

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, April 14, 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, April 14, 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**

- A. March 3, 2011 (Special Meeting)
- B. March 10, 2011 (Regular Meeting)

**IV. Scheduled Business**

- A. Demolition Application
  - 1. 1065 County Line Road
  - 2. 1346 Waverly Road

**V. Other Business**

- A. Next meeting scheduled for May 12, 2011

**VI. Adjournment**

**City of Highland Park  
Historic Preservation Commission  
Minutes of March 3, 2011  
6:30 p.m.**

**I. Call to Order**

Chairwoman Sogin called to order the Special Meeting of the Historic Preservation Commission at 6:30 p.m. in the City Hall Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL.

**II. Roll Call**

*Members Present:* Sogin, Rotholz, Temkin, Fradin

*Members Absent:* Curran, Bramson

*Council Liaison Present:* Rotering

*Ex-officio Members Absent:* Axelrod

*City Staff Present:* Cross, Sloan

*Others Present:* Scott Wert (778 Stone Gate Dr.)

**III. Scheduled Business**

**A. Demolition Application – 778 Stone Gate Drive**

The Commission discussed the history of the property, indicating that it had been built on spec by Richard Singer. The house was designed by Robert Singer, but staff indicated very little historical information was available for him. Singer has five houses in the Historical Surveys attributed to him, though the 1927-era house at 1041 Brittany is likely an error. The other houses are from the early 1960's and all have an NC – Non-Contributing historical status.

The applicant's representative, Scott Wert, indicated that the recently-deceased owner was a problematic hoarder and eight full-size dumpsters were filled emptying the house of junk. Commissioner Rotholz stated that he could not indentify a Landmark Criterion that was satisfied by the house.

- Motion that the house at 778 Stone Gate Drive does not satisfy any landmark standards: Commissioner Fradin
- Second: Commissioner Rotholz
- Vote: 4-0 Motion passes

**IV. Adjournment**

Commissioner Fradin made a motion to adjourn the meeting. The motion was seconded by Commissioner Temkin. The motion carried unanimously (4-0)

The meeting adjourned at 6:50 pm.

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

**I. Call to Order**

Chairwoman Sogin called to order the Regular Meeting of the Historic Preservation Commission at 7:30 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 (7:35), Rotholz, Temkin  
*Members Absent:* Fradin  
*Ex-officio Members Absent:* Johnas  
*City Staff Present:* Cross  
*Others Present:* John Eifler, Patrick Schwarz, Bill Levy (1923 Lake Avenue)

**III. Scheduled Business**

**A. Approval of Minutes**

Chairwoman Sogin asked for approval of the minutes of the February 10, 2011 HPC Meeting. Commissioner Bramson made a motion to approve the minutes as submitted. Commissioner Temkin seconded the motion. The motion was approved by a unanimous vote (4-0)

**B. Certificate of Appropriateness – 1923 Lake Avenue**

Staff presented a summary of the proposed modifications to the Mary Adams House, indicating that a Certificate of Appropriateness was required because of the recent landmark designation for the house.

Chairwoman Sogin read comments submitted by Ex Officio Member Susan Benjamin: the choice of aluminum for the roof was problematic, as well as the rhythm of the windows on the proposed kitchen addition and the north porch.

Chairwoman Sogin read comments from Anthony Rubano, Illinois Historic Preservation Agency.

John Eifler, Eifler & Associates, answered questions and responded to the comments from Ms. Benjamin and Mr. Rubano. The proposed aluminum shingles were discussed at length. The petitioners presented a sample of the shingles to the Commission and indicated that the product was from a company called Classic Roofing Systems in Ohio. Mr. Levy stated that Frank Lloyd Wright was a conservationist and would probably have supported the eco-friendly recycled aluminum shelves instead of the chemically treated wooden shingles that were an alternative.

The Commission discussed the proposed planter by the front entrance that appears in the original drawings, but is not on the current house. Mr. Eifler indicated that they would not construct it if

evidence showed that it had never been constructed in the past. The applicants will research the grounds as well as old photographs for documentation of the planter having been built at some point in the past.

Chairwoman Sogin discussed the chimney and requested that it be brought back to the way Wright had intended it in his designs. John Eifler indicated that was part of their intention and offered to clarify that on the plan set.

