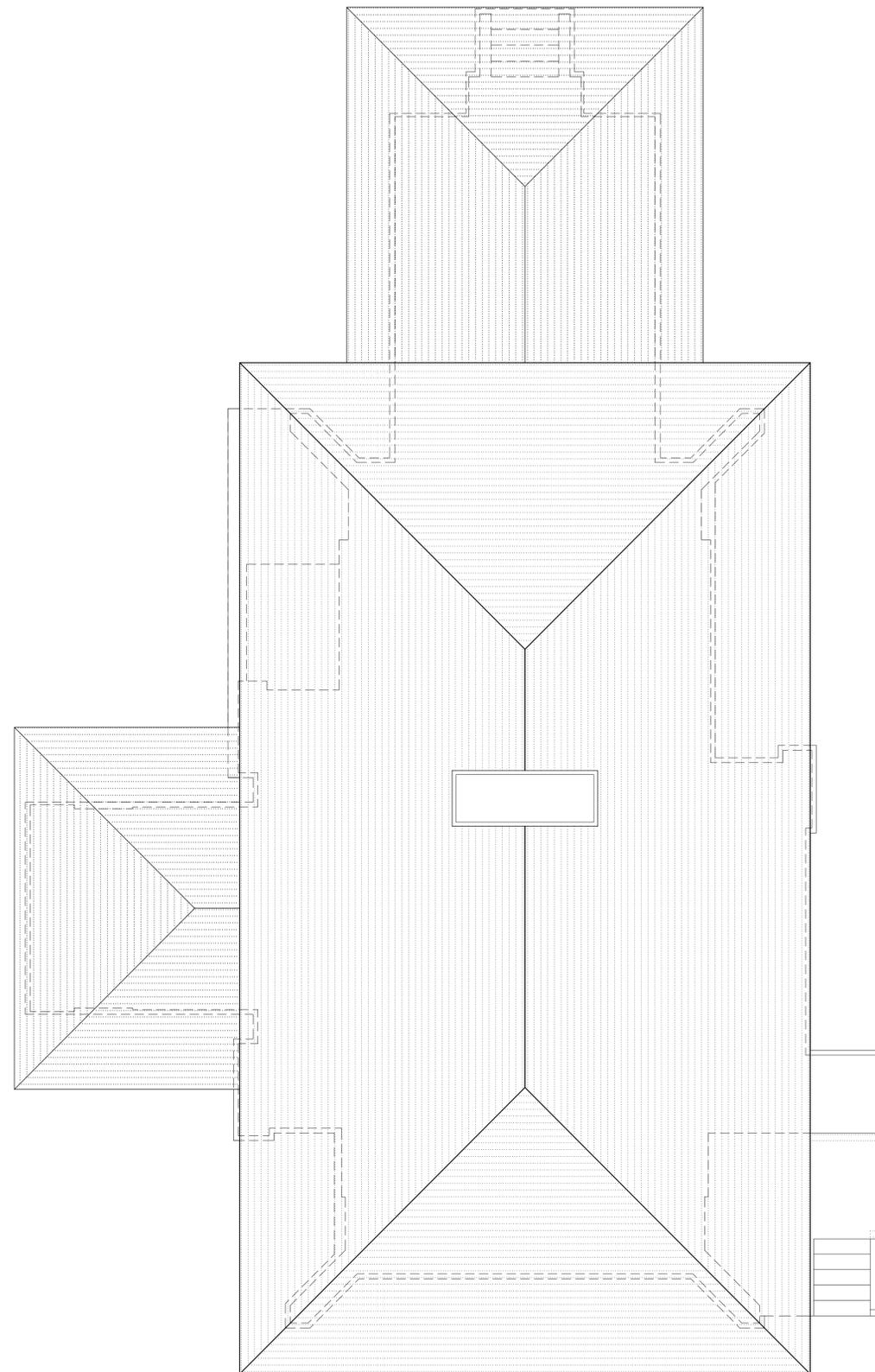
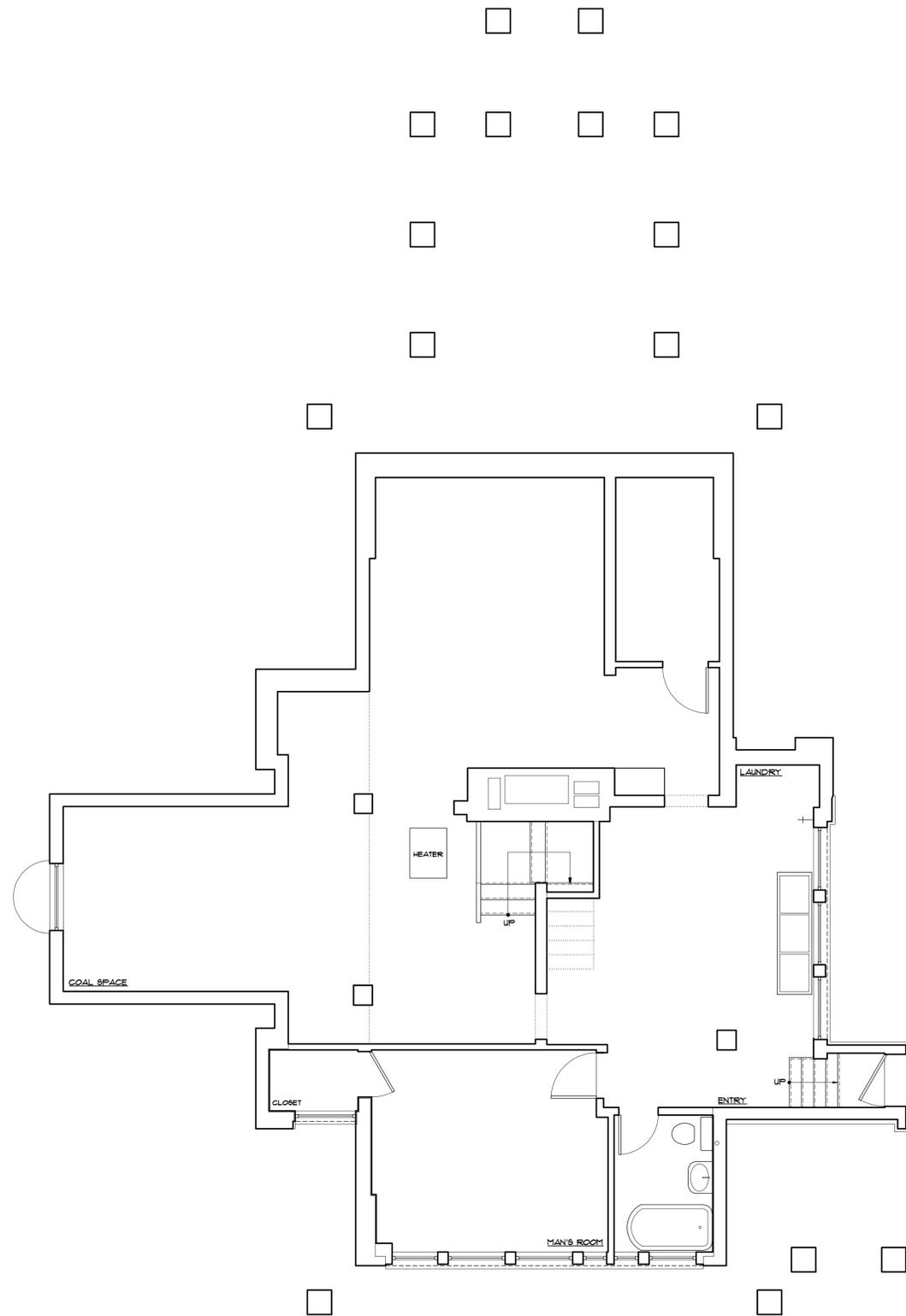
RIFLER & ASSOCIATES ARCHITECTS

The Rookery Building, 600 N. Jackson Blvd., Suite 1000
Chicago, IL 60605 312.582.0100 Fax 312.582.0110

ALTERATIONS AND
ADDITION TO THE

MARY ADAMS HOUSE

1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



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EXISTING FLOOR PLANS

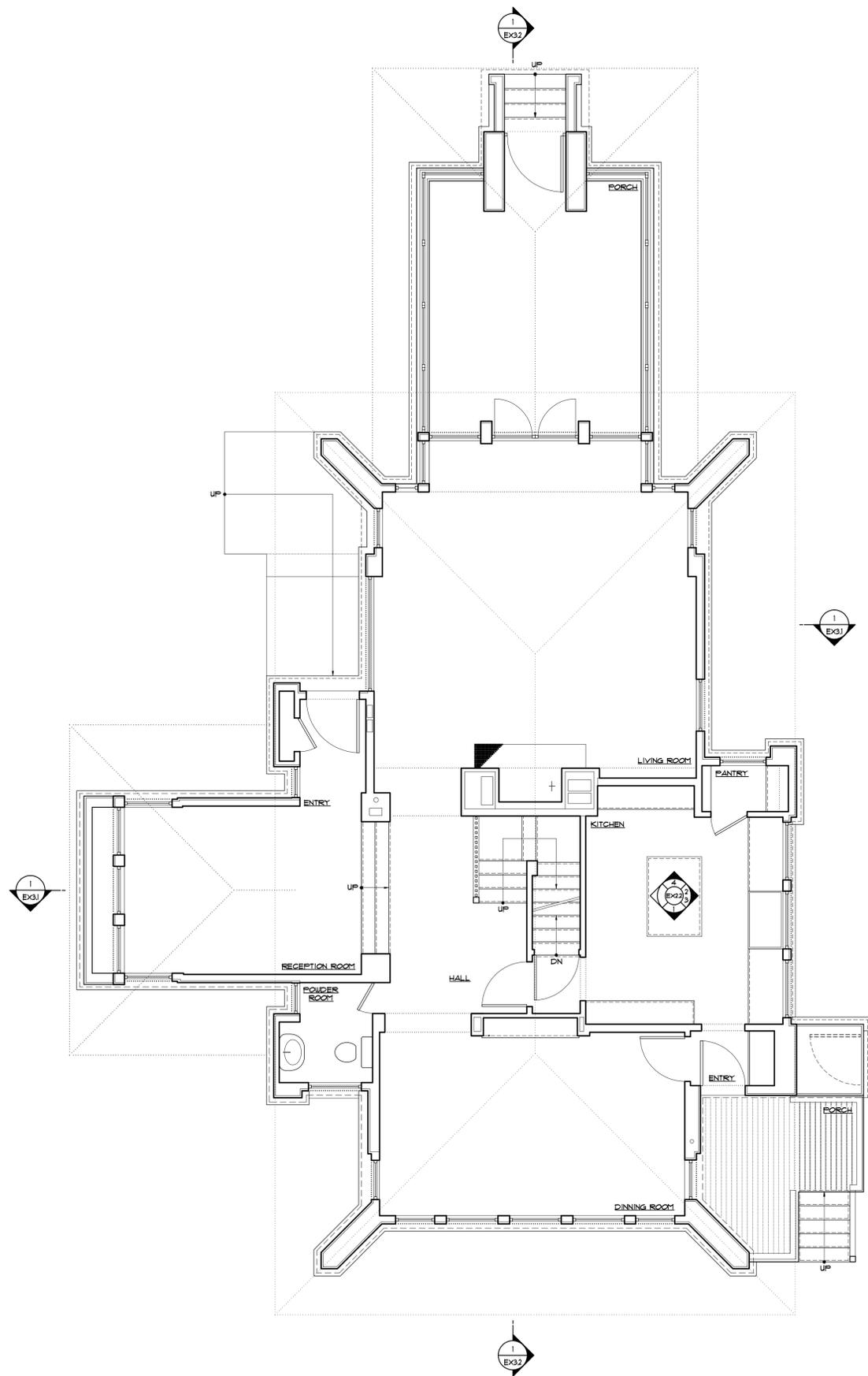
EX1.1

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ARCHITECTS
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Chicago, IL 60605 312.526.0100 Fax 312.526.0110

