

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, May 12, 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, May 12, 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. April 14, 2011
- B. April 27, 2011 Special Meeting

IV. Scheduled Business

- A. Demolition Application
 - 1. 1346 Waverly Road (Continued from 4.14.11 Meeting)
 - 2. 115 South Deere Park Drive
 - 3. 521 Clavey Lane
- B. Request to Remove Local Landmark Designation
 - 1. 434 Marshman Road

V. Other Business

- A. Next meeting scheduled for June 9, 2011

VI. Adjournment

**City of Highland Park
Historic Preservation Commission
Minutes of April 14, 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, Fradin, Temkin

Members Absent: Rotholz

Ex-officio Members Absent: Johnas (7:37)

City Council Liaison Present: Rotering

City Staff Present: Cross, Sloan

Others Present: Andriy Voloshchuk (1065 County Line Road), Matt Pollack, Cal Bernstein, Andrew Kassof (1346 Waverly Road)

III. Scheduled Business

A. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the March 3 and March 10, 2011 HPC Meetings. Commissioner Temkin made a motion to approve both sets of minutes as submitted. Commissioner Bramson seconded the motion. The motion was approved by a unanimous vote (5-0)

B. Demolition Application – 1065 County Line Road

Staff presented a summary of the structure and situation regarding the internal demolition at 1065 County Line Road. 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.

The architect of the original 1951 house was Emerson Edw. Raymond, and the house does not appear in any of the City's Historical and Architectural Surveys. The applicant indicated that

much of the existing brick was either remaining on the house, or would be replaced after being removed for renovation work.

- Commissioner Fradin made a motion finding that the house does not meet any of the Landmark Criteria in Chapter 24.
- Second: Commissioner Bramson
- Vote: 5-0 Motion passes

C. Demolition Application – 1346 Waverly Road

Staff presented historical research on the property. With the help of Julia Johnas, staff found that the house was originally built in 1911 by Davie Pate, a magnate in the lumber business. In 1925 the house was purchased by Samuel Hastings, a former mayor of Highland Park. Staff presented biographic information on Mr. Hastings. In 1950 the house was purchased by Louis Duman, who resided there until his passing in 1990. Staff also presented biographical information on Mr. Duman. Duman had major renovations and additions done to the structure in 1960 and 1987. The additions were designed by Swanson & Associates and Grunsfeld & Associates respectively and severely altered the appearance of the original design.

Commissioner Fradin asked how long the house had been on the market. The applicant indicated it had been for sale for about two months. Commissioner Sogin verified that the lot was still 1.7 acres in size and had not been subdivided.

The Commission discussed the possibility that the original house had been designed by George Maher. Commissioner Temkin indicated she would not feel comfortable moving forward with an approval for demolition until it could be ascertained whether or not Maher had designed the house. Commissioner Curran agreed. Commissioner Temkin volunteered to research the architect at the Burnham Library in Chicago to verify if he had designed 1346 Waverly.

- Commissioner Curran made a motion to continue the item pending further research on the original architect.
- Second: Commissioner Temkin
- Vote: 5-0 Motion passes

IV. Other Business

V. Adjournment

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

The meeting adjourned at 8:15 pm.

**City of Highland Park
Historic Preservation Commission
Minutes of April 27, 2011
Special Meeting
2:00 p.m.**

I. Call to Order

Members and Guests of the Commission convened at 1346 Waverly Road at 2:00 p.m.

II. Roll Call

Members Present: Sogin, Temkin

Members Absent: Rotholz, Curran, Bramson, Fradin

Ex-officio Members Present: Axelrod, Benjamin

City Staff Present: Cross

Others Present: Kathy Cummings, Matt Pollack, Janice Kirchner, Maxine Goldberg,

III. Scheduled Business

A. House Tour

Guests toured the interior of 1346 Waverly Road to evaluate how much of the original George Maher design remained intact.

IV. Adjournment

The tour concluded at 2:35 pm.