Mr. Eifler discussed the rhythm of the windows. The windows on the kitchen expansion were carefully designed to line up with the basement windows, which are directly below the kitchen bump-out. The windows on the porch were given their particular sizing and rhythm to afford as much light as possible into the porch and to accommodate the support structure of the porch.

Commissioner Rotholz identified an error on the architectural drawings: The roof line on Drawing EX 2.2 and A2.2 was not consistent. Mr. Eifler agreed and indicated the error would be fixed on final drawings.

Commissioner Rotholz requested that construction details be provided for the terrace wall and the entrance planter. Mr. Eifler indicated he would add those to the final drawings.

- Commissioner Rotholz made a motion to approve a Certificate of Appropriateness for the plans as submitted with the following conditions:
  - 1) Revise the roof line on drawings EX 2.2 and A 2.2 to be consistent and accurate.
  - 2) Indicate a concrete cap on the chimney
  - 3) Add construction details for the planter and terrace wall.
- Second: Commissioner Bramson
- Vote: 5-0 Motion passes.

#### **IV. Other Business**

#### **V. Adjournment**

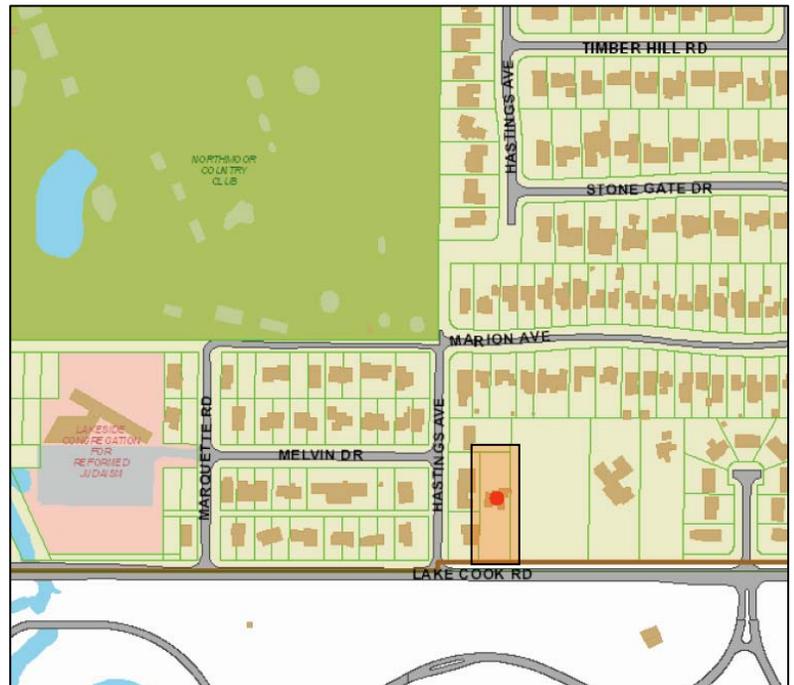
Commissioner Curran made a motion to adjourn the meeting. The motion was seconded by Commissioner Temkin. The motion carried unanimously (5-0)

The meeting adjourned at 8:45 pm.

# MEMORANDUM

Date: April 14, 2011  
To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Subject: Proposed Demolition of 1065 County Line Road

<i>Address:</i>	1065 County Line Road
<i>Built:</i>	1951
<i>Style:</i>	Colonial
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	Emerson Edward Raymond
<i>Alterations:</i>	<ul style="list-style-type: none"><li>Two-story addition (2010)</li></ul>
<i>Staff Findings:</i>	Staff has not identified any landmark criteria that are satisfied by the subject property at 1065 County Line Road.



The structure at 1065 County Line Road is a 2,600-square foot house built in 1951. Last year, the owners applied for permits to add a two-story addition onto the house. Calculations submitted to the Building Department indicated that 49% of the interior would be demolished as part of the renovation and addition, which falls beneath the 50% threshold that constitutes the demolition of a structure. However, after construction of the addition had begun, the scope of the permits was exceeded due to the removal of interior walls that were damaged by exposure to an open exterior wall. Since the permits issued for the addition were on the threshold of the 50% demolition rule, the removal of the damaged interior caused the home to be considered completely demolished, and therefore the renovation is considered a new home. The scope of work has had to be amended to reflect the demolition in excess of 50%, so the renovation/addition project is subject to the Historic Preservation Commission's demolition delay review. In this case much of the original home will be retained even though the original building will have been considered demolished.