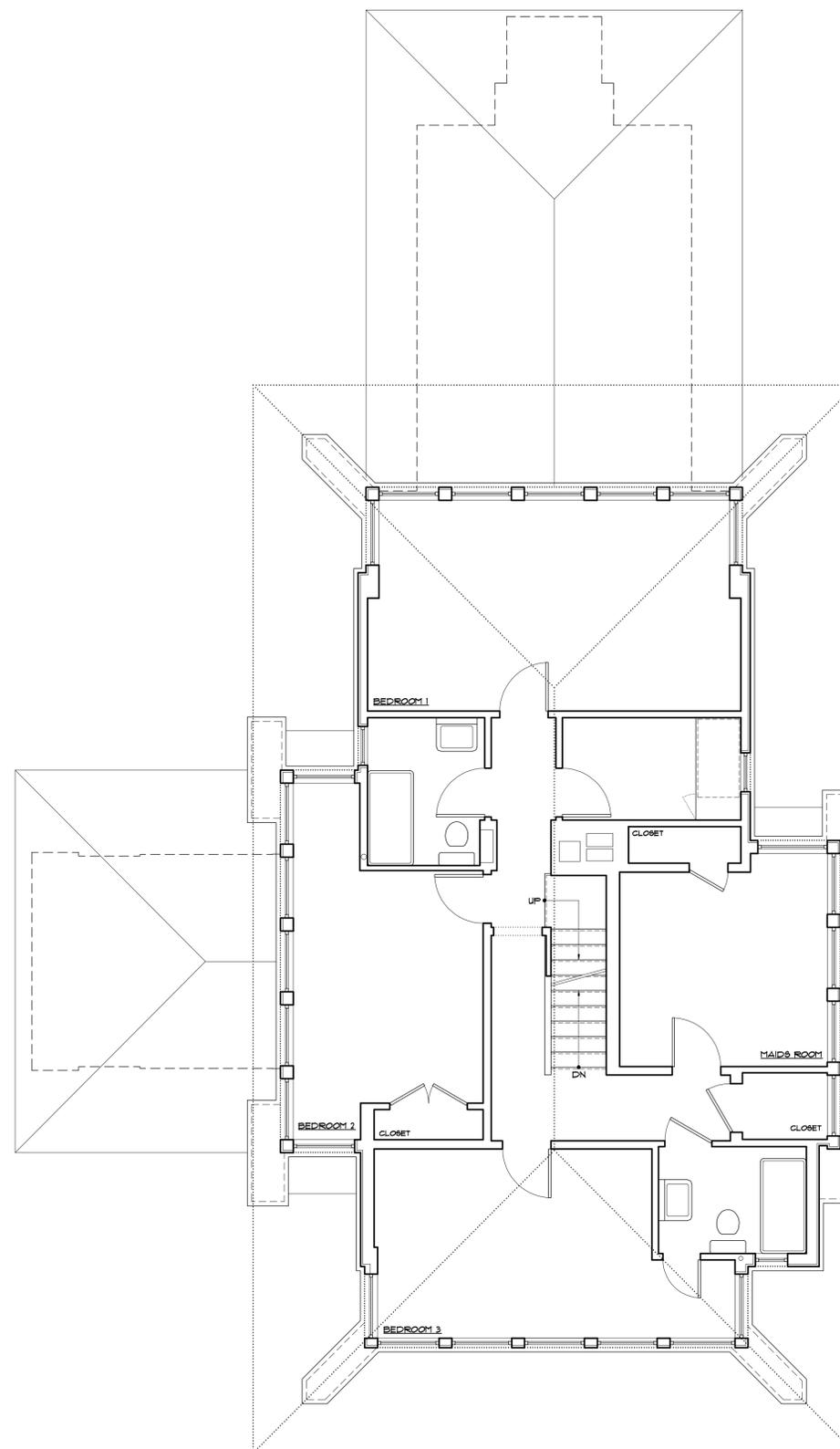
ALTERATIONS AND
ADDITION TO THE

**MARY ADAMS
HOUSE**

1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



1 EXIST. FIRST FLOOR PLAN
1/4" = 1'-0" 



2 EXIST. SECOND FLOOR PLAN 
1/4" = 1'-0"

6	HPC SUBMITTAL	02/16/11
5	100% DESIGN DEVELOPMENT	02/01/11
4	75% DESIGN DEVELOPMENT	01/11/11
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EXISTING FLOOR PLANS

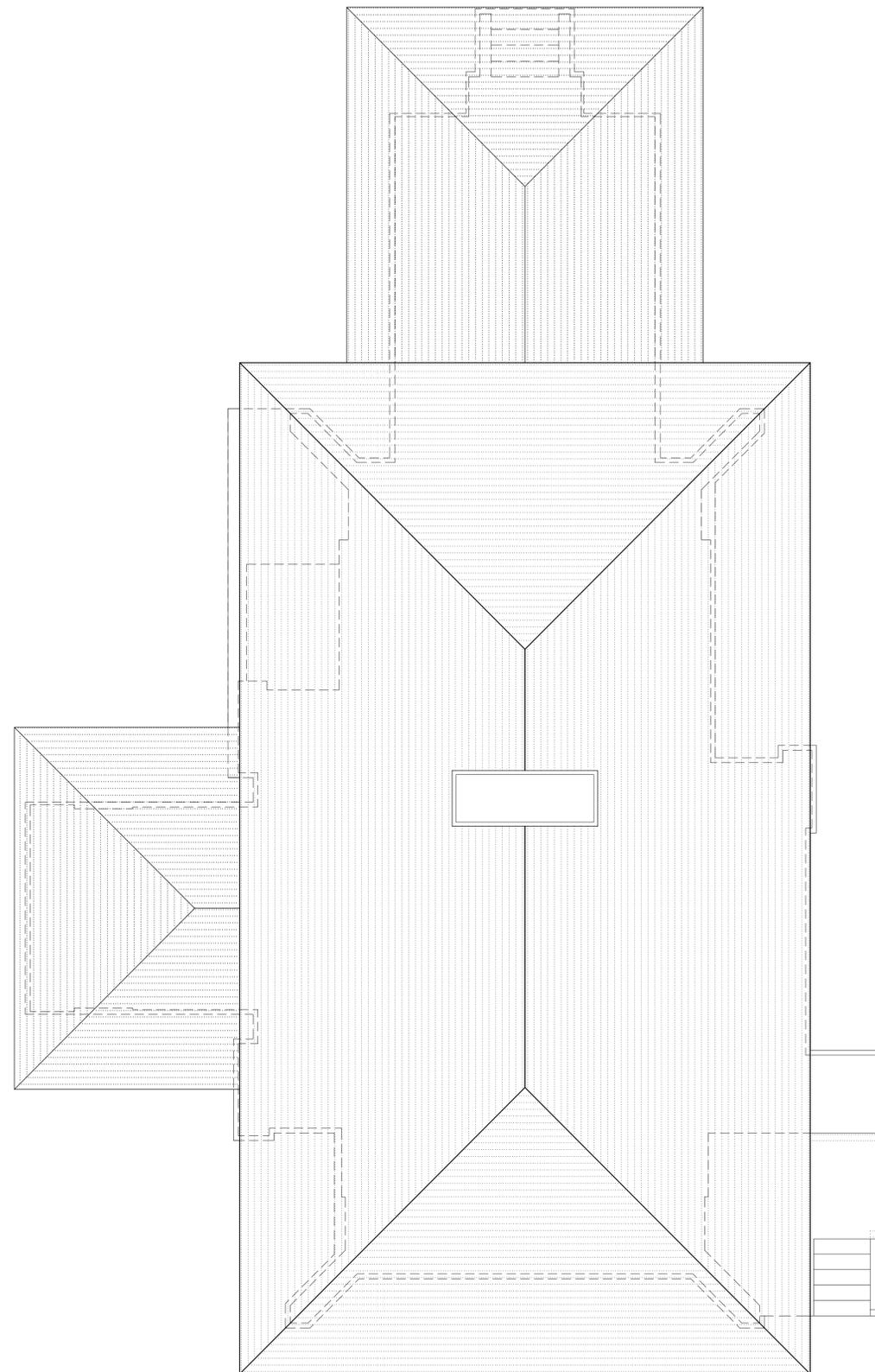
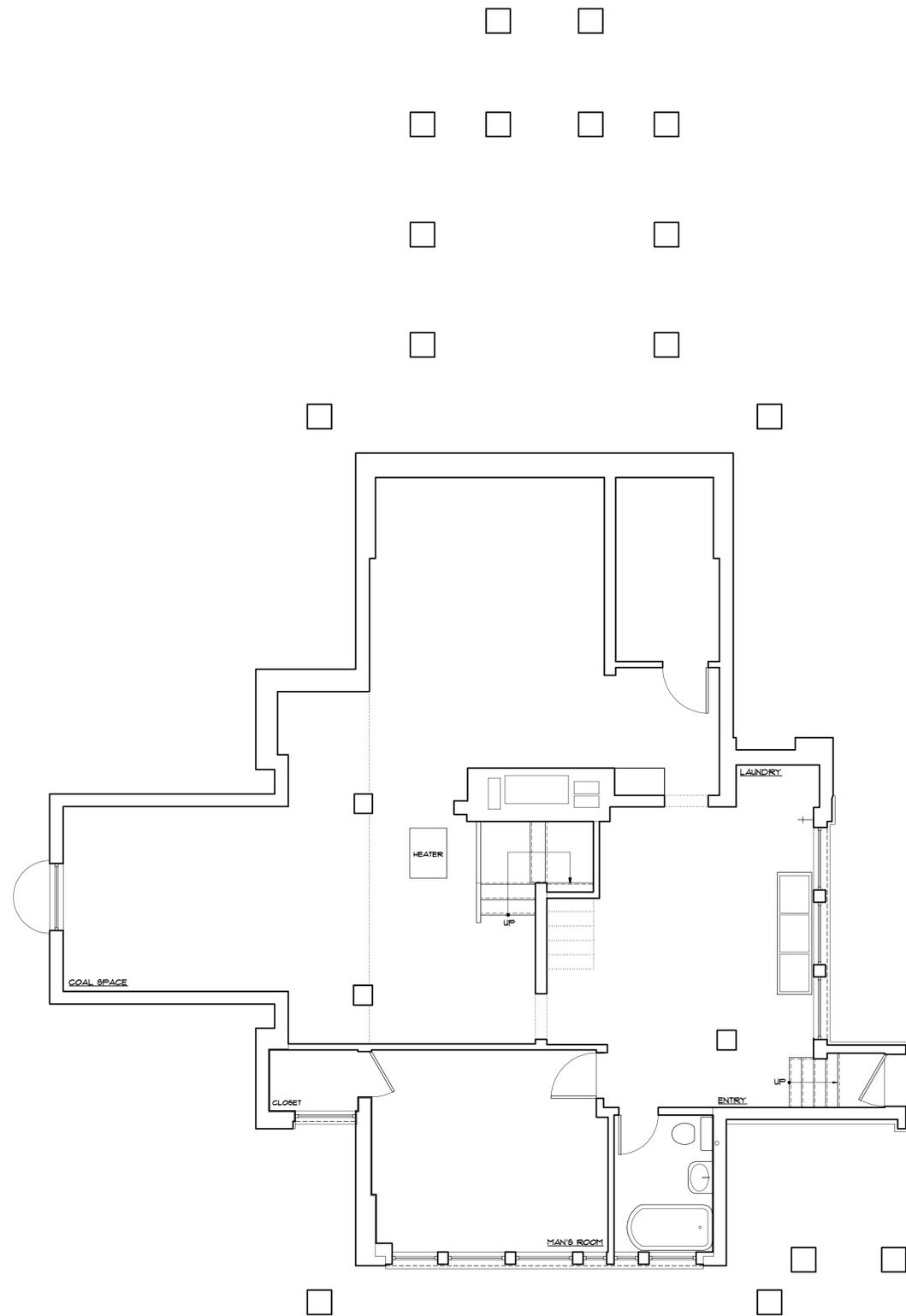
EX1.2

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ALTERATIONS AND
ADDITION TO THE

MARY ADAMS HOUSE

1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



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1	ISSUED FOR REVIEW	11/02/10

