

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, June 9, 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, June 9, 2016
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes

- A. May 12, 2016 Regular Meeting
- B. May 26, 2016 Special Meeting

IV. Scheduled Business

A. Determination of Significance

- 1768 Clifton Avenue
- 488 Sumac Road

V. Discussion Items

VI. Business From the Public

VII. Other Business

- A. Next meeting scheduled for July 14, 2016

VIII. Adjournment

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**MINUTES OF A REGULAR MEETING OF
HISTORIC PRESERVATION COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

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MEETING DATE: Thursday, May 12, 2016

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MEETING LOCATION: Pre-Session Conference Room, City Hall, 1707 St. Johns Avenue, Highland Park, IL

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CALL TO ORDER

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At 7:32 p.m., Chairwoman Thomas called the meeting to order & asked Staff to call the roll.

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21

ROLL CALL

22
23

Commissioners Present: Chairwoman Thomas, Commissioners Reinstein, Illes, Salamasick

24
25

Commissioners Absent: Commissioners Becker, Temkin, Fradin

26
27

Ex-Officio Member Present: Axelrod

28
29

Park District Liaison Absent: Mike Evans

30
31

Library Liaison Absent: Julia Johnas

32
33

Councilman Present: Blumberg

34
35

Student Council Present: Burroughs

36
37

Staff declared that a quorum was present.

38
39

Staff Present: Cross, Jahan

40
41

Also Present: Cerabona

42
43

APPROVAL OF MINUTES

- 44
45
1. Commissioner Illes moved to approve the April 14, 2016, regular meeting minutes as presented. Commissioner Reinstein seconded the motion.

46
47

On a roll call vote

48
49

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

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51

Voting Nay: None

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53

Chairwoman Thomas declared that the motion passed unanimously.

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55

SCHEDULED BUSINESS

- 56
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1. Determination of Significance

- 58
59
- 1199 Linden Avenue

60
61

Planner Jahan reviewed this house:

- 62
63
64
65
- Built in 1946
 - Ranch style
 - Architect is Henry Newhouse
 - Low-pitched roof, deep overhang, rough-cut stone cladding
 - elevations were shown

- 1 • landmark standards were illustrated

2
3 Petitioner, Peter Sperling, advised he purchased this home.

4
5 Some HPC comments are:

- 6 • architect designed 26 houses in Highland Park (some were considered significant)
- 7 • how long has the house been abandoned? Petitioner advised – it was purchased from the estate

8
9 Commissioner Reinstein moved that the house does not meet any landmark criteria. Commissioner Salamasick
10 seconded the motion.

11
12 On a roll call vote

13 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Illes, Salamasick

14 Voting Nay: None

15
16 Chairwoman Thomas declared that the motion passed unanimously.

- 17
18 • 1880 Garland Avenue

19
20 Planner Jahan reviewed the house:

- 21 • Built in early 1951
- 22 • Partial two-story style; original Ranch style
- 23 • Architect is unknown
- 24 • Elevations were shown

25
26 Commissioner Reinstein moved that this house does not meet landmark criteria. Commissioner Illes seconded the
27 motion.

28
29 On a roll call vote

30 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Illes, Salamasick

31 Voting Nay: None

32
33 Chairwoman Thomas declared that the motion passed unanimously.

34
35 2. Certificate of Appropriateness

- 36 • 418 Sheridan

37
38 Petitioner, Jim Schmitz, Director of Facilities at Ravinia advised two antennae are slated for the North & South
39 sides of the Martin theater. They are barely visible with a 24-inch height, and they are hidden by trees.

40
41 Some HPC comments are:

- 42 • There are antennae on other buildings? Mr. Schmitz advised – yes. Senior Planner Cross shared that 9
43 antennae have been previously approved. He noted the dining pavilion had 5 placed there already. One
44 antennae accommodates four phone carriers.
- 45 • How long will it be until 2 more are needed? Mr. Schmitz advised – they would go through one
46 summer season and determine same. Senior Planner Cross noted the antennae are very low wattage.
- 47 • Does Ravinia staff not want to add these 2 antennae on this building? Mr. Schmitz advised – that is
48 correct; the fewer antennae, the better

49
50 Commissioner Salamasick moved to approve the COA. Commissioner Illes seconded the motion.

51
52 On a roll call vote

53 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Illes, Salamasick

54 Voting Nay: None

1 Chairwoman Thomas declared that the motion passed unanimously.
2

3 **DISCUSSION ITEMS**

4 Senior Planner Cross identified Highland Park coloring books. He recommended the HPC consider (spending
5 money in the budget) and again sponsoring this endeavor for children – about the history of Highland Park.
6 Councilman Blumberg suggested Staff obtain the fee it will cost to reproduce the books, add it to the agenda, and
7 approve (or not) at the next meeting.
8

9 **BUSINESS FROM THE PUBLIC**

10 Audience member, Joe Peddle, noted a historically-correct restoration of Stupey Log Cabin on the Exmoor Country
11 Club site. He provided history on the origin. He noted it later became a barn. The intention is to raise the cabin 24
12 inches (and have a floor rafter).
13

14 Mr. Peddle asked the HPC for guidance and asked if using a new log is appropriate. He noted, toward Fall, it will be
15 tented (with proper temperature inside). The porch will be ADA compliant. There will be natural drainage. A
16 rendering has been created.
17

18 Some HPC comments are:

- 19 • The log will be placed in the back? Mr. Peddle advised – yes, moisture will be eliminated; there will be
20 River Rocks around it
- 21 • The new log will match with the existing? Mr. Peddle advised – nothing will be exact; it will gray over
22 time
23

24 Mr. Peddle stated logs need to be replaced around the chimney. Councilman Blumberg reminded Mr. Peddle he will
25 return to the HPC; the exterior is of prime concern. He noted one could see what was there and what is new. Mr.
26 Peddle stated his research came from parks and museums. Councilman Blumberg suggested the research papers be
27 brought to the HPC.
28

29 More HPC comments are:

- 30 • The end result is what you believe it would look like today? Mr. Peddle advised – yes, it is the best
31 interpretation to preserve the cabin. A display will be built next to it (to tell 100 years of history).
- 32 • It could be a style and trend of the architect
- 33 • How many logs are being replaced? Mr. Peddle advised – not many; most damage is around the chimney.
34 Councilman Blumberg reiterated that Mr. Peddle bring any historical records to support the case. He asked
35 if there is an alternative of different wood. Mr. Peddle stated they reviewed farm beams, etc. He likes the
36 integrity of a new piece of wood
- 37 • What does the cabin stand on now? Mr. Peddle advised – a slab with a footing
- 38 • Why raise it? Mr. Peddle advised – to remove it from moisture (by the concrete); he illustrated same. Field
39 stone will encompass it.
40

41 Mr. Peddle concluded he would like to restore the Stubey Log Cabin to its original state.
42

43 Ex-Officio Member Axelrod noted all of the logs in the cabin are not original; rotted logs were replaced.
44

45 Mr. Peddle stated it needs to be public property and maintained.
46

47 **OTHER BUSINESS**

48 Next meeting is scheduled for June 9, 2016.
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1 **ADJOURNMENT**

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3 Commissioner Illes moved to adjourn the meeting at 8:31 p.m. Commissioner Salamasick seconded the motion.

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5 On a roll call vote

6 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Illes, Salamasick

7 Voting Nay: None

8
9 Chairwoman Thomas declared that the motion passed unanimously.

10
11
12 Respectfully Submitted,

13
14
15
16 Gale Cerabona

17 Minute Taker

18
19
20 MINUTES OF APRIL 14, 2016, WERE APPROVED WITHOUT CORRECTIONS

DRAFT

**City of Highland Park
Historic Preservation Commission
Minutes of May 26, 2016
7:30 p.m.**

I. Call to Order

Chairwoman Thomas called to order the Special Meeting of the Historic Preservation Commission at 7:30 p.m. in the City Hall Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL

II. Roll Call

Members Present: Becker, Fradin, Temkin and Chairwoman Thomas

Members Absent: Illes, Reinstein, Salamasick

City Staff Present: Jahan

Others Present: Leah Axelrod

III. Scheduled Business

A. Certificate of Appropriateness – Stupey Cabin

Staff provided an introduction to the historic Stupey Cabin and the proposed restorations

- Motion to approve the Certificate of Appropriateness for the Stupey Cabin: Commissioner Fradin
- Second: Commissioner Temkin
- Vote: 4-0 Vote passes.