MEMORANDUM

Date: May 12, 2011

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: Proposed Demolition of 1346 Waverly Place

<i>Address:</i>	1346 Waverly Place
<i>Built:</i>	c. 1915
<i>Style:</i>	Contemporary
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	Original Architect Unknown
<i>Significant Features:</i>	<ul style="list-style-type: none"> • Home of Samuel Hastings, former mayor of Highland Park (1925 – 1942) • Home of Louis Duman, philanthropist and businessman (1943 – 2009)
<i>Alterations:</i>	<ul style="list-style-type: none"> • Addition / Remodel (1960) by Swanson & Assoc. • Addition (1987) by Grunfeld & Assoc. • Indoor Spa / Pool (2002) by Grunfeld Schafer
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1346 Waverly Place and how it may satisfy any of the landmark criteria listed below.



The Historic Preservation Commission discussed this demolition request at the meeting on April 14, 2011. The discussion centered around the original design of the house from 1911 and how much impact the two major additions in 1960 and 1987 had changed it. The Commission requested additional information to determine whether or not George Maher was the original architect of the house. Research offered by historian Kathy Cummings in the days following the meeting verified that George Maher had designed the house for David and Catherine Pate back in 1911. A write-up in the 1913 edition of *American Carpenter & Builder* has information about the house and photos of how the house appeared 100 years ago. The brief article is included in

the attachments to this memo.

Although it was evident that the two major additions / renovations left little of the original design on the exterior, the Commission expressed an interest in viewing the interior of the house to see if any of the original Maher design had been preserved. The owner of the house accommodated the request for a tour and made the house available on April 27th for members of the Commission. Those who were present can share their findings at the May 12th HPC meeting.

As before, the Commission is asked to review the structure per the Landmark Criteria. 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)

The staff report and research for 1346 Waverly Place is presented below as it appeared at the April 14th Historic Preservation Commission meeting:

According to the Granacki Historical and Architectural Survey, the house has an NC – Non-Contributing Historical Status, but research has uncovered some interesting history on the property.

The Lake County Assessor’s Office lists this house as having been built in 1915, which precedes the City’s building permit archive. Staff located a 1925 building permit for a garage on the property. The owner of the house is listed as Samuel M. Hastings, who was the mayor of Highland Park from 1915 – 1927.

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 winning¹. 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 14th HPC meeting.

In 1987, Mr. Duman had another addition put on the house. This design was by Grunsfeld & Associates and cost \$112,000. The architectural drawings for the work are in the City's microfilm archive and will be available for viewing at the April 14th HPC meeting.. A one-story spa addition was added in 2002, designed by Grunsfeld Schafer Architects, for a swimming pool used for physical therapy.

As mentioned, the 1987 addition was designed by Grunsfeld & Associates, which was the firm of Ernest Alton Grunsfeld, III from 1965 – 2001. Grunsfeld is a regional architect of importance and, 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.

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

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.

Attachments

Location Map

Site Photos

American Carpenter & Builder Article (1913)