EXISTING FLOOR PLANS

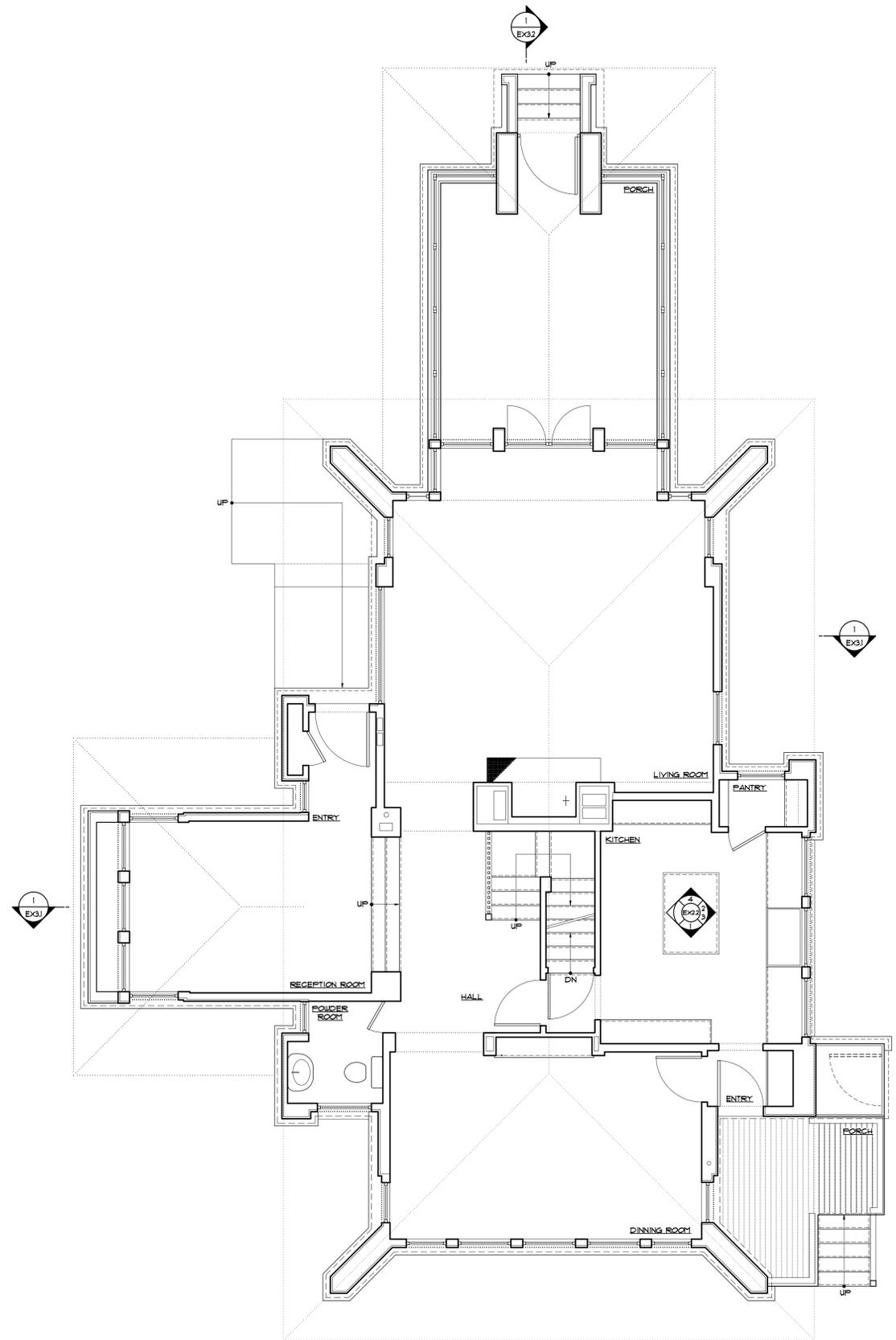
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ARCHITECTS
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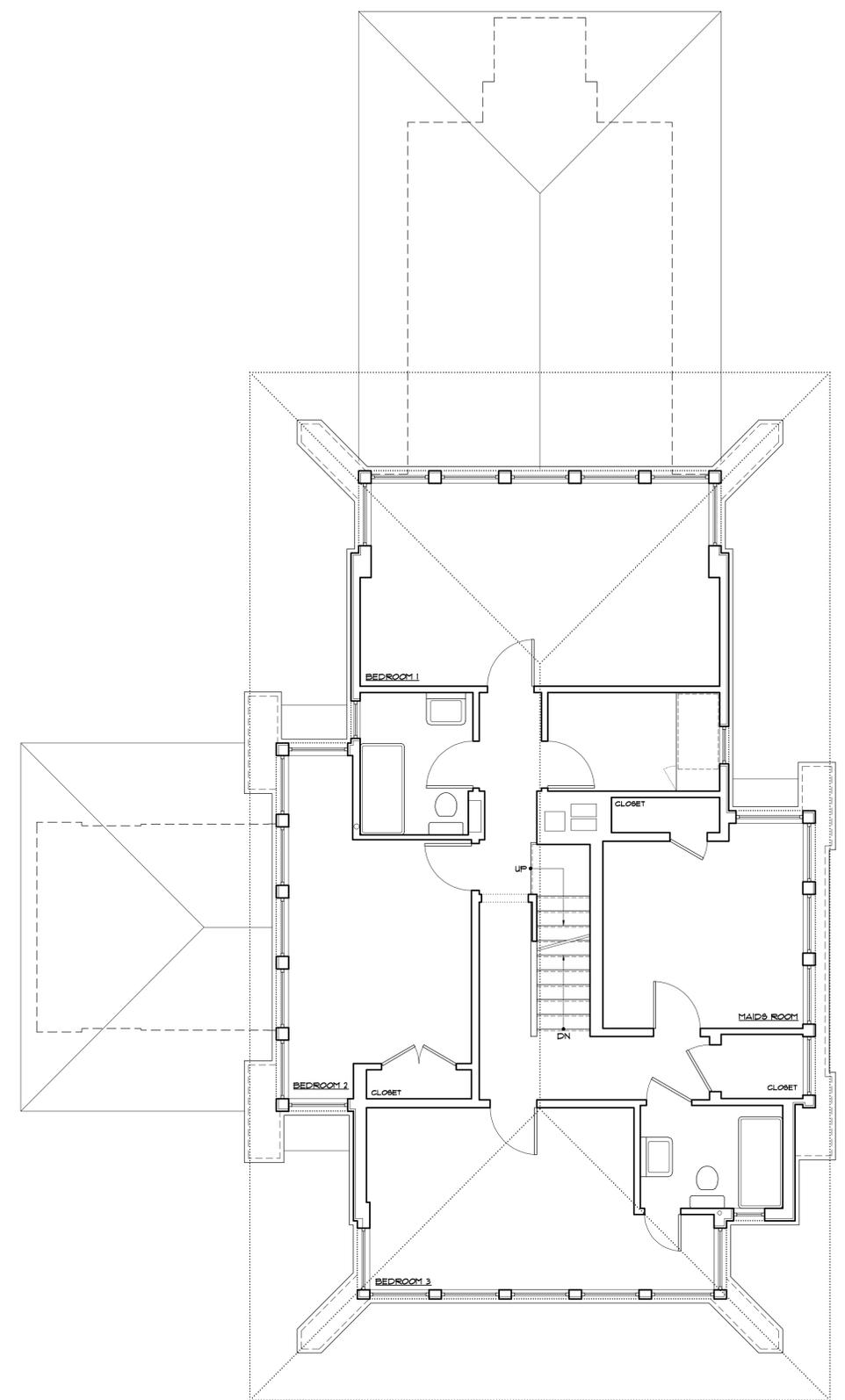
ALTERATIONS AND
ADDITION TO THE

**MARY ADAMS
HOUSE**

1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



1 EXIST. FIRST FLOOR PLAN
1/4" = 1'-0" 



2 EXIST. SECOND FLOOR PLAN 
1/4" = 1'-0"

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EXISTING FLOOR PLANS

EX1.2

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ALTERATIONS AND
ADDITION TO THE

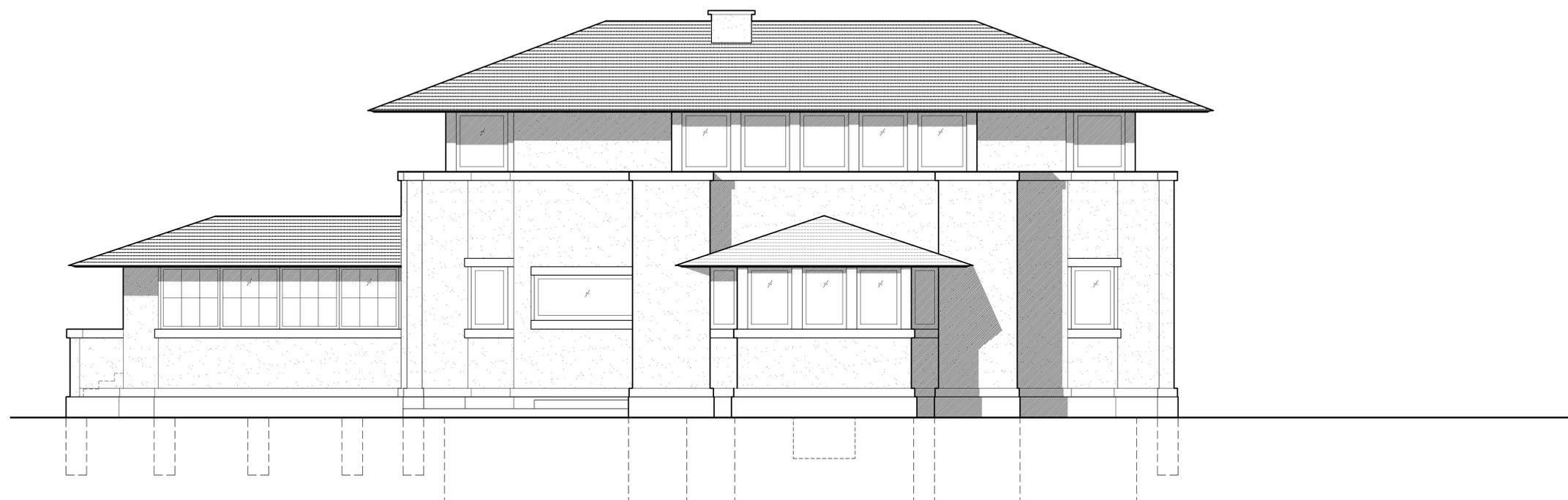
MARY ADAMS HOUSE

1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



1 EXIST. EAST ELEVATION

1/4" = 1'-0"



2 EXIST. WEST ELEVATION

1/4" = 1'-0"

6	HPC SUBMITTAL	02/16/11
5	100% DESIGN DEVELOPMENT	02/01/11
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3	50% DESIGN DEVELOPMENT	12/16/10
2	SCHEMATIC DESIGN	11/23/10
1	ISSUED FOR REVIEW	11/02/10

EXISTING ELEVATIONS

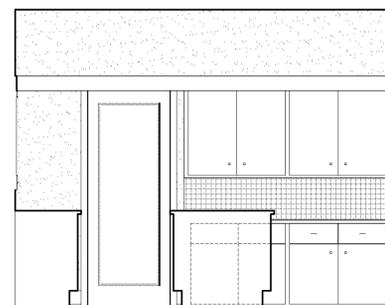
EX2.1

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Chicago, IL 60605 312.526.0100 Fax 312.526.0110

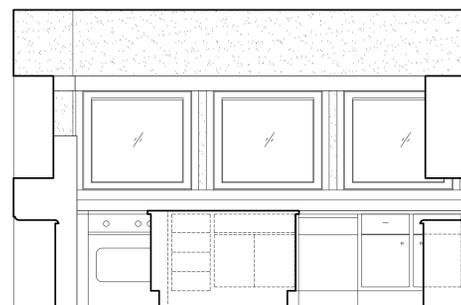
ALTERATIONS AND
ADDITION TO THE

MARY ADAMS HOUSE

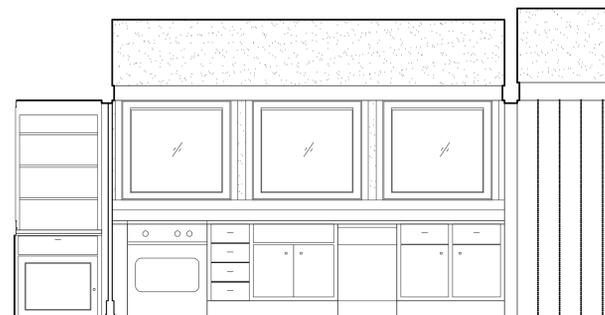
1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



1 KITCHEN ELEVATION
3/8" = 1'-0"



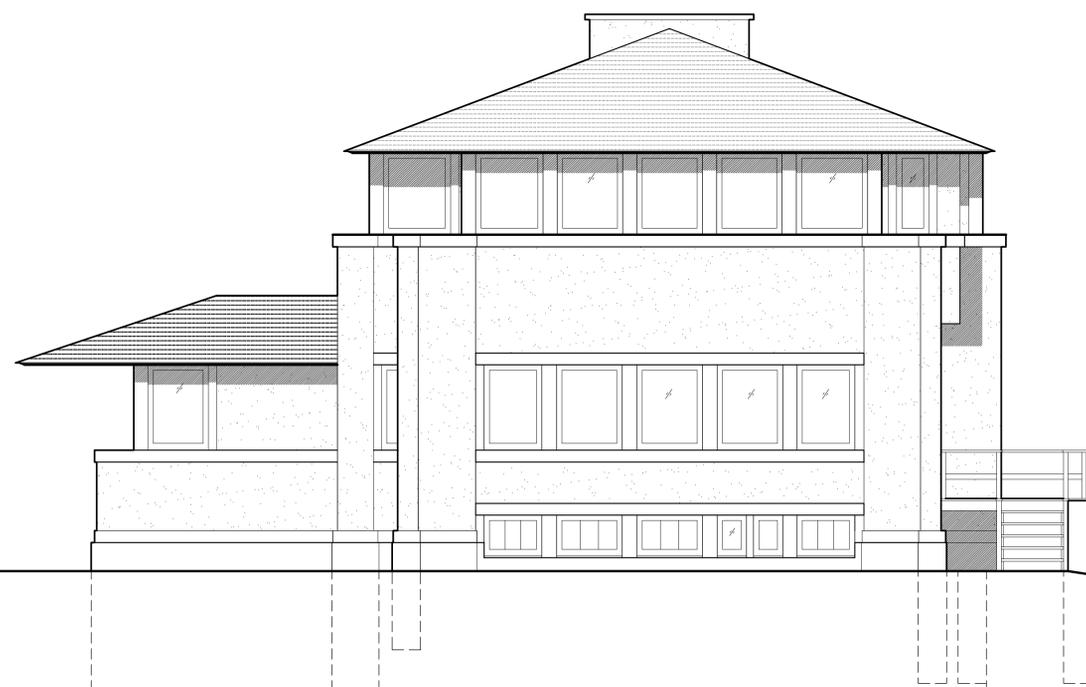
2 KITCHEN ELEVATION
3/8" = 1'-0"