III. Adjournment

The Special Meeting adjourned the meeting at 7:45 p.m.

Historic Preservation Commission

1768 Clifton Avenue Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 6/9/2016

<i>Year Built:</i>	1955
<i>Style:</i>	Split Level
<i>Petitioner:</i>	Michael and Denise Heimlich
<i>Size:</i>	2,196 square feet
<i>Original Owner:</i>	Peerless Home Builders
<i>Architect:</i>	A. J. Del Bianco
<i>Original Cost:</i>	\$17,440.00
<i>Significant Features:</i>	Hipped Roof, Front one Story Brick House, Back 1.5 Story, Shed roof
<i>Alterations:</i>	None
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1768 Clifton Avenue and how it may satisfy any of the landmark criteria identified in Chapter 24.



Location Map- 1768 Clifton Avenue



1768 Clifton Avenue

A demolition application has been submitted for the house at 1768 Clifton Avenue. The subject property is not located within a Highland Park survey area and no determination of significance has been made. The City of Highland Park Building Division records indicate the home was built in 1955 for a cost of \$17,440. The Lake County Tax Assessor's also listed the original house was built in 1955. The building permit indicates that the General Contractor of the house was Peerless Home Builders and also as the owner. Architect A. J. Del Bianco designed the original house.

Historic Preservation Commission

1768 Clifton Avenue is located in the central part of Highland Park, in Branigar Brothers Sunset Terrace subdivision in Highland Park platted in 1922. Most of the houses were built before World War II, and are pleasant and comfortable though undistinguished, suburban homes of the period.

Architectural Analysis

As the photographs depict, the original house is a traditional split level. The front part of the house is one story brick structure and the rear part is one and a half story high. The front elevation reflects the original home as a smaller ranch with front garage and narrow front porch entry way. The rear and the side elevations reflect pair widows on the upper floor. The staff determined the subject property cannot be identified with any architectural character rather than a post-world war II home without any significant style. The commission may conduct further discussion of determining the architectural style of the house.

The 1999 Central East and Central Avenue/Deerfield Road area architectural survey report provides a history on ranch style house construction in the U.S.

“After 1950, popular house types included the Ranch, the Raised Ranch, and the Split Level. During the post-World War II years, Ranch houses were built all over the country by the hundreds of thousands. A great many of these Ranch houses have Colonial detailing; others are clearly contemporary, with few stylistic features. Some were architect-designed. Split levels, generally devoid of much historic detailing, were particularly popular from the 1950s to the 1970s”

The 2006 Bob-O-Link architectural survey report provides a history of A. J. Del Bianco works in Highland Park survey areas.

“**A. J. Del Bianco (1911-1982)** was one of the most prolific architects in the Chicago area during the mid-20th century. He was affiliated with large-scale development, both urban and suburban, during the era—perhaps most notably with the development of Elk Grove Village by Centex Corporation in the late 1950s. His association with Brickman Home Builders in Mount Prospect led to the construction of a number of his designs there in 1958. He was also involved with development in Villa Park, Arlington Heights, La Grange Park, Elmhurst, and the Southfield development at 87th Street and Harlem Avenue in Chicago. Additionally, his firm was a participant in the Housing Research Laboratory in Rolling Meadows, which opened in 1958 and featured 21 model houses built or finished with modern materials. Del Bianco was highly popular during the era, his name often attached to residential designs as a selling point. His design for a 35-foot Chicago city lot was featured in American Builder magazine in 1952”.

Historic Preservation Commission

The 2004 Bob-o-Link architectural survey provides information about the Orchard Terrace Subdivision platted in 1962. The subdivision was developed by Orchard Terrace Home Builders, working in conjunction with architect A. J. Del Bianco. The project was reported to consist of 18 houses, all designed in similar fashion and all with an NC – Non-Contributing historical status. See the listing of the houses in the attachments.

As stated in the 2005 Green Bay Corridor report A. J. Del Bianco designed and built eight homes in Green Bay Corridor survey area, the earliest of which was a 1941 International Style residence at 568 Broadview. The remaining seven Bianco houses are Ranch, Split-Level, and Minimal Traditional homes built in 1954 and 1955.

Address	Year	Architectural Style	Rating	Demolition
568 Broadview Avenue	1941	International style	C	No
277 Green Bay Road	1954	Split-Level	C	No
261 Green Bay Road	1954	Split-Level	C	No
286 Leslee Lane	1954	No Style	NC	No
298 Leslee Lane	1955	Split-Level	C	No
587 Melody Lane	1955	Ranch	C	No
479 Plesant Avenue	1954	Minimal Traditional	C	No
853 Plesant Avenue	1954	Ranch	C	No

A.J. Del Bianco houses are proliferate in Highland Park and strongly associated with post-war era housing. The examples above from the Bob-O-Link area and Green Bay Corridor are just a sample and further research would doubtless turn up many more examples in Highland Park. Staff can pursue this, if there is interest on the part of the Historic Preservation Commission. However, it appears the houses reflect very similar styles and few (if any) appear to exhibit high-style architectural design.

Peerless Home Builders:

Staff research identified at least more than 13 houses were constructed by Peerless Home Builders in Highland Park survey areas and out of that three houses in Bob-O-Link survey area received contributing rating. A.J. Del Bianco designed five houses for Peerless Builders in the Bob-O-Link survey area.

Biographical Information

Ex-Officio member Julia Johnas has been consulted for biographical information on the original ownership of the property. Original owner was Vernon Henry Heins. He's listed in the April 1956 telephone directory at that address. His obituary is attached.

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.