1346 WAVERLY



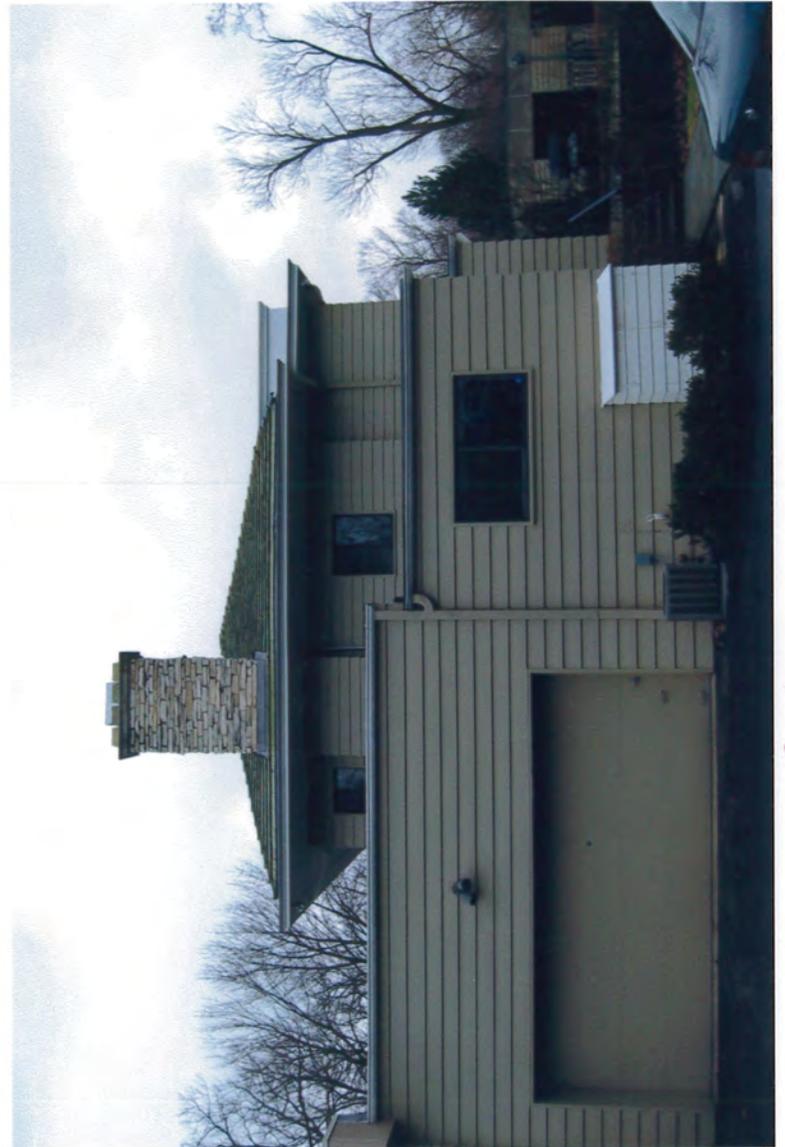
1346 WAVERLY



North



North.



East

1346 WAVERLY



Maher. Pate House survives in Highland Park

atmosphere would prevail.” The copywriter continues, “The result secured by Architect Maher is but partly shown in the above engraving. While the house is strictly modern in every detail, its simple lines and lack of useless ornamentation are particularly pleasing.” After a stop at the Waukegan Public Library in late May,

Pate House were as intended by Mr. Maher. DMA

Source. “Davey S. Pate Dies At His Home Here,” Highland Park Press, September 29, 1921 (p. 1).



Above, Pate 2 drastically remodeled. Below, detail of remodeling of the same part of the entrance as shown on the previous page.

where we verified the Pate House 2 address in Lake County directories, we drove to Waverly Road. Nearing Waverly’s south intersection with Sheridan Road, I saw a house shaped like the one in AC&B. We went by, we backed up, and we saw that it

was Pate 2 severely altered. All that was obviously Maher’s were the tiled roof and the two wide-mouthed chimneys. At the Highland Park library, we found lumberman Pate’s obituary and mention of his move to the North Shore in June 1911.

The Pate House anchors the south intersection of Waverly and Sheridan roads. Frank Lloyd Wright’s Ward and Cecilia Willits House (1901) at 1445 Sheridan Road dominates the north entrance to Waverly. Masters at each end. How much finer if the



Pate 1 photographed in 2002, an angled view showing the stone front and bricked side.

Maher Pate House 1 Chicago

George Maher’s first Pate House, at 5131 South Michigan Avenue, dates to 1901 and seems a compact take on his Farson House (1897) of a few years earlier in Oak Park, Illinois. One room wide at the front, Pate 1 suits its longer-than-wider site.



Wright’s Willits House. Library of Congress.