The original building permit for the house is unavailable, but the Lake County Assessor's Office shows the house as built in 1951. The City's microfilm archive contains architectural drawings

for 1065 County Line Road dated January, 1950. The architect on the drawings is Emerson Edw. Raymond with the address “Off Skokie 804 Des. Greenleaf 5-3122”. The original house appeared to be in a Colonial style with a one-car garage. The house does not appear in any of the City’s Historical and Architectural Surveys.

Here are the landmark criteria as they appear in Chapter 24, “Historical Preservation”. The Commission is asked to discuss whether any of the standards are met by the structure at 1065 County Line Road.

### **Landmark Criteria**

Below are the landmark criteria from the City Code:

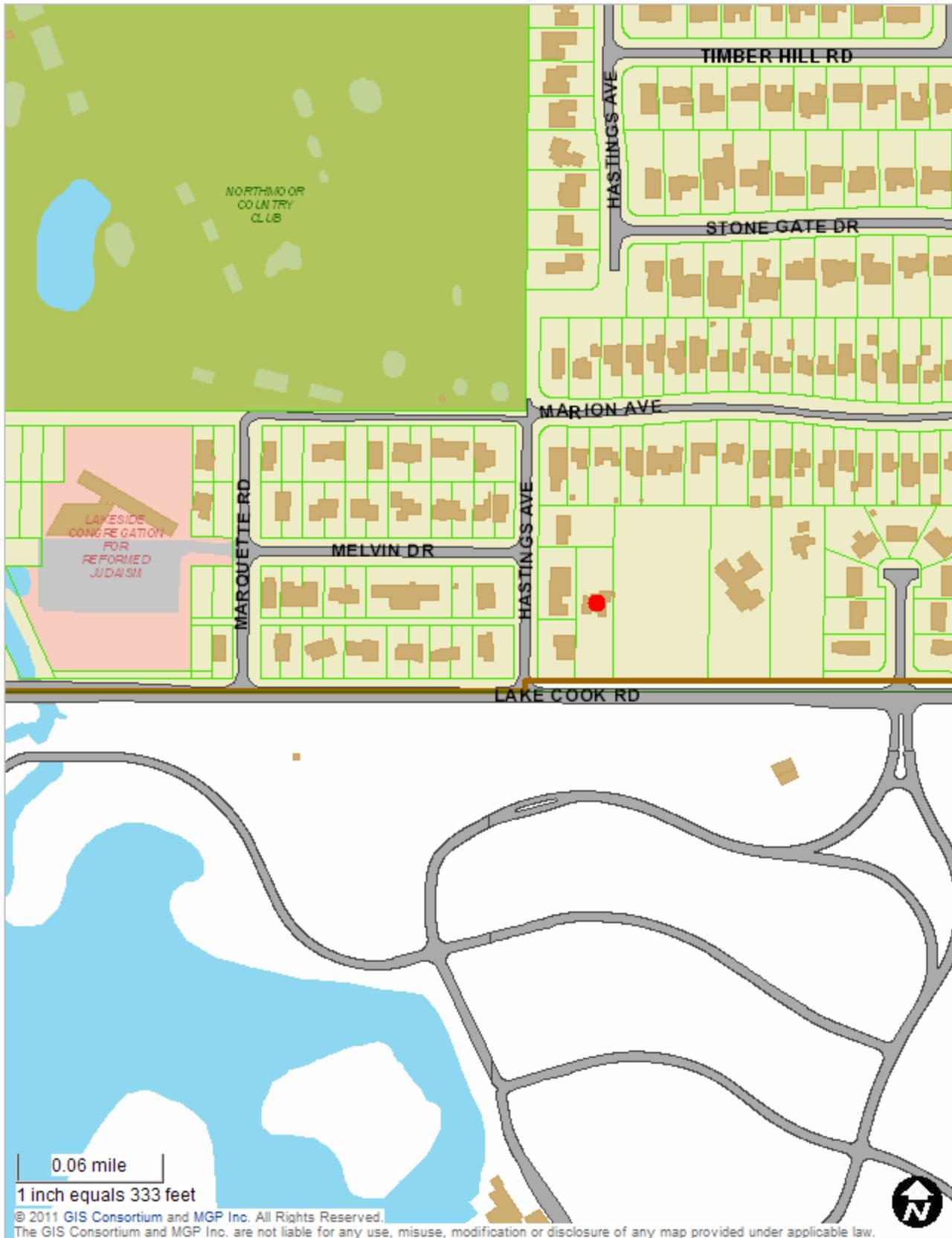
- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed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