Historic Preservation Commission

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

Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

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

Attachments

Location Map

Site Photos

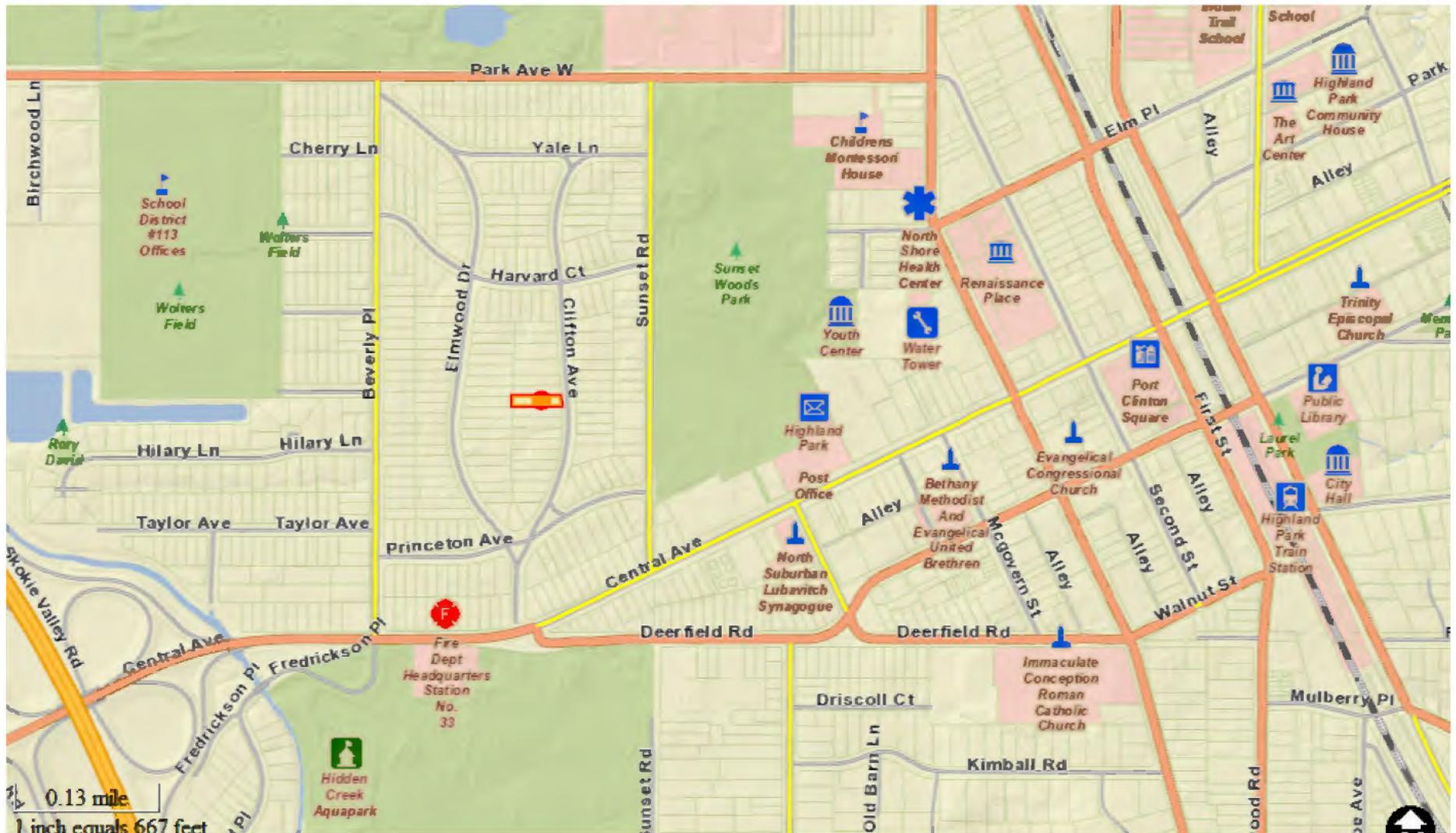
Obituary

County Assessor Data

Historic Preservation Commission

Bob-O-Link Survey Entry

Survey Entries of A. J. Del Bianco designed Homes



Map created on May 19, 2016.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Color
Photos
p. 2 of 2

1768 CLIFTON
HR IL 60035

5-17-16
HEIM LICHT



Color
Photos
P. 172

1768 CLIFTON
HP IL 60035

5-17-16
HE/MILICH WA

HIGHLAND PARK NEWS

WITH NEWS OF HIGHWOOD

Vernon Heins

Vernon Henry Heins, 84, longtime Highland Park resident, died Sept. 2.

Mr. Heins was born and raised in Pontiac, Ill., along with a brother, Myron, and a sister, Harriet. He completed his undergraduate studies at Illinois State University and earned a master's degree from Northwestern University.

He began his career as a teacher of business at Lake Forest College and Highland Park High School, along with being the tennis coach at Highland Park High School and teaching tennis at Lake Shore Country Club. He concluded his business career as a stock broker, investment banker and realtor.

His community activities included District 107 School Board member, City Planning Commission, Civic Association, Homeowner's Association and member of the Education Committee of the Illinois Chamber of Commerce. In addition, he served as an Elder and Clerk of the Session for the Highland Park Presbyterian Church.

During his 45 years of membership at Exmoor Country Club, Heins was an avid golfer, tennis player and curler. As captain, he led his team in 1962 to victory in the Illinois State Curling Championship. The team then represented Illinois in the Nationals, held in Massachusetts.

He is survived by his wife, Margaret, formerly of Hinsdale; two daughters, Sandy (Ken) Nelson of Grand Junction, Colo.; and Mary Heins of Wilmette; four grandchildren.

Wendy (Dan) Spirek of Parker, Colo.; Michael (Marsha) Nelson of Washington, D.C.; Cami (Mark) Meek of Grand Junction, Colo.; and Chad Heins of Wilmette.

A memorial service was held Sept. 10 at Highland Park Presbyterian Church. Funeral arrangements were handled by Kelley & Spalding Funeral Home, Highland Park. In lieu of flowers, donations may be made to the Memorial Fund of Highland Park Presbyterian Church.



Lake County, Illinois

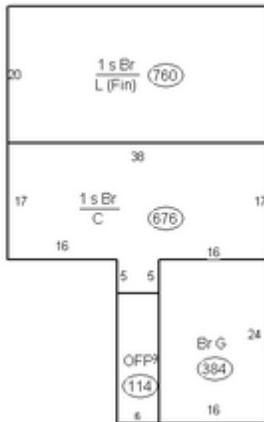
Property Tax Assessment Information by PIN

	Property Address		Property Characteristics
Pin:	16-22-409-029	Neighborhood Number:	1822010
Street Address:	1768 CLIFTON AVE	Neighborhood Name:	Sunset Terrace
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$60,531	Total Land Square Footage:	11628
Building Amount:	\$64,374	House Type Code:	72
Total Amount:	\$124,905	Structure Type / Stories:	Tri
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1955 / 1955
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1436
		Lower Level Area (Square Feet):	760
		Finished Lower Level (Square Feet):	760
		Basement Area (Square Feet):	0
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	1
		Fireplaces:	2
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	384 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 0
		Porches Open / Enclosed Area:	114 / 0
		Pool:	0



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

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



Property Sales History

Sale valuation definitions

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

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

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

<http://apps01.lakecountyil.gov/SPASSESSOR/COMPARABLES/PTAipin.ASPX?Pin=1622409029>

Date August 18, 1955

Building Permit No. 8521

Inspected by NSand Date 3-11-58
For certificate of occupancy



Location of Building — No. 1768 Street Clifton Ave.
Name of Owner Peerless Home Bldrs.

Present Address 711 Central Ave. Phone _____

Type of Construction Brick Veneer

Architect A. J. DalBianco Address 5601 W. Irving Pk. Phone _____

General Contractor Owner Address _____ Phone _____

Permit issued to Peerless Home Bldrs. to construct a _____

building on Lot 37 Blk. 6 Sub'n. Sunset Terrace

Builder's estimate \$17,440.00 Permit fee. \$59.14 Job Order No. 517 Amt. \$ 50.00

Location of building on Lot verified _____ 19 _____ by _____

Sanitary provisions approved by _____

Other Inspections FIRE WALLS OK'd 8-25-55 ad
ONE (1) FOOT TOO MUCH OVERHANG VIOLATION Passed ad 9-17-55
OVERHANG OK'd

Spot Insuring In 3-14-58

Electrical Contractor Imperial Electrical Address 6215 N. Campbell
Wiring Permit No. 6902 Issued 1-2-57 No. Fixtures 17

Floor Area _____ No. 15 Amp. Circuits required _____ No. 20 Amp. Circuits required _____

Size of main wire _____ Size of branch wire _____ System _____

No. of Openings 62 No. Sockets _____ No. Circuits _____ No. Motors _____ No. Ranges _____

Other Appliances _____

Inspection by _____ Date _____

Plumbing Contractor MARCUS WEIL & SONS Co. Address 3714 N. CLARK ST. CHGO. 13, ILL.

Water Tap No. 5952 Sewer Tap No. 5146 Job Order No. 546 Issued 8/29/55 Paid 150/150