MEMORANDUM

Date: May 12, 2011
 To: Historic Preservation Commission
 From: Andy Cross, Planner II
 Subject: Proposed Demolition of 115 South Deere Park Drive

<i>Address:</i>	115 South Deere Park Drive
<i>Built:</i>	1952
<i>Style:</i>	Ranch
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	James Eppenstein
<i>Historic Name:</i>	Lionel Nathan House
<i>Original Cost:</i>	N/A
<i>Alterations:</i>	<ul style="list-style-type: none"> No major alterations
<i>Staff Recommendation:</i>	Staff recommends that the Commission discuss the structure at 115 South Deere Park Drive and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house located at 115 South Deere Park Lane. Known as the Lionel Nathan House, it was built in 1952 and represents an unaltered example of the mid-century Ranch Style. The house has a “S – Significant” rating in the Architectural Survey and was designed by James Eppenstein. There are no records of any alterations or work on the property for the last 60 years, indicating that the house is unchanged from the original design. Photographs of the house are included in the attachments to this memo. The petitioner has indicated that the house requires significant restoration on the interior and will present documentation at the HPC meeting on May 12th.

As the graphic above illustrates, the house sits on a double lot. Each lot is over 20,000 square feet, which exceeds the lot size minimum of 12,000 square feet for a buildable lot in the R5 Single-Family zoning district where the South Deere Park Drive neighborhood is located. This means that each lot can be developed separately without requiring any zoning relief.

James F. Eppenstein

Eppenstein was a Chicago-area architect who lived from 1897 to 1955 and is associated with Modernist and International architectural styles. According to information in the 2004 Braeside Area Architectural Resources survey by Granacki Historic Consultants, Eppenstein studied architecture at Harvard University and the Ecole des Beaux Arts. He also studied furniture design in Berlin at the Hochschule für Frei und Angewandte Kunst before returning to Chicago in 1932. Eppenstein has at least ten patents in his name for different types of furniture, including an early hide-a-bed and a unique ashtray.

While none of Eppenstein's work in Highland Park has been landmarked, there are several well-known structures that he designed. 401 Woodland Road is an International style house that was featured in a 1936 issue of Architectural Forum. 214 Cedar, also in the International Style, was built in 1941/42 and has a "Significant" historical status. Importantly, 115 South Deere Park Drive also has a "Significant" status.

In Highland Park's Architectural Surveys, James Eppenstein is credited with the design of 7 single-family houses in a variety of architectural styles:

Address	Style	Year Built	Condition	Status
1446 Waverly Road	Ranch	1954	good	NC
401 Woodland Road	International	1935	good	C
90 Lakewood Place	Contemporary	1940	Demolished March, 2010	
115 South Deere Park Drive	Ranch	1952	good	Significant
194 Cedar	French Eclectic	1941	good	C
214 Cedar	International	1941	good	Significant
345 Cedar	French Eclectic	1936	good	C

Overall, the stock of Eppenstein houses is in good condition. Only one house, 90 Lakewood Place, has been demolished. The house had undergone two additions that were unsympathetic to the original design, so the Commission approved it for demolition in March, 2010.

The historic name of 115 South Deere Park Drive is the "Lionel Nathan House". Mr. Nathan passed away recently at the age of 96. According to his obituary, he was the co-founder and president of the Chicago Industrial Supply Company. He was also a longtime board member of the Michael Reese Hospital (now closed) and the Anti-Defamation League.

Landmark Criteria

Below are the landmark criteria from the City Code:

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- 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.
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- 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

Architectural Survey Entry











City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	115
DIRECTION	S
STREET	DEERE PARK
ABB	DR
PIN	1731302092
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	-
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