3 KITCHEN ELEVATION
3/8" = 1'-0"



4 KITCHEN ELEVATION
3/8" = 1'-0"



6 EXIST. SOUTH ELEVATION
1/4" = 1'-0"



7 EXIST. NORTH ELEVATION
1/4" = 1'-0"

6	HPC SUBMITTAL	02/16/11
5	100% DESIGN DEVELOPMENT	02/01/11
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3	50% DESIGN DEVELOPMENT	12/16/10
2	SCHEMATIC DESIGN	11/23/10
1	ISSUED FOR REVIEW	11/02/10

EXISTING KITCHEN
& EXISTING ELEVATIONS

EX2.2

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ALTERATIONS AND
ADDITION TO THE

MARY ADAMS HOUSE

1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



1 EXIST. CROSS SECTION

3/8" = 1'-0"

NO.	DESCRIPTION	DATE
6	HPC SUBMITTAL	02/16/11
5	100% DESIGN DEVELOPMENT	02/01/11
4	75% DESIGN DEVELOPMENT	01/11/11
3	50% DESIGN DEVELOPMENT	12/16/10
2	SCHEMATIC DESIGN	11/23/10
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EXISTING SECTION

EX3.1

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ALTERATIONS AND
ADDITION TO THE

MARY ADAMS HOUSE

1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



1 EXIST. LONGITUDINAL SECTION

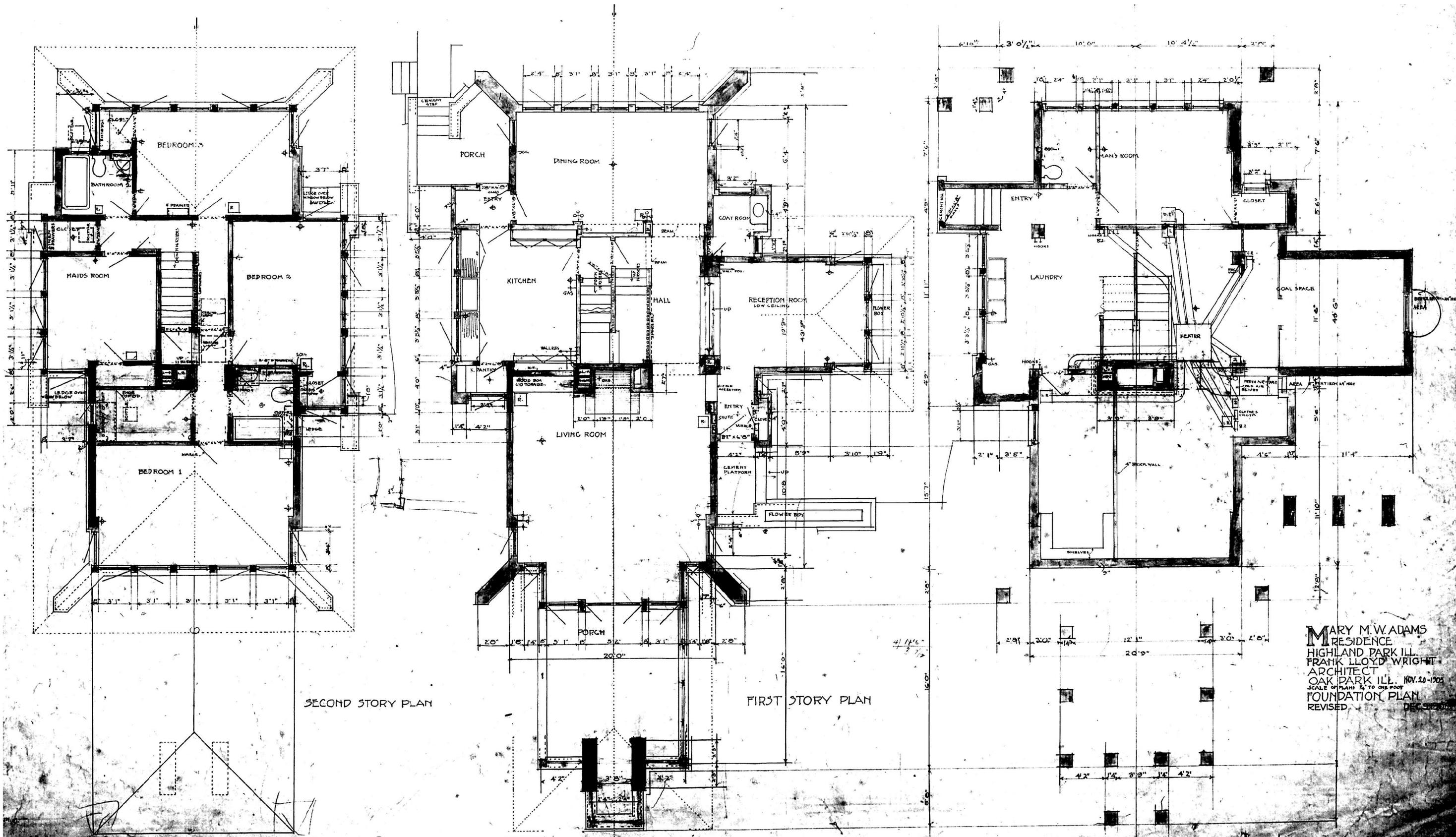
3/8" = 1'-0"

6	HPC SUBMITTAL	02/16/11
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3	50% DESIGN DEVELOPMENT	12/16/10
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1	ISSUED FOR REVIEW	11/02/10

EXISTING SECTION

EX3.2

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SECOND STORY PLAN

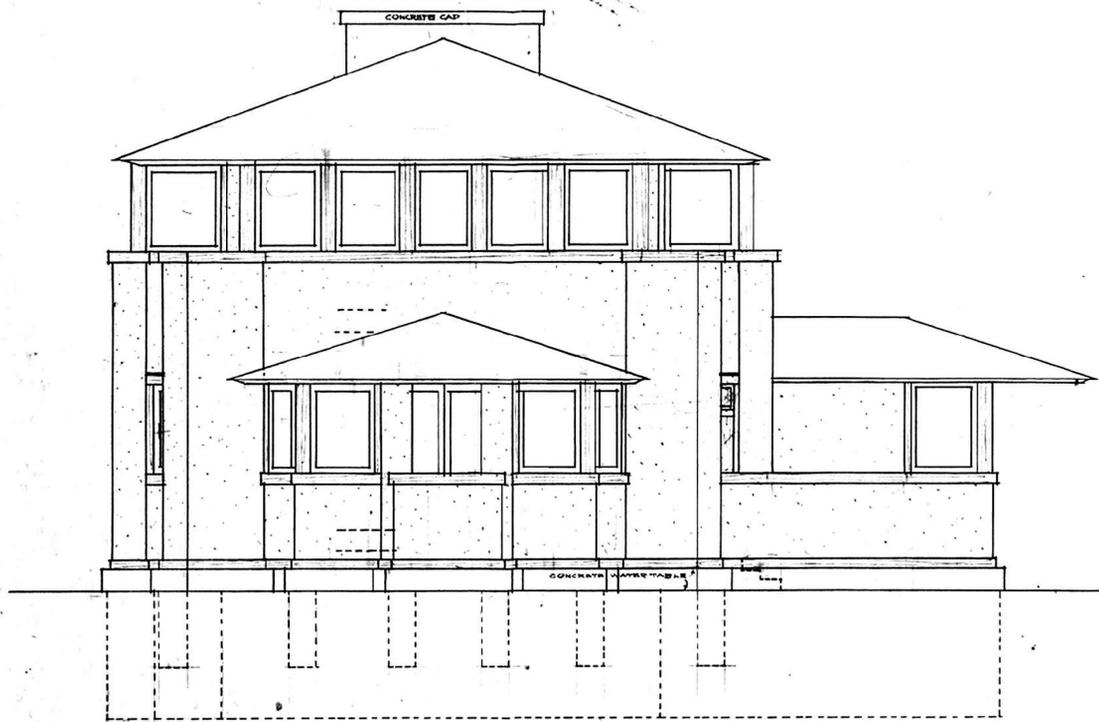
FIRST STORY PLAN

MARY M. W. ADAMS
 RESIDENCE
 HIGHLAND PARK ILL.
 FRANK LLOYD WRIGHT
 ARCHITECT
 OAK PARK ILL. NOV. 20-1903
 SCALE OF PLAN 1/4" TO ONE FOOT
 FOUNDATION PLAN
 REVISED DEC 1903

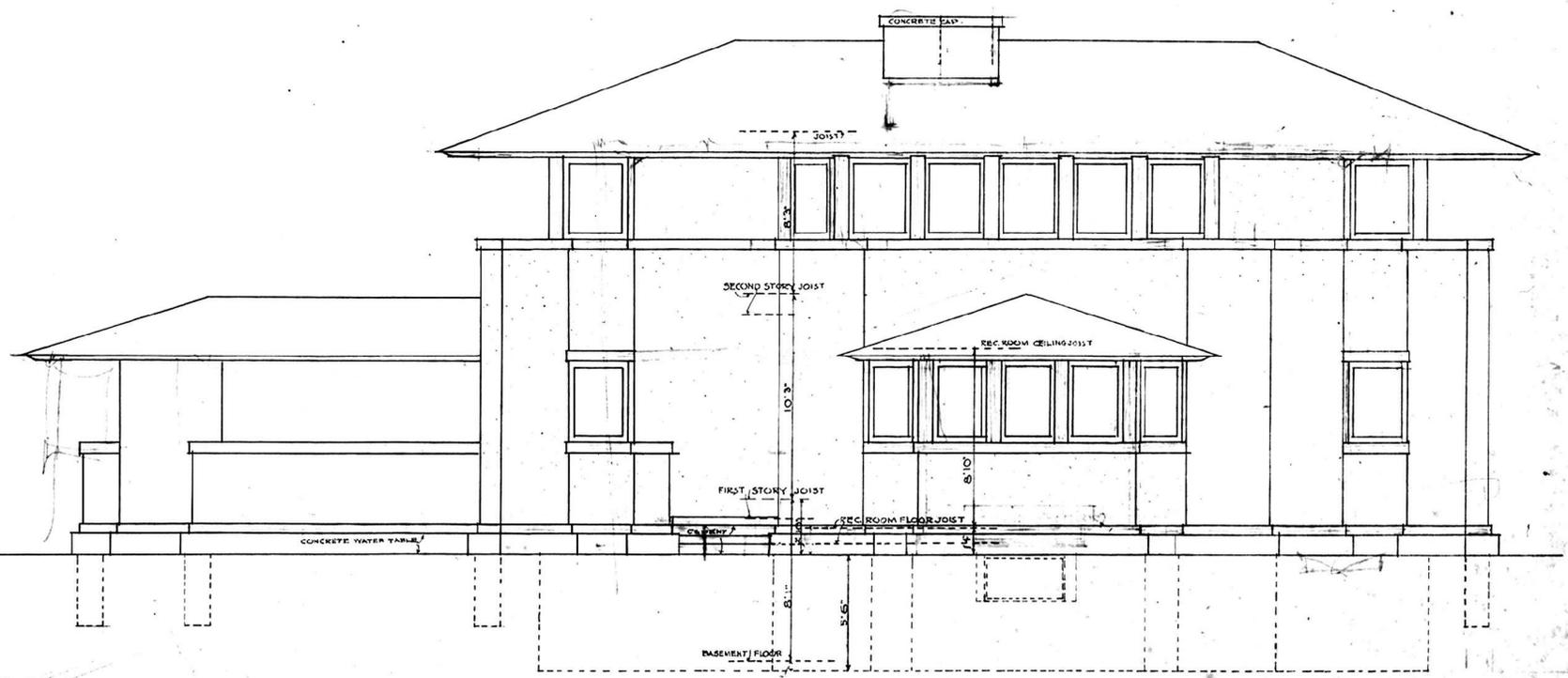
ORIGINAL FRANK LLOYD WRIGHT'S PLAN DRAWING

1/4" = 1'-0"