Work Order No. 1984 Storm Tap No. 1643

No. Catch Basins 1 No. Lavatories 3 No. Toilets 3

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

No. Shower Baths 1 No. Showers 1 No. Stacks 9-4 1-2 Other Items _____

Inspections 10-17-55 a x

Downspouts connected to DOWNSPOTS STORM DRAIN TILE CONNECT STORM No. 8-25-55 a x

Kind of heat Oil Name of Burner Ormid 2338

Tank and Burner Inspection _____ Date _____ 19 _____ Contractor _____

Driveway Permit No. _____ Date _____ 19 _____ Contractor _____

Type _____

HO 5-6212

Bob-O-Link Survey Entry

STREET	DIRECTION	NUMBER	STYLE	DATE	RATING	HISTORIC NAME	ARCHITECT	BUILDER
GOLF		1070	Split-Level	1955	C		"Del Bianco, A. J."	"Red Seal Homes, Inc."
GOLF		1071	Ranch	1952	C		"Brandt, Robert L."	Highland Park Builders
GOLF		1078	Split-Level	1955	C		"Del Bianco, A. J."	"Red Seal Homes, Inc."
GOLF		1079	Ranch	1952	C		"Brandt, Robert L."	Highland Park Builders
GOLF		1086	Split-Level	1955	C	"Mutchnik, M. House"	"Del Bianco, A. J."	"Red Seal Homes, Inc."
GOLF		1087	Ranch	1952	C		"Brandt, R. L."	Highland Park Builders
GOLF		1092	Split-Level	1955	C		"Del Bianco, A. J."	"Red Seal Homes, Inc."
GOLF		1093	Ranch	1952	C		"Brandt, Robert L."	Highland Park Builders
GOLF		1100	Split-Level	1955	C		"Del Bianco, A. J."	"Red Seal Homes, Inc."
GOLF		1101	Ranch	1952	C		"Brandt, Robert L."	Highland Park Builders
GOLF		1106	Split-Level	1955	C		"Del Bianco, A. J."	"Red Seal Homes, Inc."
GOLF		1107	Ranch	1952	C		"Brandt, Robert L."	Highland Park Builders
GOLF		1114	Split-Level	1955	C		"Del Bianco, A. J."	"Red Seal Homes, Inc."
GOLF		1115	Split-Level	1955	C		"Del Bianco, A. J."	"Red Seal Homes, Inc."
GRAY		574	Colonial Revival	c. 1920	C			
GRAY		625	Colonial Revival	1925	C	"Erickson, John W. House"		"Ugolini, Marco"
GRAY		628	Tudor Revival	1929	C	"Witten, Marion House"		"Witten, Marion"
GRAY		635	Colonial Revival	1925	C	"Berube, Joseph J. House"		"Berube, Joseph J."
GRAY		642	Bungalow	1924	C			Lake County Construction Co.
GRAY		643	Neo-Traditional	c. 2000	NC			
GRAY		650	Tudor Revival Cottage	1926	C			Thorsch & Co.
GRAY		651	American Foursquare	c. 1900	C			
GRAY		660	Colonial Revival	1926	C	"Berube, J. J. House"		"Berube, J. J."
GREEN BAY		955	Neo-Colonial	1964	NC			
GREEN BAY		957	Neo-Traditional	c. 1990	NC			
GREEN BAY		969	Colonial Revival	1928	C			Zimmer & Huber
GREEN BAY		979	Colonial Revival	1928	C			Zimmer & Huber
GREEN BAY		985	Split-Level	1955	C	"Morony, Patrick House"	"Moroney, Patrick"	"Morony, Patrick"



STREET	DIRECTION	NUMBER	STYLE	DATE	RATING	HISTORIC NAME	ARCHITECT	BUILDER
MARVELL		949	Split-Level	1964	NC		Weinper & Balaban	"Gold Seal Home Builders."
MARVELL		950	Contemporary	1964	NC		Weinper & Balaban	Gold Seal Home Builders
MARVELL		954	Contemporary	1964	NC		Weinper & Balaban	"Gold Seal Home Builders"
MARVELL		955	Split-Level	1964	NC		Weinper & Balaban	"Gold Seal Home Builders"
MARVELL		958	Split-Level	1963	NC		Weinper & Balaban	"Gold Seal Home Builders"
MARVELL		962	Split-Level	1964	NC		Weinper & Balaban	"Gold Seal Home Builders"
MARVELL		966	Split-Level	1964	NC		Weinper & Balaban	Gold Seal Home Builders
MARVELL		970	Split-Level	1963	NC		Weinper & Balaban	Gold Seal Home Builders
MARVELL		979	Ranch (altered)	1964	NC		Weinper & Balaban	Gold Seal Home Builders
MARVELL		980	Contemporary	1964	NC		Weinper & Balaban	Gold Seal Home Builders
MARVELL		989	Neo-Colonial	1963	NC		Weinper & Balaban	Gold Seal Home Builders
MARVELL		990	Split-Level	1964	NC		Weinper & Balaban	Gold Seal Home Builders
MARVELL		999	Split-Level	1963	NC		Weinper & Balaban	Gold Seal Home Builders
MARVELL		1009	Split-Level	1963	NC		Weinper & Balaban	"Gold Seal Home Builders"
MC DANIELS		1160	Bungalow	c. 1925	C			
MC DANIELS		1202	Minimal Traditional	1948	C	"Boilini, Henry House"		"Boilini, Henry"
MC DANIELS		1212	Split-Level	1955	C		"Del Bianco, A.J."	Peerless Home Builders
MC DANIELS		1219	Neo-Colonial	1977	NC		Rabin & LeNoble	Brandess Home Builders
MC DANIELS		1221	Contemporary	1977	NC		Rabin & LeNoble	Brandess Home Builders
MC DANIELS		1226	Bungalow	1930	C	"Jurhend, Herman House"		"Jurhend, Herman"
MC DANIELS		1231	Split-Level	1961	NC		"Leib, Marshall D."	M & R Builders
MC DANIELS		1236	Split-Level	1954	C		"Del Bianco, A. J."	Peerless Home Builders



STREET	DIRECTION	NUMBER	STYLE	DATE	RATING	HISTORIC NAME	ARCHITECT	BUILDER
MC DANIELS		1242	Ranch (altered)	1954	NC		"Del Bianco, A."	Peerless Home Builders
MC DANIELS		1250	Minimal Traditional	1954	C		"Del Bianco, A."	Peerless Home Builders
MC DANIELS		1258	Minimal Traditional	1954	C		"Del Bianco, A."	Peerless Home Builders
MC DANIELS		1259	Ranch	1954	C	"Walrath, Richard M"	"Carstens, Milton S."	"Walrath, Richard M."
MC DANIELS		1266	Colonial Revival	1950	C		"Dickey, D. E."	Community Builders
MC DANIELS		1267	Gable Front	c. 1890	NC			
MC DANIELS		1283	No Style	1927	NC	"Bradford, James House"		
MC DANIELS		1288	Split-Level	c. 1960	NC			
MC DANIELS		1330	Contemporary	c. 1960	NC			
MC DANIELS		1335	Gable Front cottage	c. 1900	C			
MC DANIELS		1338	Split-Level	1955	C		"Del Bianco, A. J."	"Red Seal Homes, Inc."
MC DANIELS		1345	Gable Front	c. 1920	C			
MC DANIELS		1349	Bungalow	c. 1910	NC			
MC DANIELS		1355	Gable Front	c. 1920	C	"Bock, N. J. House"		"Bock, N. J."
MC DANIELS		1363	No Style	c. 1925	NC			
MC DANIELS		1368	Split-Level	1955	C		"Del Bianco, A. J."	"Red Seal Homes, Inc."
MC DANIELS		1373	No Style	c. 1900	NC			
MC DANIELS		1378	Contemporary	c. 1995	NC			
MC DANIELS		1386	Ranch	1954	C		"Rambert, Thomas"	Modern Home Builders
MC DANIELS		1394	Ranch	1954	C		"Rambert, Thomas"	Modern Home Builders
MC DANIELS		1405	Tudor Revival	c. 1890	C			
MC DANIELS		1408	Ranch (altered)	1951	NC	"Gesso, Ben House"	Houlihan Raymond	
MC DANIELS		1415	Neo-Traditional	c. 2000	NC			
MC DANIELS		1425	Split-Level	1976	NC		"Norman, Robert"	
MC DANIELS		1436	Ranch (altered)	1947	NC	"Hogstedt, Hugo House"		Cross Town Builders
MC DANIELS		1437	Gable Front	c. 1900	C			
MC DANIELS		1441	Minimal Traditional	1961	NC		Duncan & Jones	"Vena, Frank"
MC DANIELS		1450	American Foursquare	c. 1900	C			
MC DANIELS		1451	Colonial Revival	c. 1920	C			
MC DANIELS		1462	Neo-Colonial	c. 1960	NC			
MC DANIELS		1464	Neo-Traditional	c. 1990	NC			
MC DANIELS		1465	Colonial Revival	1927	C	"Orsi, Ettore House"		"Orsi, Ettore"
MC DANIELS		1474	Bungalow	c. 1930	C			
MC DANIELS		1476	Neo-Traditional	1989	NC		"Patel, Herendra"	Marco Home Builders



City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	8083
COST	20670
ARCHITECT	Del Bianco, A. J.
ARCHITECT2	
BUILDER	Peerless Home Builders
ARCHITECT SOURCE	Permit

PERMITINFO: #8083 (11/29/1954)--frame and brick dwelling

HISTORIC INFO

LANDSCAPE Midblock on east side of residential street; front sidewalk; front driveway; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1	14
FRAMES1	24
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\GreenBay261.jpg

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	3/28/2007
SURVEYAREA	GREEN BAY CORRIDOR