GENERAL INFORMATION

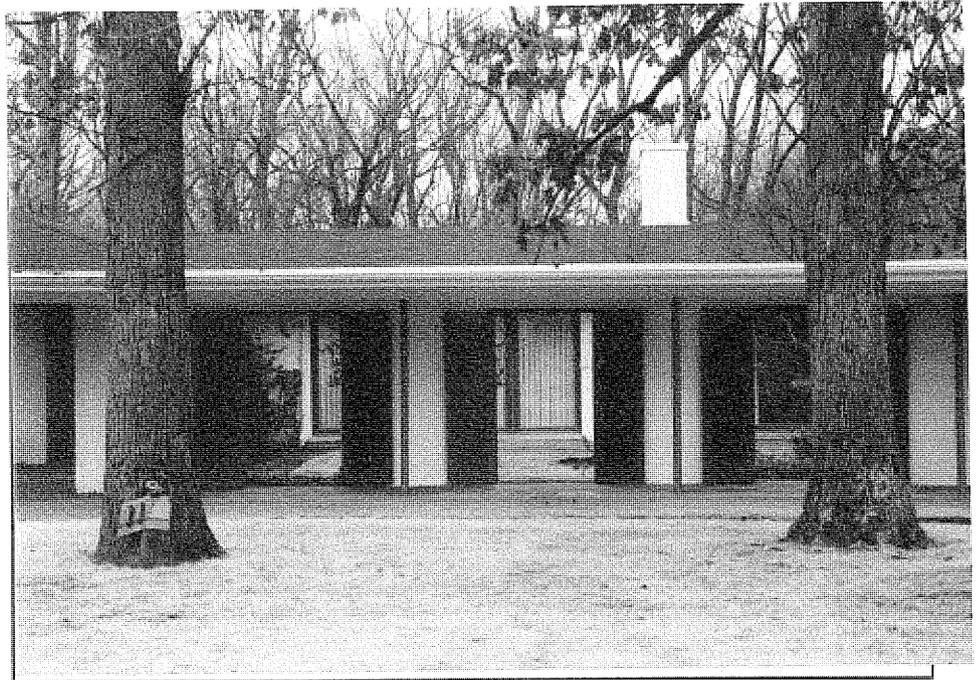
CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	not altered	REASON for SIGNIFICANCE	Detailing of windows & doors adds extra interest to this classic Ranch design by a well regarded local architect.
SECONDARY STRUCTURE	-		
SECONDARY STRUCTURE	-		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Ranch	PLAN	irregular
DETAILS		NO OF STORIES	1
DATE of construction	1952	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	building permit	FOUNDATION	Concrete - poured
WALL MATERIAL (current)	Brick	PORCH	Recessed front
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung; fixed
SIGNIFICANT FEATURES	Central courtyard w/brick walls & multiple shutter door entrances; picture windows		
ALTERATIONS	-		

HISTORIC INFORMATION

HISTORIC NAME	Nathan, Lionel House
COMMON NAME	
PERMIT NO	7054
COST	\$57,000
ARCHITECT	Eppenstein, James T.
ARCHITECT2	
BUILDER	U. S. Const. Co.
ARCHITECT SOURCE	building permit



HISTORIC INFO

LANDSCAPE

Midblock of residential street; uniform setback; front circular driveway w/stacked stone edging; foundation shrubs; plantings within courtyard; rear ravine; mature trees

PHOTO INFORMATION

ROLL1	23
FRAMES1	15, 17-18
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\sdeerepark0115.jpg

SURVEY INFORMATION

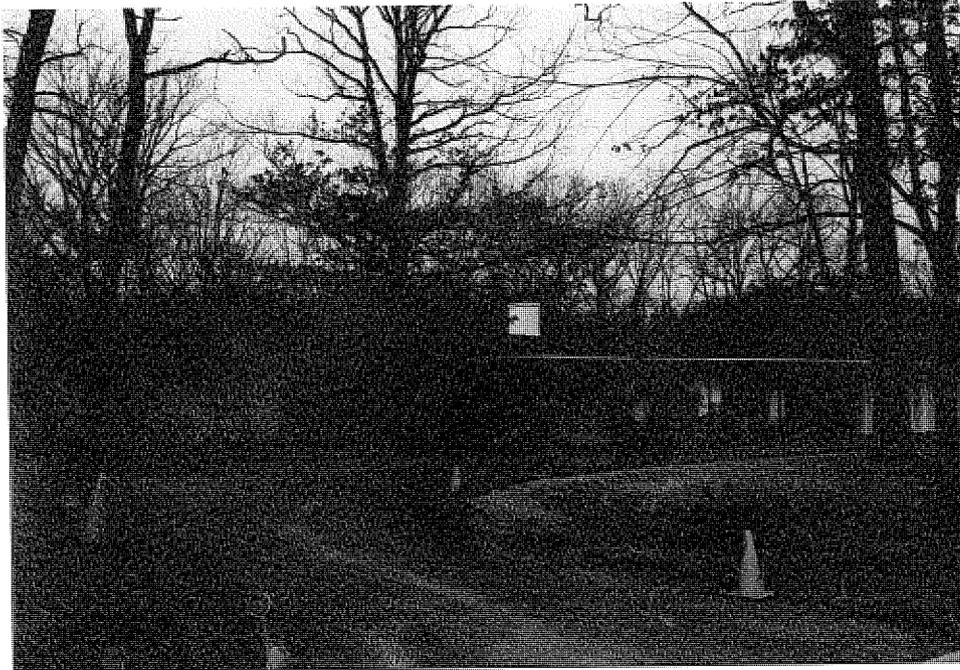
PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	6/11/03
SURVEYAREA	Braeside Survey Area