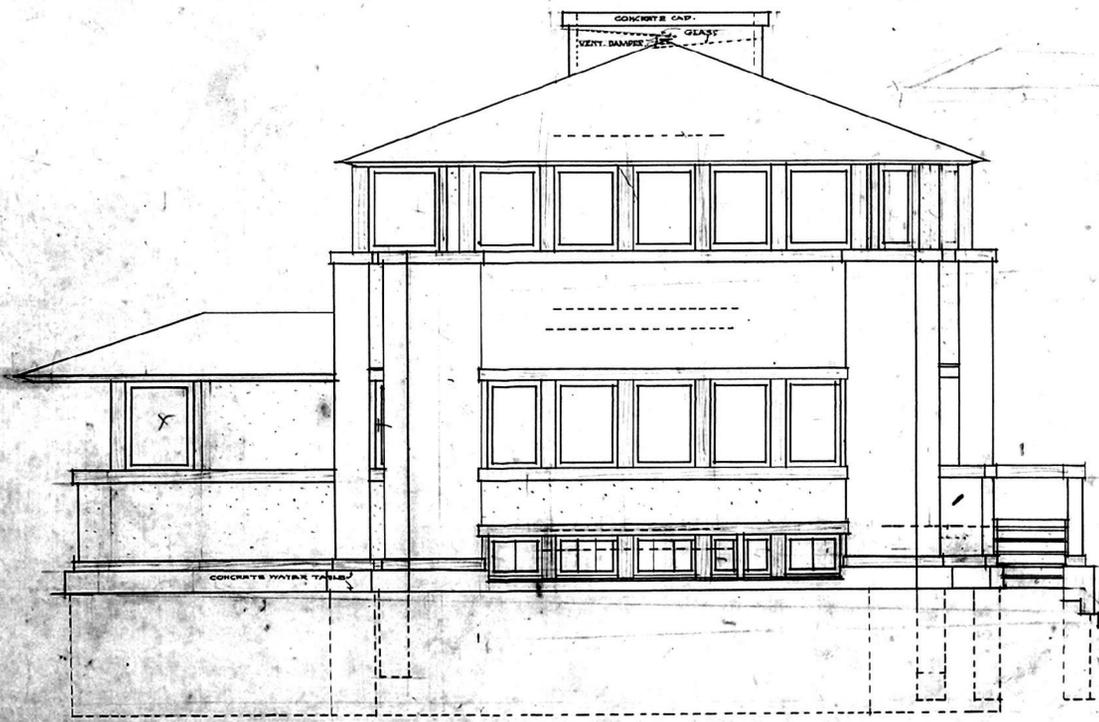




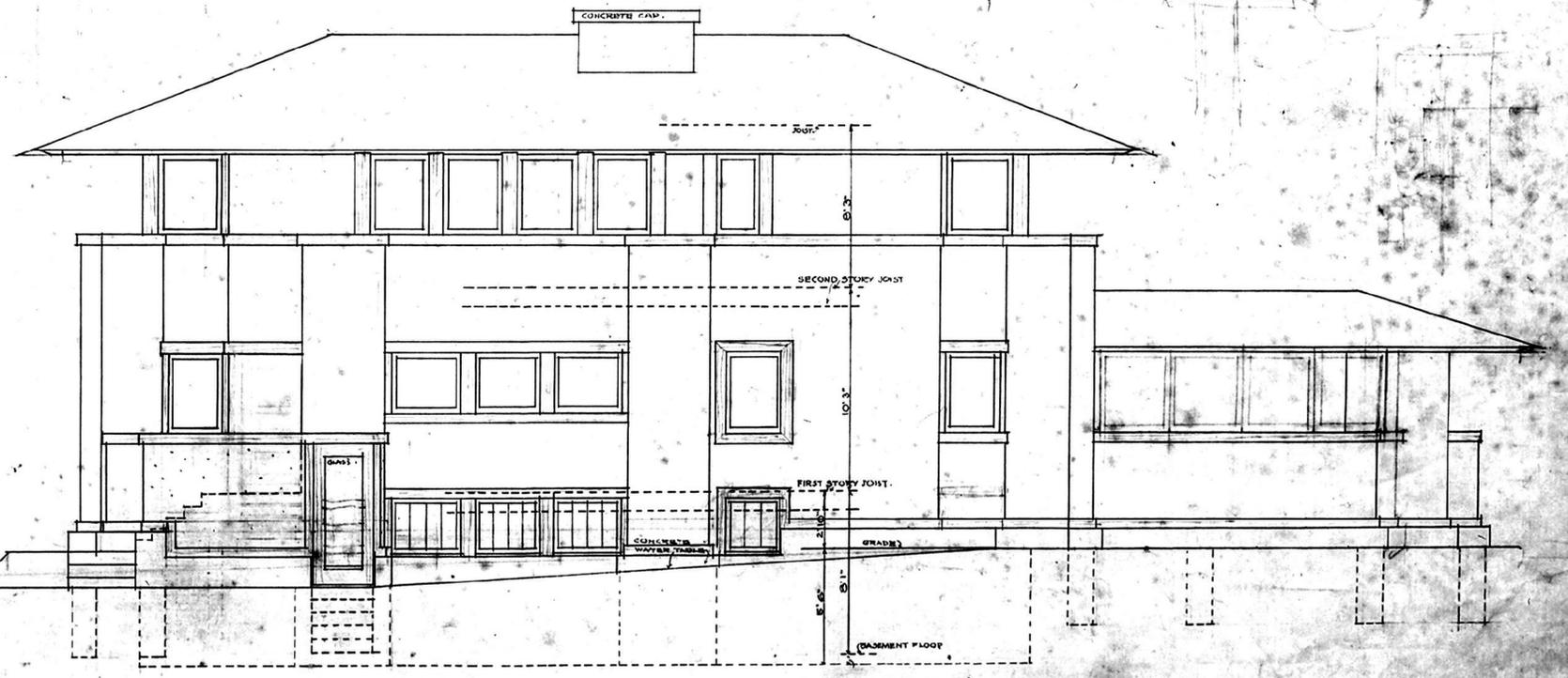
NORTH ELEVATION



WEST ELEVATION



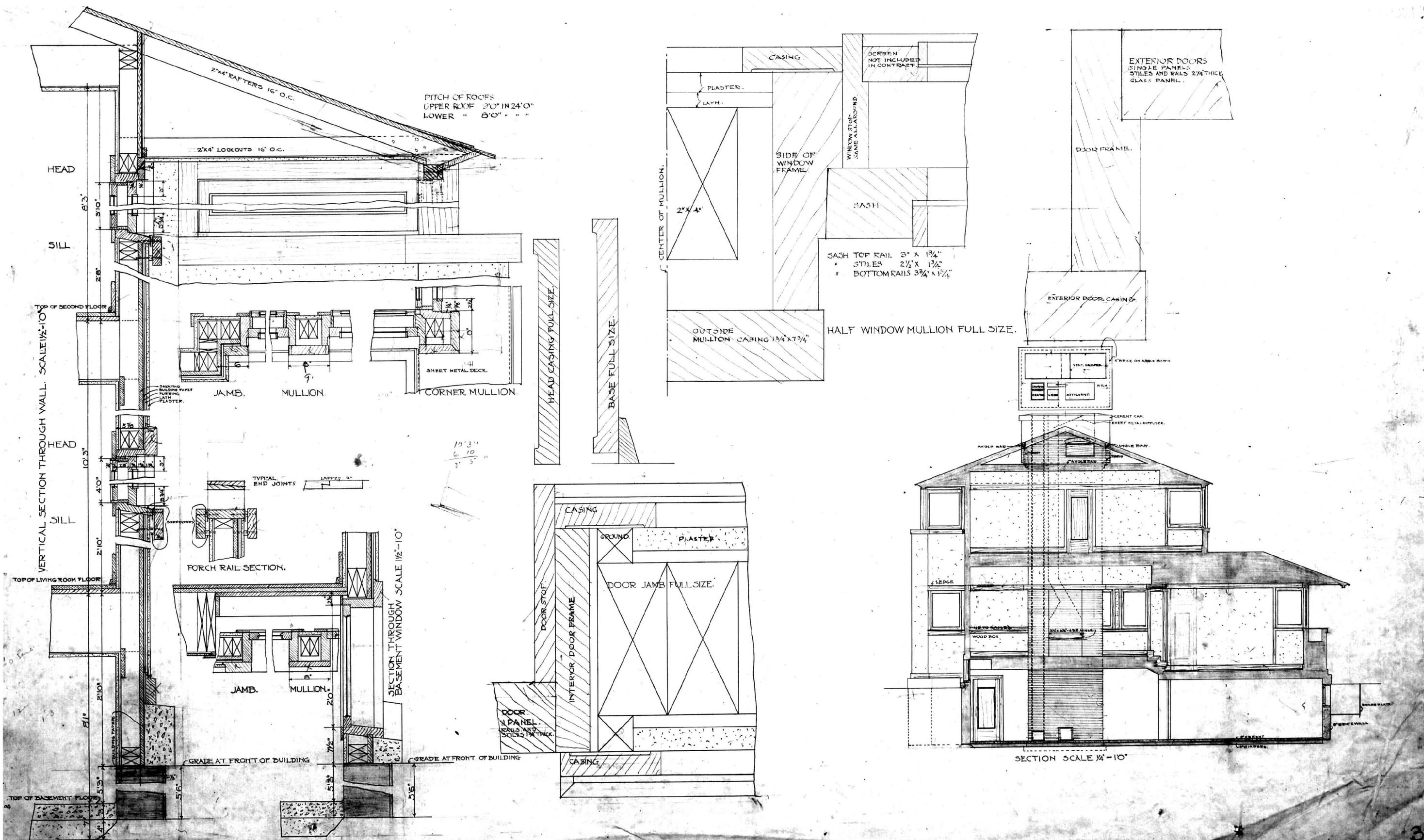
SOUTH ELEVATION



EAST ELEVATION

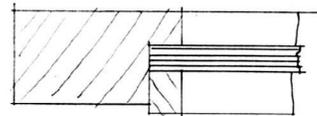
1 ORIGINAL FRANK LLOYD WRIGHT'S ELEVATION DRAWING

1/4" = 1'-0"

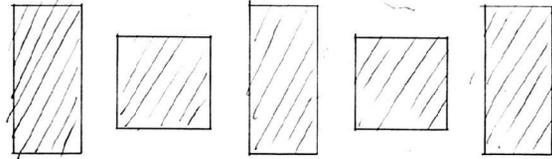


1 ORIGINAL FRANK LLOYD WRIGHT'S DETAILS DRAWING

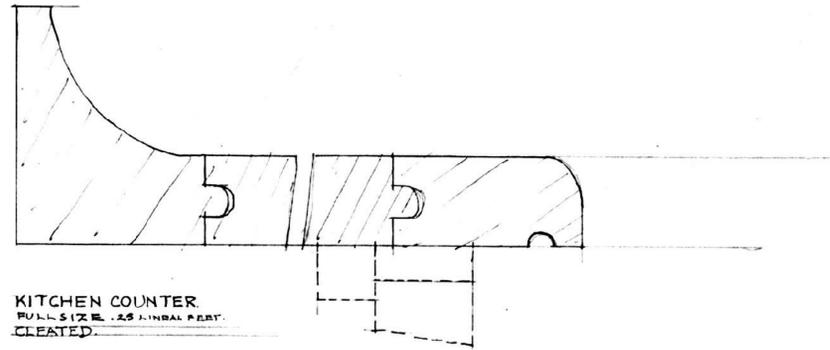
1/4" = 1'-0"



GLASS PANEL.



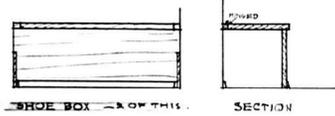
FULL SIZE DETAIL OF SPINDLES.
500 LINEAL FEET.



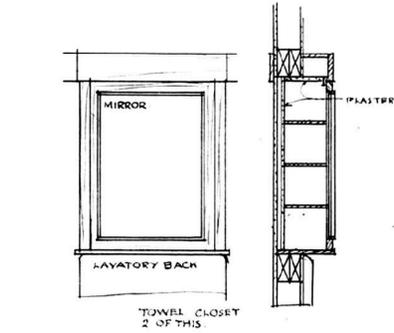
KITCHEN COUNTER
FULL SIZE .25 LINEAL FEET.
CLEATED.



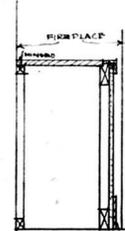
TYPICAL CUPBOARD DOORS FULL SIZE
WOOD PANEL.