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

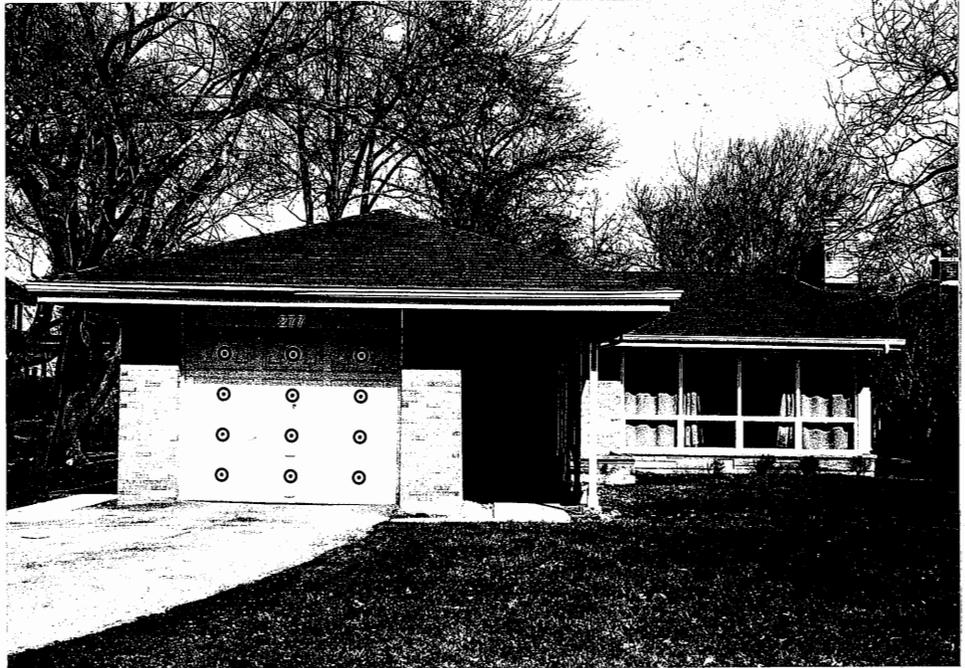
POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO	8082
COST	20670
ARCHITECT	Del Bianco, A. J.
ARCHITECT2	<input type="text"/>
BUILDER	Peerless Home Builders
ARCHITECT SOURCE	Permit

PERMITINFO: #8082 (11/29/1954)--brick and frame SFD

HISTORIC INFO

LANDSCAPE

Midblock on east side of residential street; front sidewalk; front driveway; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1	<input type="text" value="14"/>
FRAMES1	<input type="text" value="22"/>
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	<input type="text" value="\\images\GreenBay277.jpg"/>

SURVEY INFORMATION

PREPARER	<input type="text" value="Lara Ramsey"/>
PREPARER ORGANIZATION	<input type="text" value="GRANACKI HISTORIC CONSULTANTS"/>
SURVEYDATE	<input type="text" value="3/28/2007"/>
SURVEYAREA	<input type="text" value="GREEN BAY CORRIDOR"/>

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original)

WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

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STREET TYPE

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City of HIGHLAND PARK

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City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

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ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current)

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original)

WINDOW MATERIAL

WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Devlick, Gerrit J. House
COMMON NAME	
PERMIT NO	4258
COST	8135
ARCHITECT	Del Bianco, A.J.
ARCHITECT2	
BUILDER	Devlick, Gerrit J.
ARCHITECT SOURCE	Permit



HISTORIC INFO

LANDSCAPE

Midblock on west side of residential street; front sidewalk; side driveway; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1	27
FRAMES1	13-14
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Broadview568.jpg

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	2/26/2007
SURVEYAREA	GREEN BAY CORRIDOR

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

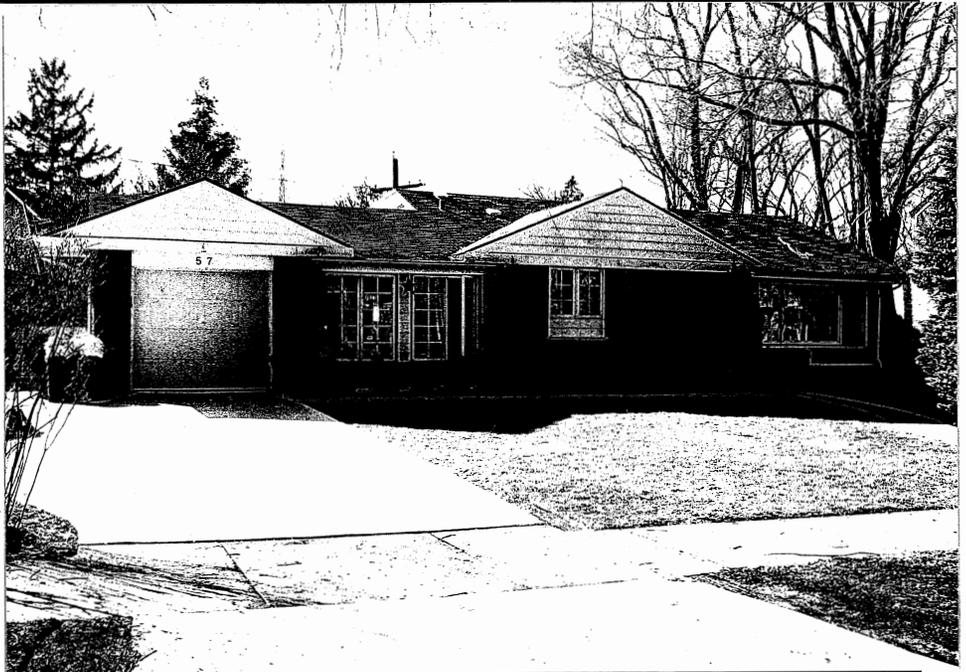
POTENTIAL IND NR? (Y or N)

CRITERIA

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Contributing secondary structure?

Listed on existing SURVEY?



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CONDITION HISTORIC FUNCTION

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ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

NO OF STORIES

DATE of construction ROOF TYPE

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ROOF MATERIAL

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WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

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NO OF STORIES

DATE of construction ROOF TYPE

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ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current)

WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original)

WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

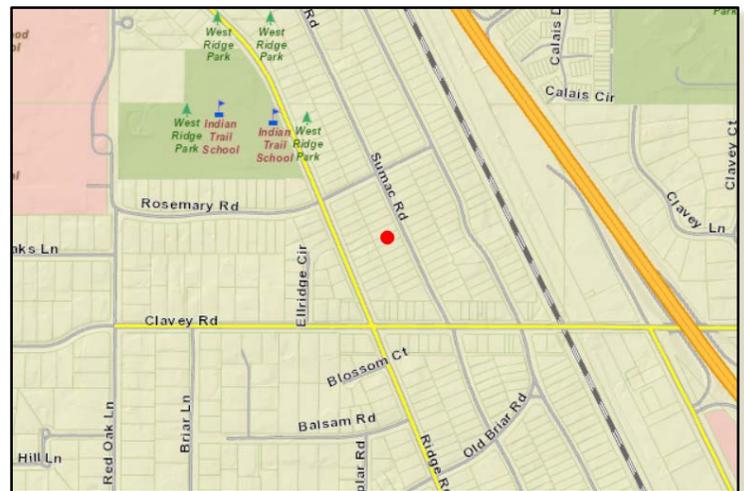
ALTERATIONS

Historic Preservation Commission

488 Sumac Road Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 6/9/2016

<i>Year Built:</i>	1955
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Anne Lawrence
<i>Size:</i>	1,360 square feet
<i>Original Owner:</i>	Michael Murray Inc. Phillip Wallerstein
<i>Architect:</i>	Footlik, Rose & Associates
<i>Original Cost:</i>	\$15,900.00
<i>Significant Features:</i>	Front Gable Roof, Cornice Brick and Vinyl sidings. Side entrance, Corner Windows
<i>Alterations:</i>	<ul style="list-style-type: none">• 1980 Detached Garage
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 488 Sumac Road and how it may satisfy any of the landmark criteria identified in Chapter 24.