City of HIGHLAND PARK
ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY
CONTINUATION SHEET

STREET # 115

STREET S Deere Park Drive

ADDITIONAL PHOTOS OR INFORMATION



Stein died in August, 1980 in Sun City, Arizona, though no obituary could be located. The house appears to have been rented out in recent years, as the only files in the building department were from a zoning enforcement action undertaken in response to some inconsistency with garbage removal on the part of the tenants.

The microfilm archive contains Mr. Stein's drawings for the house. An examination revealed that the house has changed very little from the time it was built.

Landmark Criteria

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- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Recommended Action

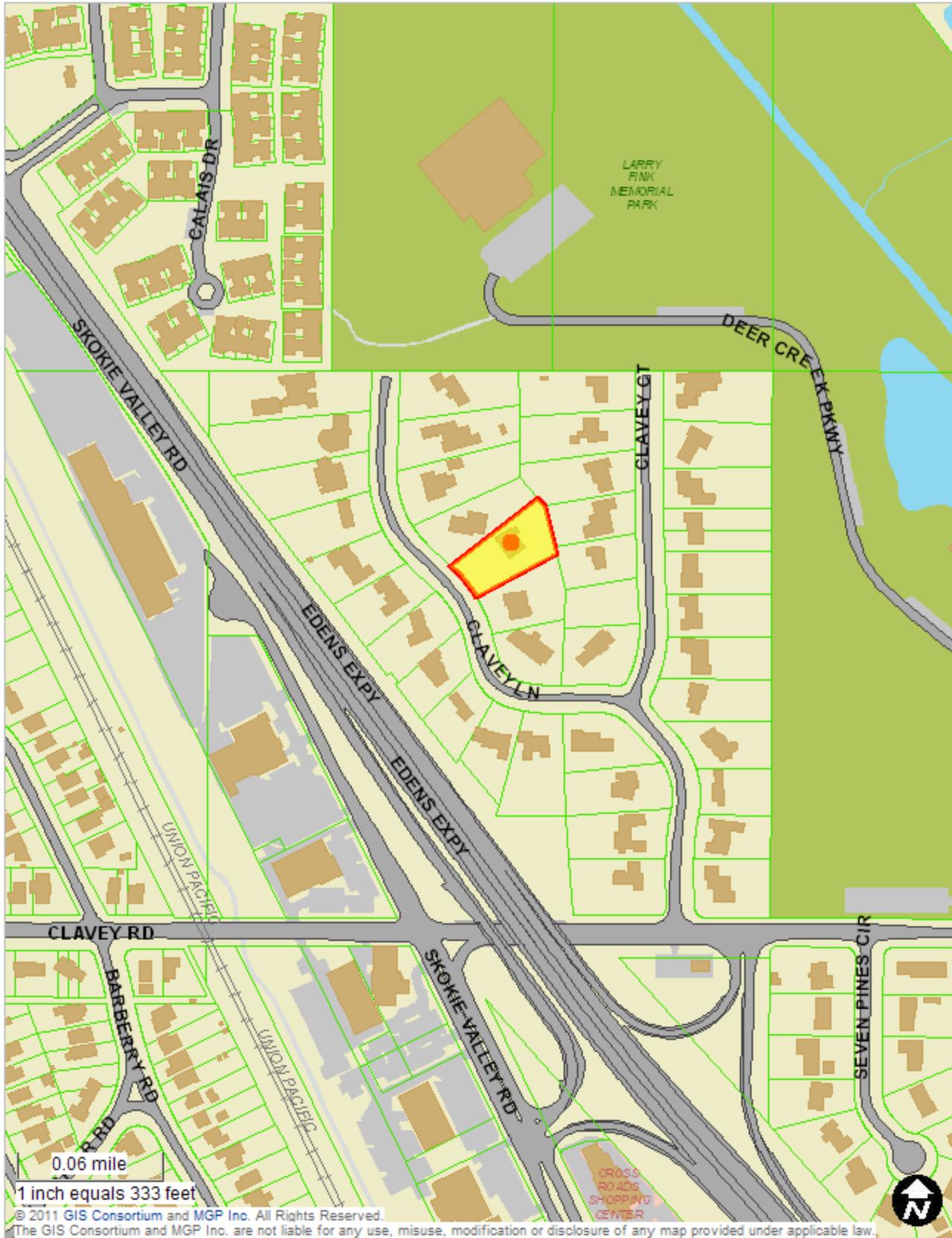
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Attachments