### **Recommended Action**

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

### **Attachments**

Location Map  
Site Photos



0.06 mile

1 inch equals 333 feet

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Samuel Hastings was among the City's most influential mayors. The City of Highland Park was just 46 years old when he was elected mayor. The city's government was up to that point organized with less-defined offices and responsibilities. Mayor Hastings believed that "the city should be conducted along the lines of modern business methods...The administration under the [new] commission form of government is divided into five departments, each assigned the responsibilities and the employees which come within its jurisdiction." Employees were hired to work in certain areas and tasked with specific departmental services.

Citizen involvement was a crucial element in Hastings' mayoral leadership. As stated in *Pioneer to Commuter: The Story of Highland Park* (1958), "Mayor Hastings said that he could think of no better way to cope with chronic complainers than to invite them to improve what they criticized." The creation of city commissions had begun, and within one year Highland Park had commissions for Ravinia improvements, Christmas caroling, historic records of past mayors, and building codes. Though the city has since switched to a Council-based form of government, the impacts of Mr. Hastings' contributions can be seen in the 19 existing city commissions.

Samuel Hastings was a remarkable person aside from his impacts as a mayor. He moved with his second wife into 1346 Waverly Place (then 812 Waverly) in 1925 following the death of his first wife three years earlier. Mr. Hastings was offered a nomination as President of the United States, but declined. Likewise with the State Governorship, which he stood a good chance of winning<sup>1</sup>. Mr. Hastings was very active in manufacturing and industrial trade groups and, as President of the Illinois Manufacturers' Association, exchanged letters with President Wilson about a tariff commission and trade relations between the U.S. and foreign countries.

Mr. Hastings passed away in 1942. Shortly thereafter the property on Waverly Place was purchased by Louis Duman, who lived there until 2009. Louis Duman was a philanthropist and businessman whose Microenterprise Center and Loan Fund at the Jewish Vocational Service helped launch hundreds of small businesses in the region. According to his obituary in the Jewish United Fund News, Mr. Duman started his own business, Advance Transformer, in Chicago in 1945. The company manufactured ballasts for fluorescent lighting. It was later acquired by a larger company, but Mr. Duman stayed on as CEO until his retirement in 1984. He donated generously to non-profit organizations in the area, and was a part owner of both the Chicago White Sox and the Chicago Bulls. Louis Duman passed away in Highland Park Hospital in November, 2009.

The original construction of the house at 1346 Waverly Place predates the City's building permit archive. The oldest record in the City's archives showing work at 1346 Waverly Place is the 1925 building permit for a 600-square foot garage. The property owner is listed as Samuel Hastings, so he appears to have built this shortly after he moved in.

After Louis Duman took ownership, a building permit from 1961 indicates that he built an addition designed by Swanson & Associate. The cost of the project was \$43,500, and the City's microfilm archive contains drawings for the work. The drawings will be available for viewing at the April 14<sup>th</sup> HPC meeting.

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<sup>1</sup> *Suburb to Commuter: The History of Highland Park*, Rotary of Highland Park, 1958, pg. 157

In 1987, Mr. Duman had another addition put on the house. This design was by Grunsfeld & Associates and cost \$112,000. These drawings are also in the City's microfilm archive. A one-story spa addition was added in 2002, designed by Grunsfeld Schafer Architects, for a swimming pool.

As mentioned, the 1987 addition was designed by Grunsfeld & Associates, which was the firm of Ernest Alton Grunsfeld, III from 1965 – 2001. According to the Granacki Historical Surveys, Ernest Grunsfeld, III designed ten houses in the Central East survey area. Six are in the International Style, one is Miesian style, and three were ranch-style houses. They were all built from the 1960's through the 1990's. His father, Ernest Grunsfeld, Jr., was also a Highland Park architect with significant houses in the City.

Here are the landmark criteria as they appear in Chapter 24, "Historical Preservation". The Commission is asked to discuss whether any of the standards are met by the structure at 1346 Waverly Place.

### **Landmark Criteria**

Below are the landmark criteria from the City Code:

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

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

**Attachments**

Location Map  
Site Photos



1346 WAVERLY



1346 WAVERLY



North



North.



East

1346 WAVERLY