Location Map- 488 Sumac Road

A demolition application has been submitted for the house at 488 Sumac Road from the current owner. The subject property received a “Non Contributing” rating in the Westside Reconnaissance Survey¹. The Lake County Tax Assessor’s data and the City of Highland Park Building Division records indicate the home was built in 1955 for a cost of \$15,900.00. The 1955 building permit indicates that the General Contractor of the house was Michael Murray Inc. and also listed Michael Murray Inc. and Phillip Wallerstein names as the owners. It is possible the house was built speculatively by the General Contractor with Mr. Wallerstein as a partner. The city record indicates *Footlik, Rose and Associates* designed the original house for the builder. Microfilm archives include 1980 permit document for the detached garage which cost \$3,000. Other records since then are only for minor upkeep and small improvements on the property.

¹ The Westside Reconnaissance Survey Report (2000) can be viewed online at <http://www.cityhpil.com/index.aspx?NID=419>.

Historic Preservation Commission



488 Sumac Road



488 Sumac Road

488 Sumac Road is located in the Woodridge subdivision in western Highland Park, which was platted in 1927.

Architectural Analysis

As the photographs show, it is a basic low pitched traditional a ranch style brick structure with partial vinyl siding cladding on a narrow lot. The main entry is from the side of the house, two double hung windows at the corner of the front façade. Staff didn't identify any noteworthy architectural characteristics of this house with basement, though the Commission may discuss whether the design has any high-style elements.

The 1999 Central East and Central Avenue/Deerfield Road Areas architectural survey report provides a history of Ranch style house construction:

“Ranch houses became popular in the late 1940s and 1950s, when the idea was widely published, and were built nationwide in suburban communities. Characteristics of a Ranch house include its wide, ground-hugging profile, low-pitched roof, and deep eaves. Due to the popularity of the car, the garage has a prominent position in the front of the house and is an integral part of the architecture of the Ranch house. A difference can be seen between architect-designed Ranch houses frequently found in Highland Park, and the mass-produced housing typically found in new post-World War II suburban subdivisions.

There are basically two types of architect-designed Ranch houses: those without reference to historical styles, which are International Style or Contemporary, and those that take their designs from historical precedents. Contemporary Ranch houses are very simple, and tend to have hipped or gabled roofs and deep overhangs. International Style houses generally have flat roofs and a greater amount of glass. Some other Ranch houses clearly take design cues from previous historical styles, often incorporating

Historic Preservation Commission

Colonial details such as double-hung windows with shutters or classical elements such as rows of columns or front porticos.”

Footlik, Rose and Associates

Staff research identified five other houses designed by Footlik, Rose and Associates in 1950s located within Highland Park architectural survey areas. However, none of the houses received any contributing rating. The survey entries for the houses are included in the attachments.

Address	Year	Architectural Style	Rating	Survey Area	Demolition
816 Dean Avenue	1907	Neo Traditional	NC	South Central Survey	No
225 Melba Lane	1965	Colonial Revival	NC	Northeast Survey	No
2661 Roslyn Lane	1956	International Style	NC	Northeast Survey	No
88 S. Deere Park Drive	1956	Split Level	NC	Braeside Survey	No
424 Delta Road	1979	Contemporary	NC	Braeside Survey	No

The American Institute of Architects’ archives for the 1970s listed this architectural firm as Footlik, Rose & Wengerhoff, Inc., which was located in Morton Grove, Illinois and was known to have designed multiple movie theaters in the Chicago metro area during the last half of 1900s^{2,3}.

FOOTLIK, ROSE & WENGERHOFF, INC.

† 5722 W. Dempster, Morton Grove, Ill. 60053. Prin: Samuel G. Footlik, R. Sheldon Rose, Albert L. Wengerhoff.

Ex-Officio member Julia Johnas has been consulted for biographical information on the original ownership of the property. Findings will be presented at the upcoming HPC meeting.

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.

² Cinema Treasures – Morton Grove Theatre in Morton Grove, IL (<http://cinematreasures.org/theaters/4211>)

³ Cinema Treasures – Movie Theaters Designed by Footlik-Rose Associates (<http://cinematreasures.org/firms/361>)

Historic Preservation Commission

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

Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

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

Attachments

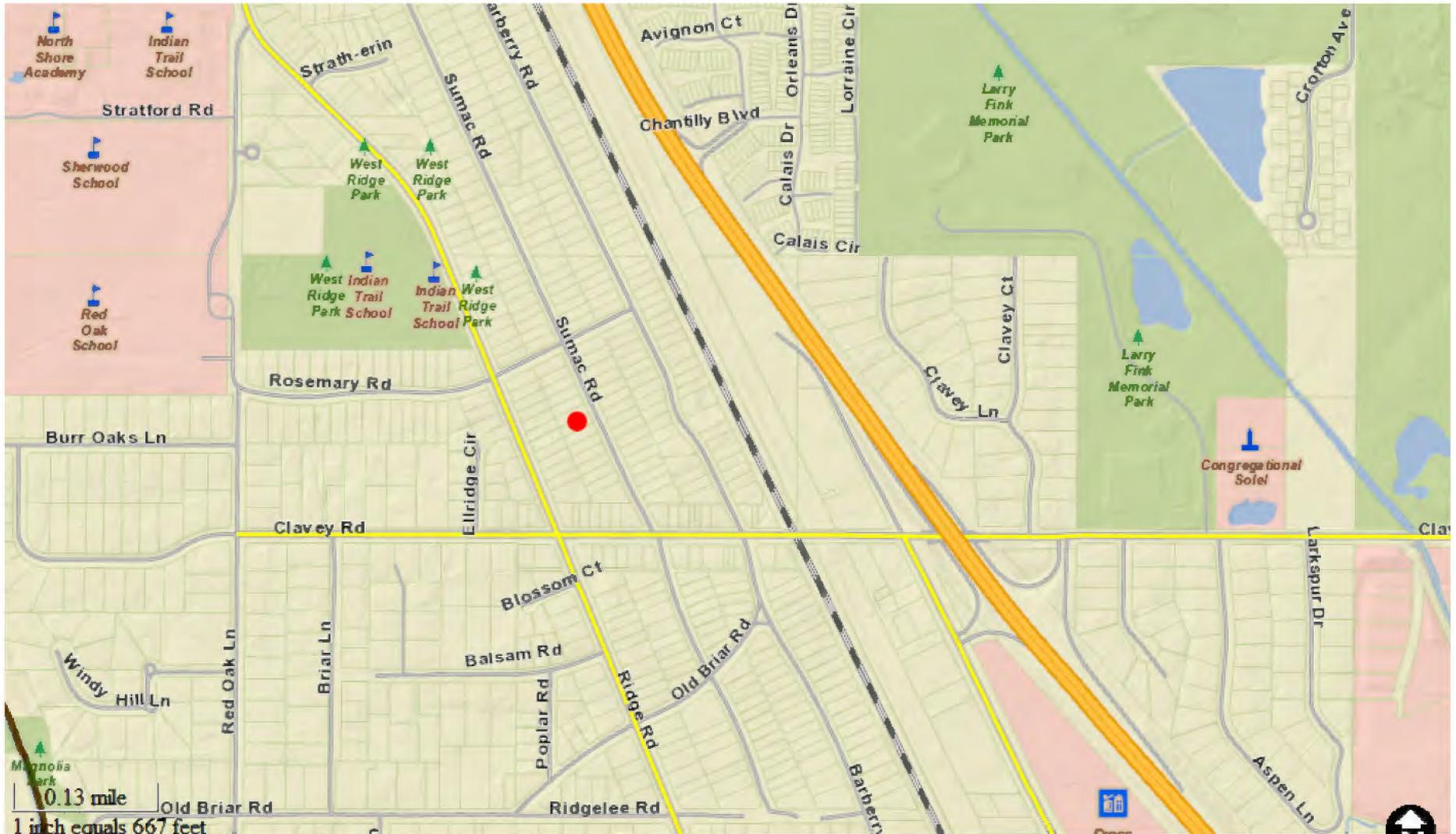
Location Map

Site Photos

Original Building Permit

County Assessor Data

Survey Entries for houses designed by Footlik, Rose and Associates.



Map created on May 24, 2016.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Front View

1 of 4

488 SUMAC



RECEIVED

MAY 19 2016

City of Highland Park
Building Dept.

Front View

488 SYMAC

2 of 4

RECEIVED

MAY 19 2016

City of Highland Park
Building Dept.



Front View
3 of 4

488 Sumac



RECEIVED
MAY 19 2016
City of Highland Park
Building Dept

488 SUMAC RD.
REAR VIEW
4 of 4



RECEIVED
MAY 9 2015
City of Highland Park
Building Dept.