SHOE BOX 2 OF THIS SECTION



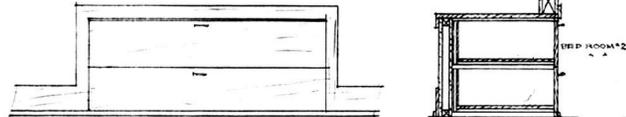
TOILET CLOSET
2 OF THIS



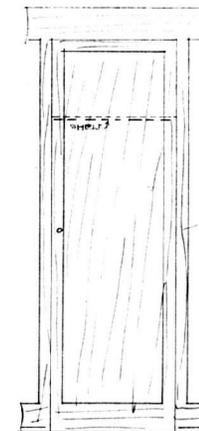
SECTION OF WOOD
BOX AT SIDE OF FIREPLACE
IN LIVING ROOM.
1 LINEAL FEET.



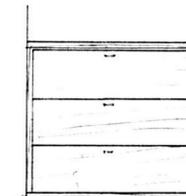
CASE IN CLOSET OFF OF B.R. #1
1 OF THIS.



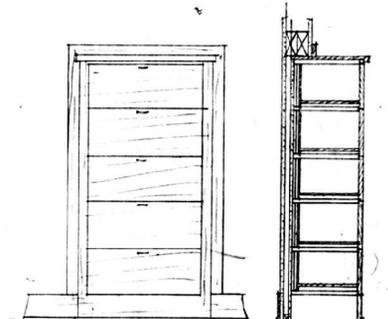
CASE OF DRAWERS B.R. #2.
1 OF THIS.



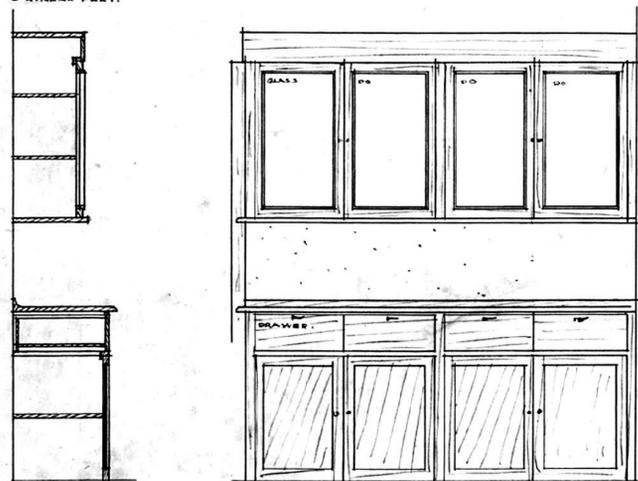
BROOM CLOSET
1 OF THIS



LINEN CASE
1 OF THIS.



CASE B.R. #3
1 OF THIS.

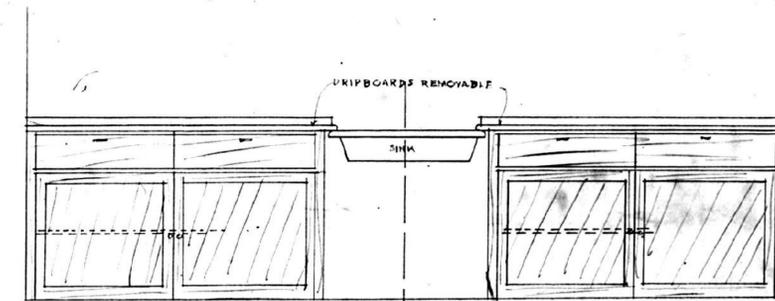


KITCHEN CASE 1 OF THIS.

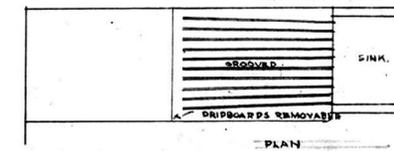


KITCHEN CASE 1 OF THIS.

KITCHEN CASE
1 OF THIS.



KITCHEN CASE 1 OF THIS.



PLAN

DETAILS OF INTERIOR FITTINGS
SCALE 3/4" = 1'-0"
NOTE ALL SHELVES ADJUSTABLE.

ALTERATIONS AND
ADDITION TO THE

MARY ADAMS HOUSE

1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS

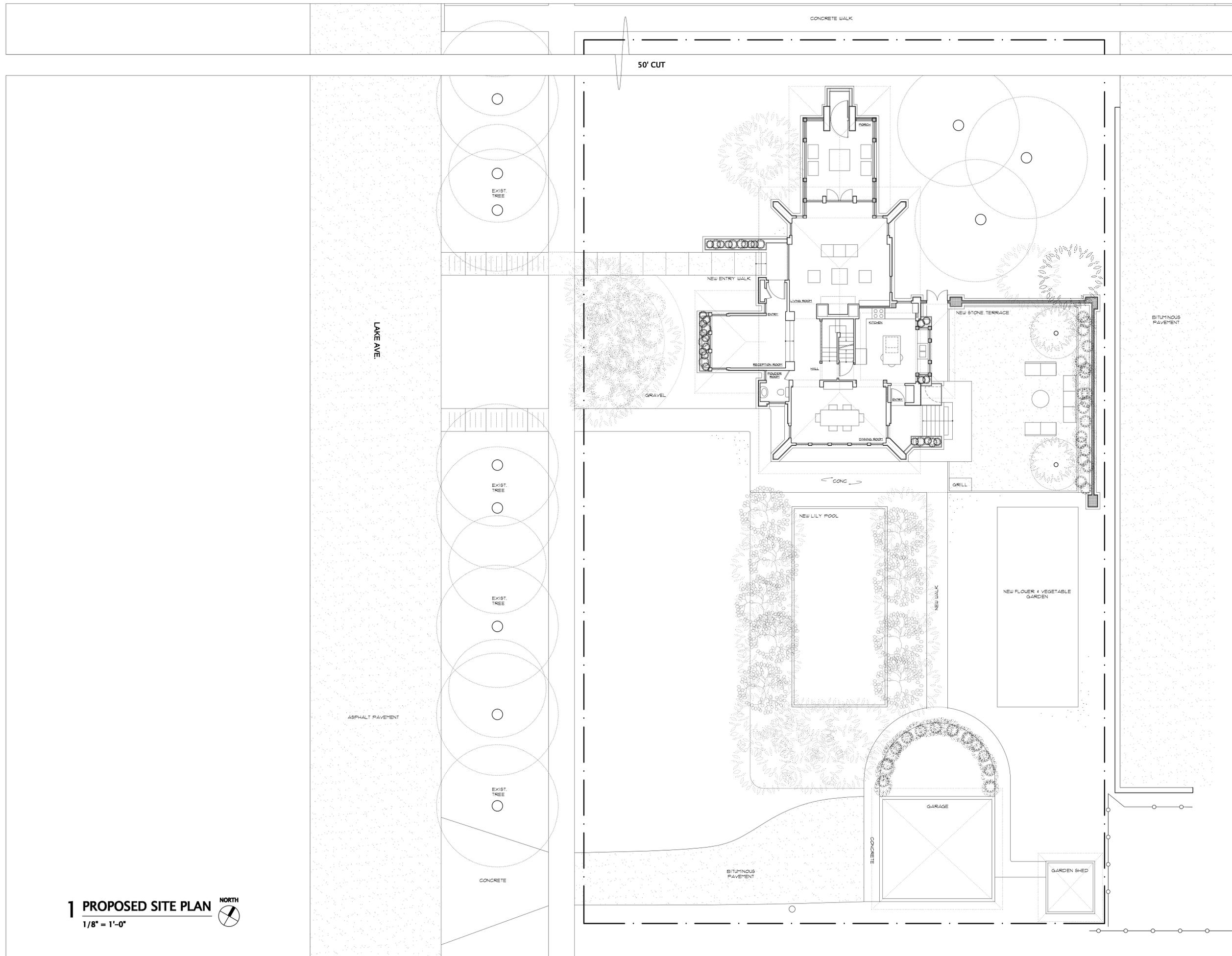
6	HPC SUBMITTAL	02/16/11
5	100% DESIGN DEVELOPMENT	02/01/11
4	75% DESIGN DEVELOPMENT	01/11/11
3	50% DESIGN DEVELOPMENT	12/16/10
2	SCHEMATIC DESIGN	11/23/10
1	ISSUED FOR REVIEW	11/02/10

PROPOSED
SITE PLAN

A0.1

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Chicago, IL 60605 312.526.0100 Fax 312.526.0110

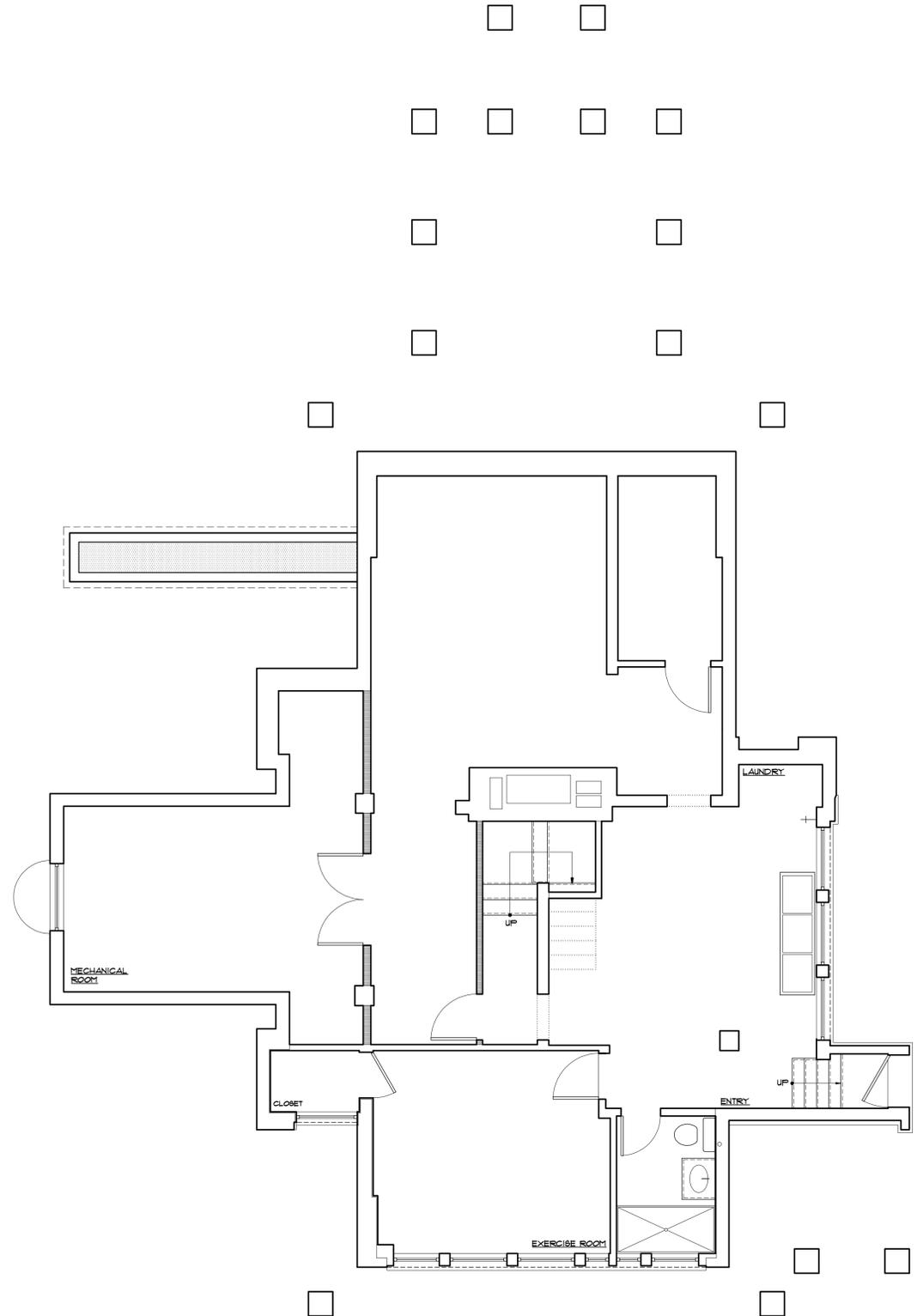
1 PROPOSED SITE PLAN 
1/8" = 1'-0"