Date July 19 1955

Building Permit No. 8445

Inspected by HRS Date 10-21-56
For certificate of occupancy

Location of Building - No. 488 Street Sumac
Name of Owner Michael Murray, Inc. PHILLIP WALLERSTEIN 3260
Present Address 1506 Howard St., Chicago, Ill. Phone 2851
Type of Construction B1R6BstG0WA0
Architect Footlik, Rose & Assoc. Address 317 Howard, Evanston Phone
General Contractor Michael Murray, Inc. Address Phone
Permit issued to owner to construct a single family dwelling
building on Lot 85 Blk. Sub'n. Woodridge
Builder's estimate \$15,900.00 Permit fee. \$54.00 Job Order No. 420 Amt. \$ 50.00
Location of building on Lot verified 19 by

Sanitary provisions approved by
Other Inspections 8-19-55 FIRE ALARM ENST 9d

Electrical Contractor Amber Elec Const Co. Address 5801 N. Lincoln, Chicago
Wiring Permit No. 6510 Issued 3/9/56 No. Fixtures 17
Floor Area No. 15 Amp. Circuits required No. 20 Amp. Circuits required
Size of main wire Size of branch wire System
No. of Openings No. Sockets No. Circuits No. Motors No. Ranges
Other Appliances
Inspection by Date

Plumbing Contractor ARNOLD PETERSON CO. Address 395 ROGER WILLIAMS, HPK
Water Tap No. 5986 Sewer Tap No. 5172 Job Order No. 593 Issued 9/5/55 Paid \$95.00
Work Order No. 2018 Storm Tap No. ✓
No. Catch Basins 1 No. Lavatories 2 No. Toilets 2
No. Baths 1 No. Sinks 1 No. Laundry Tubs 1
No. Shower Baths 1 OT No. Stacks 1-4 Other Items F DRAIN
Inspections 11-14-55 a2
Downspouts connected to 19 No.

Kind of heat Name of Burner
Tank and Burner Inspection # 2267 9/13/55 \$50
Driveway Permit No. Date June 29, 1956 Contractor Mutual Coal Company
Type



Lake County, Illinois

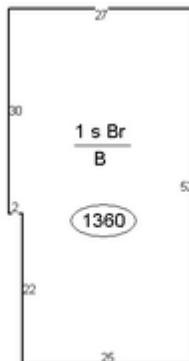
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-34-209-007	Neighborhood Number:	1834060
Street Address:	488 SUMAC RD	Neighborhood Name:	Barberry/Sumac
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$41,096	Total Land Square Footage:	7883
Building Amount:	\$52,092	House Type Code:	43
Total Amount:	\$93,188	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1956 / 1956
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1360
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	1360
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	1
		Fireplaces:	0
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 420 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0



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

01



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

Property Sales History

Sale valuation definitions

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
12/17/2015	\$257,500	Unqualified	

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

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

<http://apps01.lakecountyil.gov/SPASSESSOR/COMPARABLES/PTAipin.ASPX?Pin=1634209007>

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	88
DIRECTION	S
STREET	DEERE PARK
ABB	DR
PIN	1731308006
LOCAL SIGNIFICANCE RATING	NC
POTENTIAL IND NR? (Y or N)	N
CRITERIA	-
Contributing to a NR DISTRICT?	NC
Contributing secondary structure?	-
Listed on existing SURVEY?	



GENERAL INFORMATION

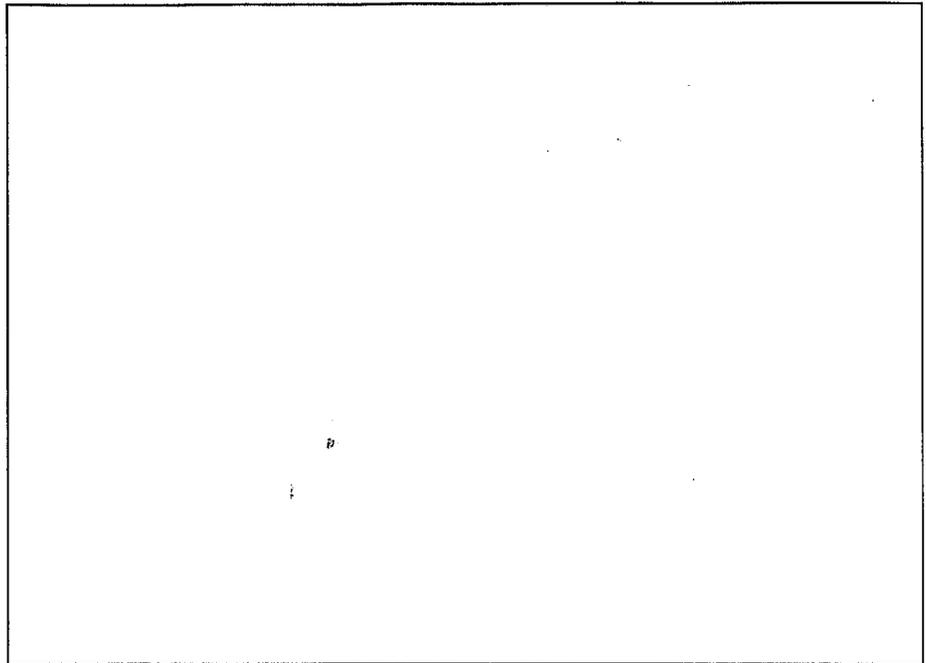
CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	not altered	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	-		
SECONDARY STRUCTURE	-		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Split-Level	PLAN	irregular
DETAILS	Contemporary	NO OF STORIES	1.5
DATE of construction	1956	ROOF TYPE	Multi-gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	building permit	FOUNDATION	Concrete - poured
WALL MATERIAL (current)	Brick	PORCH	Front
WALL MATERIAL 2 (current)	Wood	WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Wood	WINDOW TYPE	casement
SIGNIFICANT FEATURES		WINDOW CONFIG	grouped
ALTERATIONS	-		

HISTORIC INFORMATION

HISTORIC NAME	Kreiter, David House
COMMON NAME	
PERMIT NO	9346
COST	\$43,500
ARCHITECT	Footlik & Rose
ARCHITECT2	
BUILDER	Gutnayer & Ass.
ARCHITECT SOURCE	building permit



HISTORIC INFO	
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LANDSCAPE	Midblock of curvilinear residential street; uniform setback; front driveway; foundation bushes in beds; mature trees
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PHOTO INFORMATION

ROLL1	22
FRAMES1	4
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\sdeerepark0088.jpg

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/28/03
SURVEYAREA	Braeside Survey Area

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

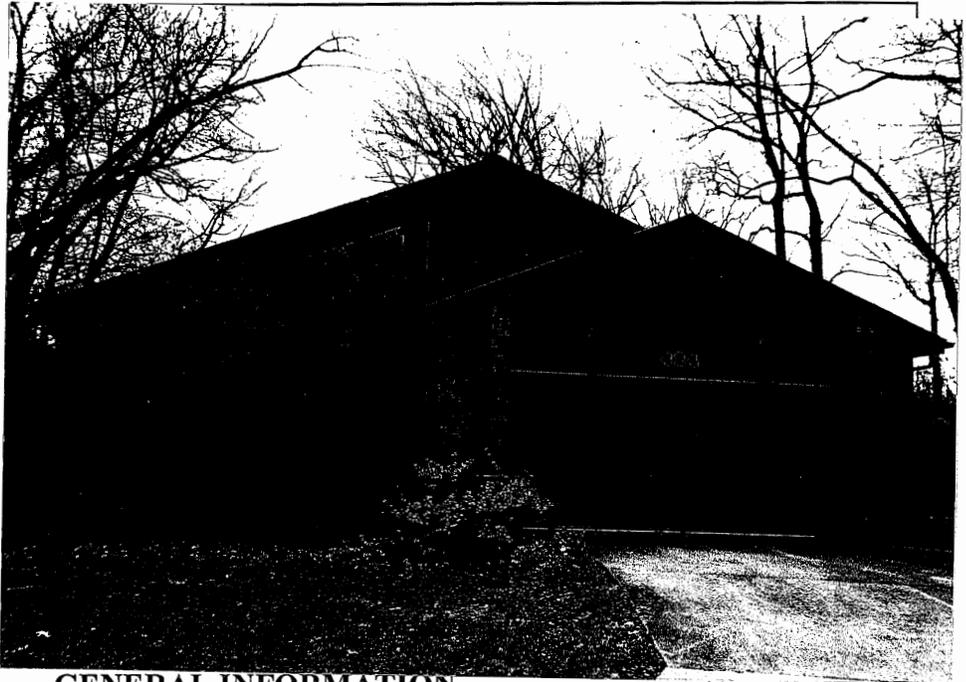
POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

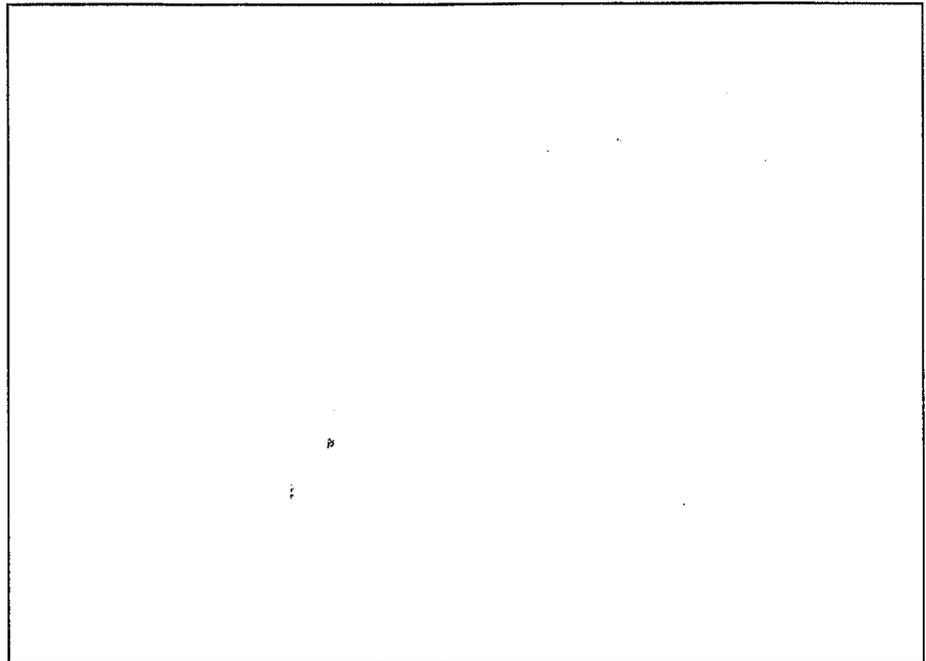
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CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="not altered"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="-"/>		
SECONDARY STRUCTURE	<input type="text" value="-"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Contemporary"/>	PLAN	<input type="text" value="irregular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="1.5"/>
DATE of construction	<input type="text" value="1979"/>	ROOF TYPE	<input type="text" value="Multi-gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="Recessed entry"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Wood"/>	WINDOW TYPE	<input type="text" value="casement; fixed"/>
SIGNIFICANT FEATURES	<input type="text"/>		
ALTERATIONS	<input type="text" value="-"/>		

HISTORIC INFORMATION

HISTORIC NAME	Leeds, Milton & Helen House
COMMON NAME	
PERMIT NO	22758
COST	\$85,000
ARCHITECT	F/W Assoc. - Footlik, S.
ARCHITECT2	
BUILDER	Masterpiece Homes
ARCHITECT SOURCE	building permit



HISTORIC INFO	
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LANDSCAPE	Situated at the end of no-outlet residential street; adjacent to fence of Ravinia Festival grounds; front driveway; front brick retaining wall; house and retaining wall foundation plantings; chain link fence along east and west lot lines; mature trees
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PHOTO INFORMATION

ROLL1	12
FRAMES1	11
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\delta0424.jpg

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/15/03
SURVEYAREA	Braeside Survey Area

STREET #
 DIRECTION
 STREET
 ABB
 PIN

LOCAL SIGNIFICANCE RATING
 POTENTIAL IND NR? (Y OR N)
 Criteria
 CONTRIBUTING to a NR district?
 (C or NC)
 Contributing secondary structure?
 (C or NC)
 LISTED ON EXISTING SURVEY?
 (IHSS, NR, etc.)



GENERAL INFORMATION

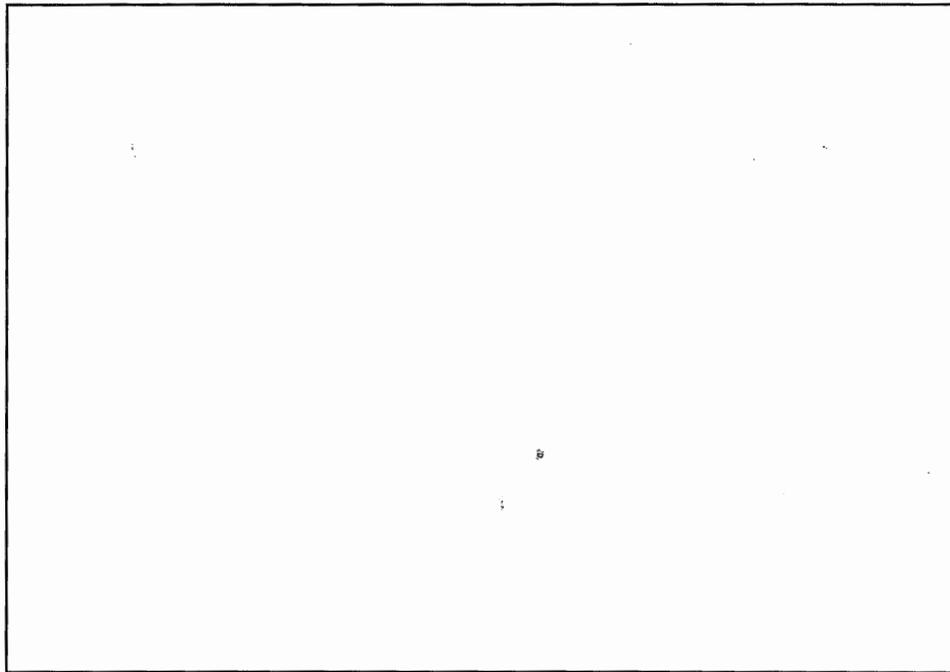
CATEGORY CURRENT FUNCTION
 CONDITION HISTORIC FUNCTION
 INTEGRITY
 SECONDARY STRUCTURE
 SECONDARY STRUCTURE 2

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION OVERALL SHAPE OR PLAN
 ARCHITECTURAL CLASSIFICATION NO. OF STORIES
 ORIGINAL CONSTRUCTION DATE WINDOW MATERIAL, TYPE(S)
 DATE SOURCE casement triple
 EXTERIOR WALLS (current) PORCH
 EXTERIOR WALLS (original) ROOF (type and materials)
 Asphalt
 FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

ADDITIONAL INFORMATION:

SURVEY AREA:

AREA

LANDSCAPE FEATURES

PHOTOGRAPHIC INFORMATION:

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

PREPARER

ORGANIZATION

DATE

816 DEAN AV

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

DETAILS

DATE of construction

OTHER YEAR

DATESOURCE

WALL MATERIAL (current)

WALL MATERIAL 2 (current)

WALL MATERIAL (original)

WALL MATERIAL 2 (original)

SIGNIFICANT FEATURES

ALTERATIONS

PLAN

NO OF STORIES

ROOF TYPE

ROOF MATERIAL

FOUNDATION

PORCH

WINDOW MATERIAL

WINDOW MATERIAL

WINDOW TYPE

WINDOW CONFIG

HISTORIC INFORMATION

HISTORIC NAME	Warton, Michael House
COMMON NAME	
PERMIT NO	9088
COST	\$18,370
ARCHITECT	Footlik & Rose
ARCHITECT2	
BUILDER	Warton, Michael
ARCHITECT SOURCE	building permit



HISTORIC INFO

LANDSCAPE

Corner lot along two residential streets; side driveway; trees and bushes along the perimeter of the yard; front sidewalk and parkway

PHOTO INFORMATION

ROLL1	16
FRAMES1	5, 7
ROLL2	25
FRAMES2	17
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	2/7/02
SURVEYAREA	Northeast Survey Area