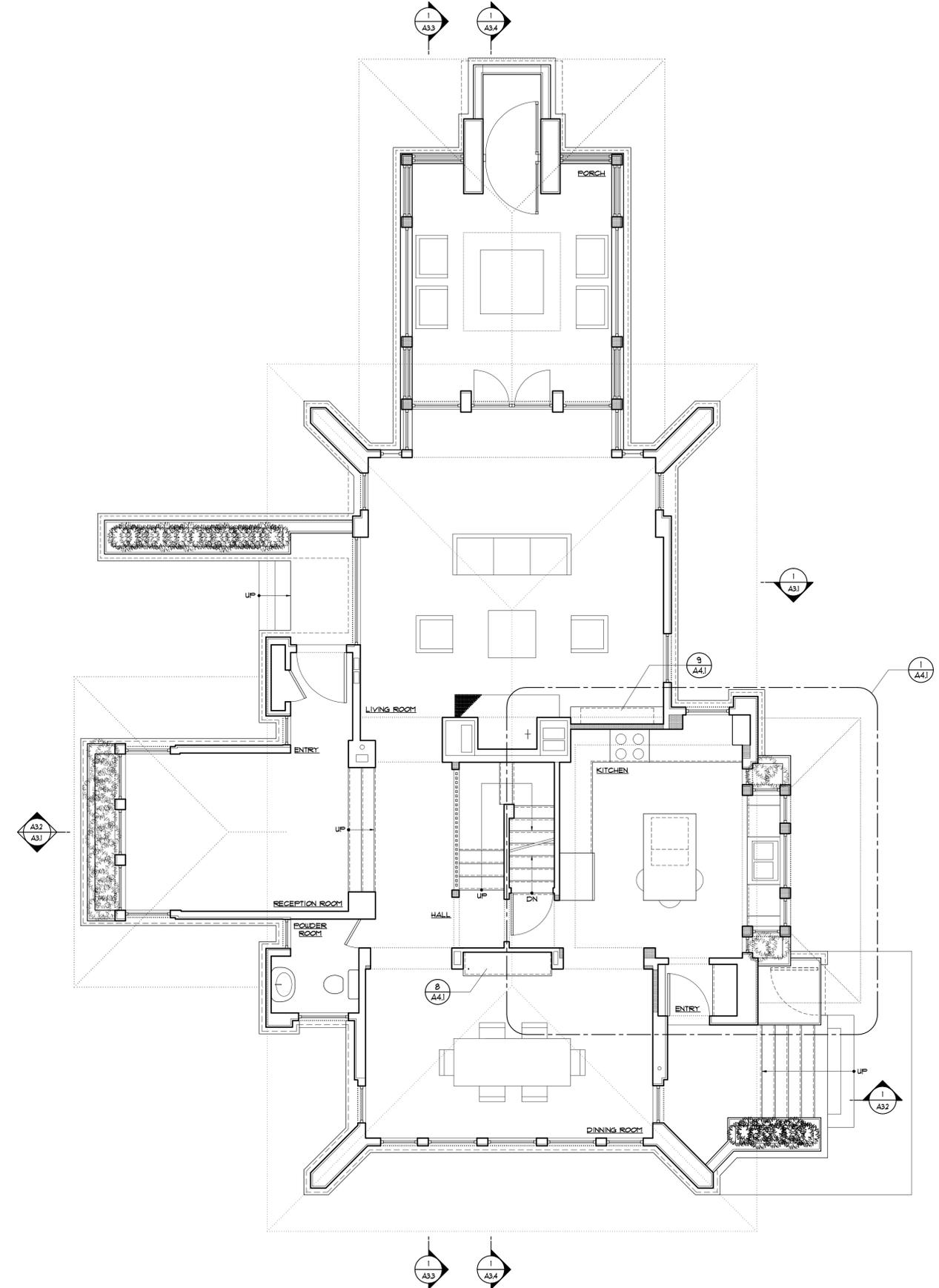
ALTERATIONS AND
ADDITION TO THE

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1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



1 BASEMENT FLOOR PLAN NORTH
1/4" = 1'-0"



2 ROOF FLOOR PLAN NORTH
1/4" = 1'-0"

6	HPC SUBMITTAL	02/16/11
5	100% DESIGN DEVELOPMENT	02/01/11
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PROPOSED
FLOOR PLANS

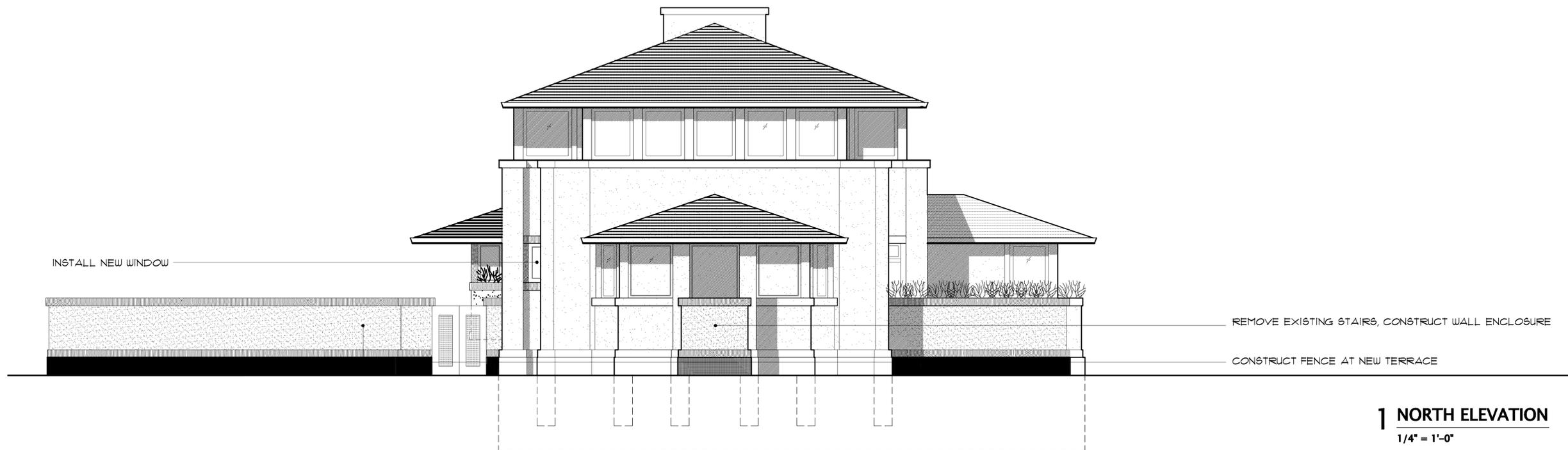
A1.1

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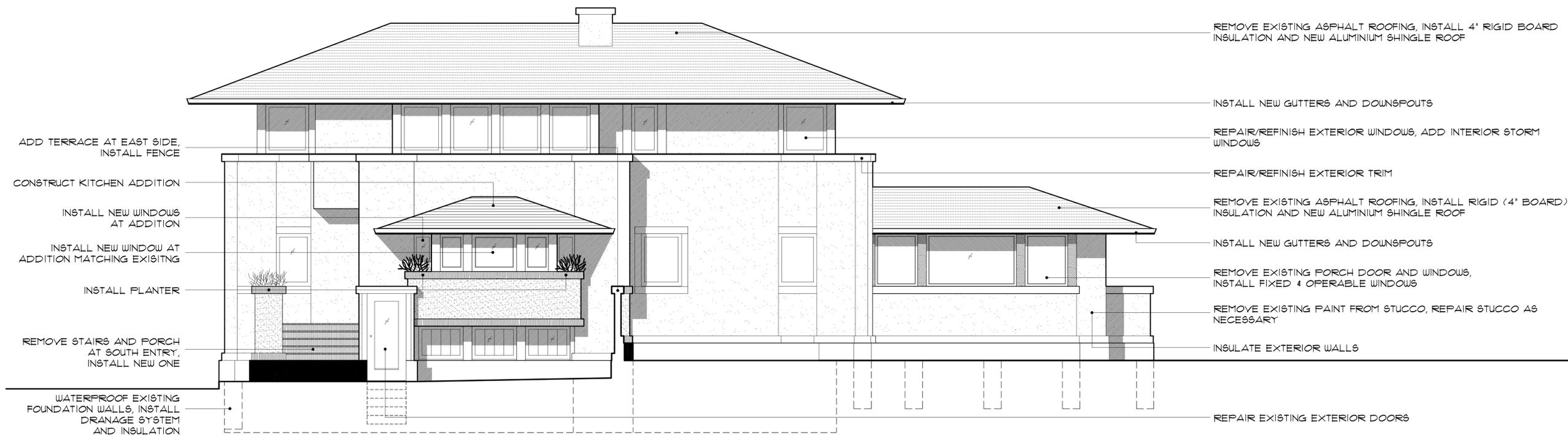
ALTERATIONS AND
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HIGHLAND PARK, ILLINOIS



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

6	HPC SUBMITTAL	02/16/11
5	100% DESIGN DEVELOPMENT	02/01/11
4	75% DESIGN DEVELOPMENT	01/13/11
3	50% DESIGN DEVELOPMENT	12/16/10
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PROPOSED ELEVATIONS

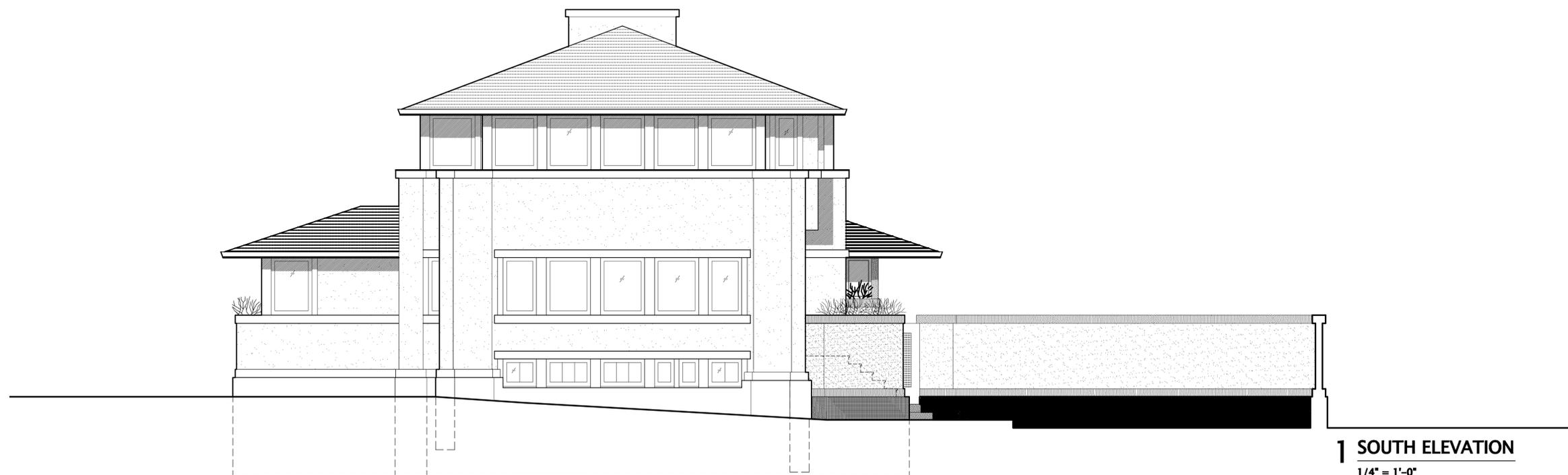
A2.1

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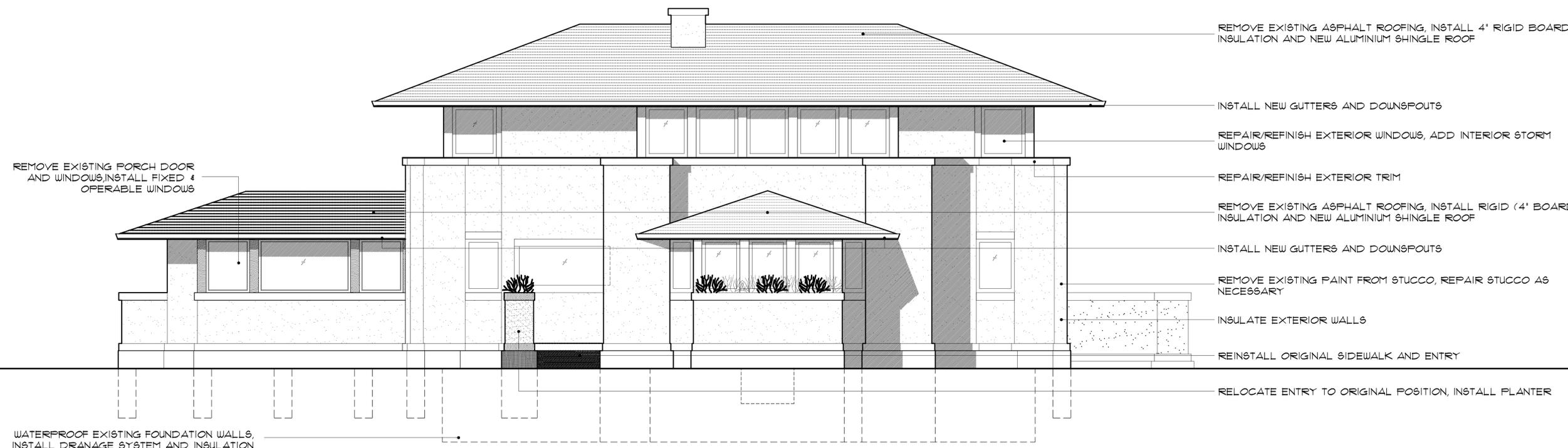
ALTERATIONS AND
ADDITION TO THE

MARY ADAMS HOUSE

1923 LAKE AVE.
HIGHLAND PARK, ILLINOIS



1 SOUTH ELEVATION
1/4" = 1'-0"



REMOVE EXISTING ASPHALT ROOFING, INSTALL 4" RIGID BOARD INSULATION AND NEW ALUMINIUM SHINGLE ROOF

INSTALL NEW GUTTERS AND DOWNSPOUTS

REPAIR/REFINISH EXTERIOR WINDOWS, ADD INTERIOR STORM WINDOWS

REPAIR/REFINISH EXTERIOR TRIM

REMOVE EXISTING ASPHALT ROOFING, INSTALL RIGID (4" BOARD) INSULATION AND NEW ALUMINIUM SHINGLE ROOF

INSTALL NEW GUTTERS AND DOWNSPOUTS

REMOVE EXISTING PAINT FROM STUCCO, REPAIR STUCCO AS NECESSARY

INSULATE EXTERIOR WALLS

REINSTALL ORIGINAL SIDEWALK AND ENTRY

RELOCATE ENTRY TO ORIGINAL POSITION, INSTALL PLANTER

REMOVE EXISTING PORCH DOOR AND WINDOWS, INSTALL FIXED & OPERABLE WINDOWS

WATERPROOF EXISTING FOUNDATION WALLS, INSTALL DRAINAGE SYSTEM AND INSULATION

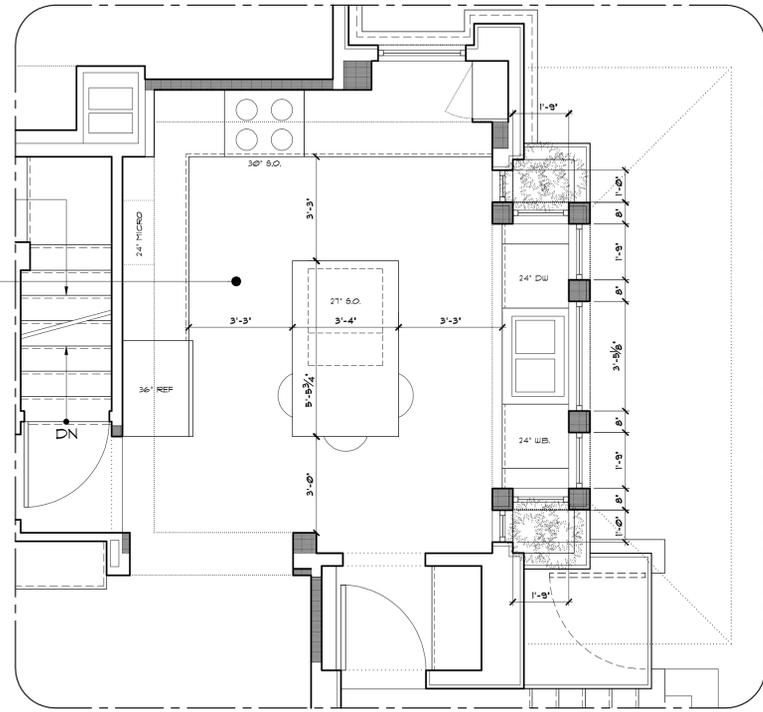
6	HPC SUBMITTAL	02/16/11
5	100% DESIGN DEVELOPMENT	02/01/11
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2	SCHEMATIC DESIGN	11/23/10
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2 WEST ELEVATION
1/4" = 1'-0"

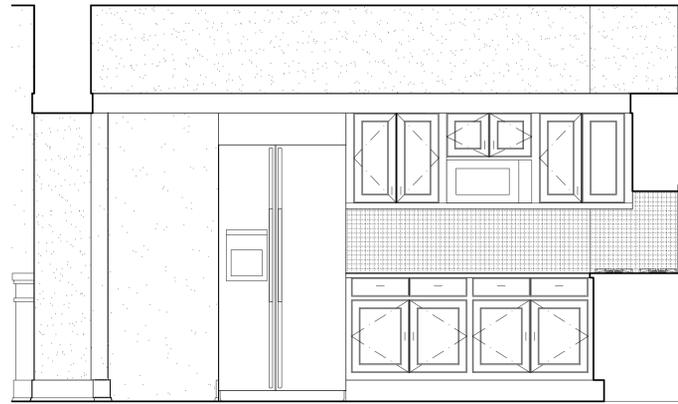
PROPOSED ELEVATIONS

A2.2

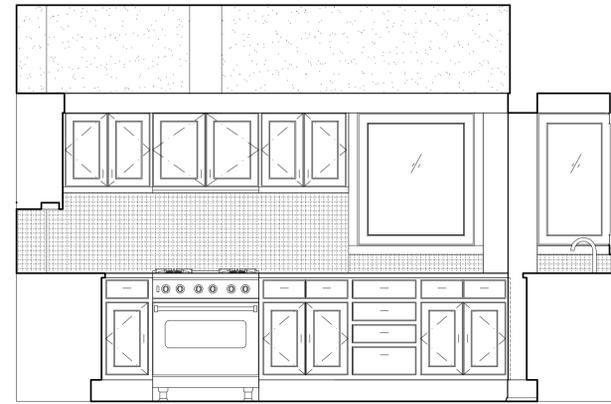
EIFLER & ASSOCIATES
ARCHITECTS
The Beasly Building, 600 N. Jackson St., Suite 1000
Chicago, IL 60605 312.592.0100 Fax 312.592.0110



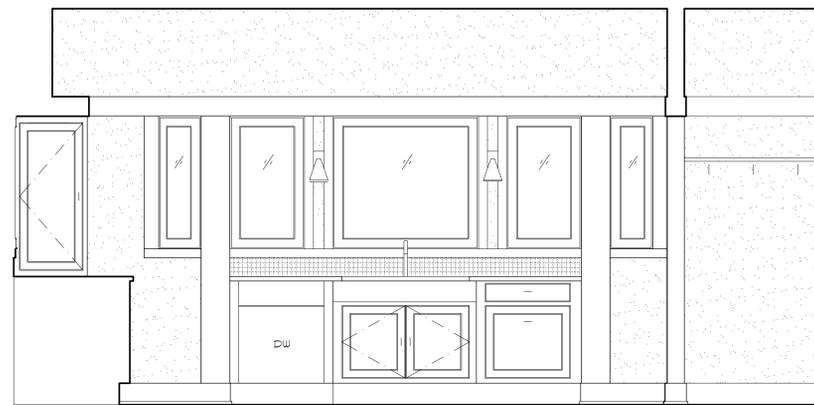
1 PROPOSED KITCHEN PLAN
3/8" = 1'-0"



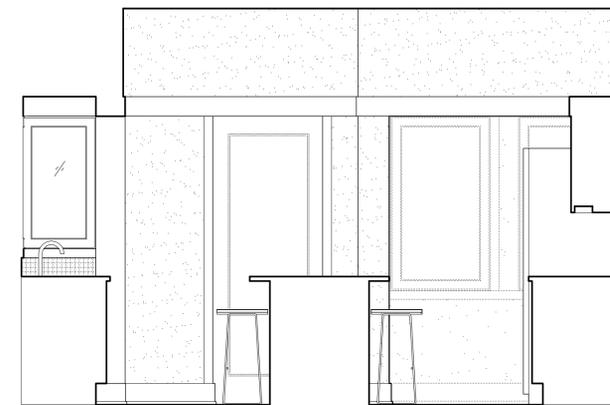
2 KITCHEN ELEVATION
1/2" = 1'-0"



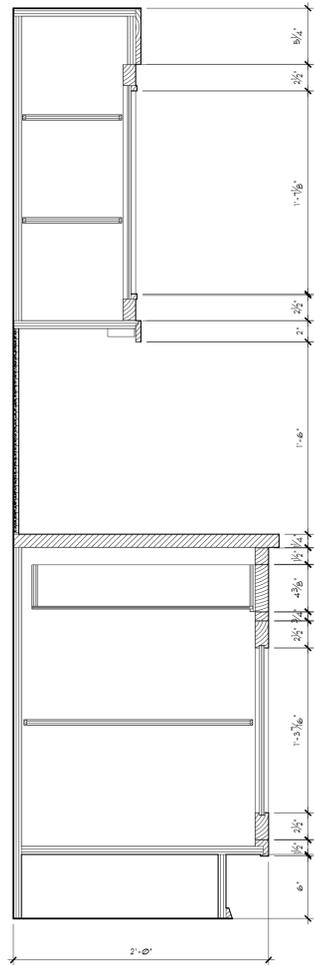
3 KITCHEN ELEVATION
1/2" = 1'-0"



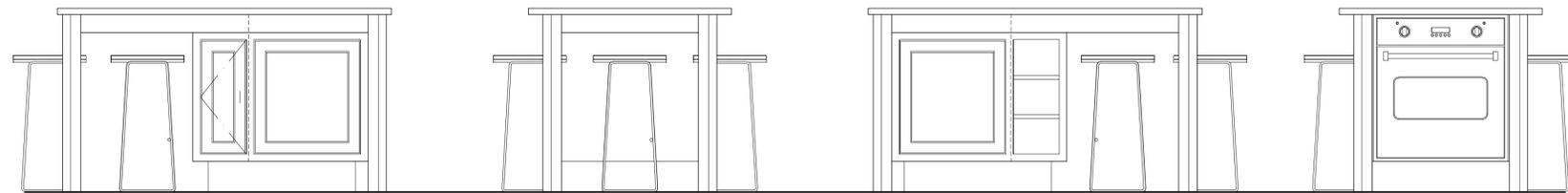
4 KITCHEN ELEVATION
1/2" = 1'-0"



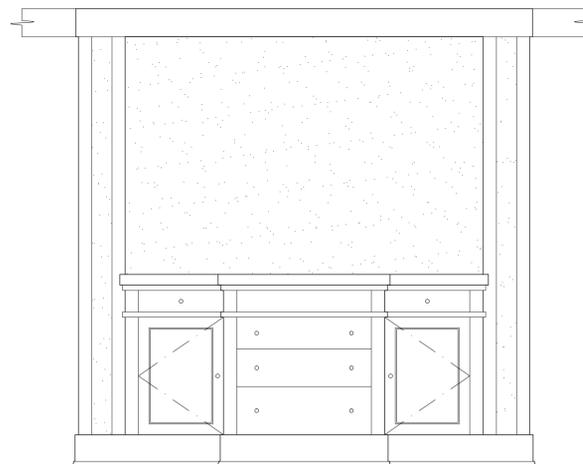
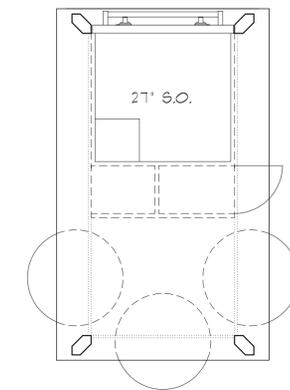
5 KITCHEN ELEVATION
1/2" = 1'-0"



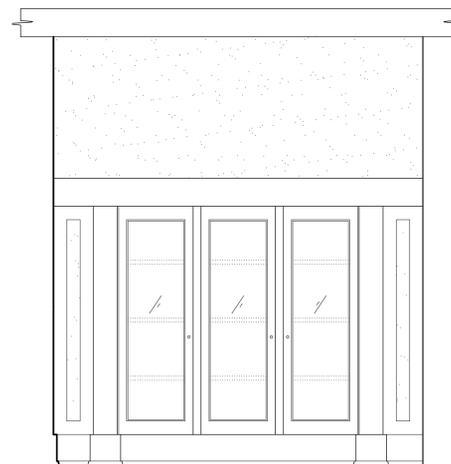
7 TYPICAL CABINET SECTION
1 1/2" = 1'-0"



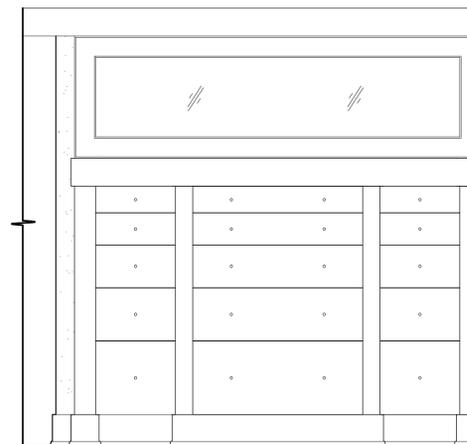
6 PROPOSED KITCHEN ISLAND
3/4" = 1'-0"



8 PROPOSED BUFFET
DINING ROOM
3/4" = 1'-0"



9 PROPOSED BOOKSHELVES
LIVING ROOM
3/4" = 1'-0"



10 PROPOSED DRESSER
MASTER BEDROOM
3/4" = 1'-0"

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2	SCHEMATIC DESIGN	11/23/10
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PROPOSED KITCHEN
A4.1
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