Location Map

Site Photos

Original 1954 Building Permit



521 CLAUVEY LN



521 CLAVEY LN



Date Nov. 5 1954

Building Permit No. 8047



Inspected by _____ Date _____

For certificate of occupancy

Location of Building — No. 521 Street Clarey Lane

Name of Owner Edward P. Stein

Present Address 6321 N. Talman Ave. Chicago Phone _____

Type of Construction Frame 'R5 WA' AG

Architect owner Address _____ Phone _____

General Contractor owner & H.C. Erickson Address 6045 N. Forest Glen - Mu 5-1030 Phone _____

Permit issued to H.C. Erickson to construct a S.F. D.

building on _____ Lot 22 Blk. _____ Sub'n. _____

Builder's estimate \$22,000 Permit fee 87.67 Job Order No. 7910 Amt. \$ 87.67 50

Location of building on Lot verified _____ 19 _____ by _____

Sanitary provisions approved by _____

Other Inspections Exp. in ENGRA. DEP. OK'D 4-7-55 M.C.

Electrical Contractor Rudy Electric Address 6313 N. Troy St., Chgo, Ill. 6-90

Wiring Permit No. 6067 Issued 2/11/55 No. Fixtures 20

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 Wm. Zeigler & Son, Inc. Address Box 847, Round Lake, Ill.

Water Tap No. 5759 Sewer Tap No. - Job Order No. 16 Issued 1/2/55 Paid \$80.00

Work Order No. 1786 Storm Tap No. - Septic # 234

No. Catch Basins 1 No. Lavatories 2 No. Toilets 2

No. Baths 1 No. Sinks 2 No. Laundry Tubs 1

No. Shower Baths 1-0T No. Stacks 2-4"-1-2" Other Items SUMP PUMP

Inspections M. J. CROWLEY, FEB. 1-55

Downspouts connected to 19..... No.....

Kind of heat Name of Burner

Tank and Burner Inspection #1961, \$5.00

Driveway Permit No. 2410 Date 1-9- 1957 Contractor.....

Type

NOTE:—No permit will be issued until this application has been Submitted to the building department, completely filled in. Print or type

Building Department, City of Highland Park, Lake County, Illinois APPLICATION FOR BUILDING PERMIT

Permit No. 8047

Highland Park, Illinois, Nov. 1 1954.

I, EDWARD P. STEIN, the undersigned owner hereby apply to the Building Department of the City of Highland Park, Illinois, for a permit to erect, alter, construct or enlarge the structure or part thereof herinafter described, and if granted the permit applied for I will comply with all the requirements of the City Ordinances relating thereto and pay the fees required by said Ordinances.

The building or structure is, (or is to be), used for the purpose of SINGLE FAMILY DWELLING
Single Family Dwelling, Business, etc.

and is (or is to be), located on lot 22 block _____ Subdivision _____ or
LOT 22 IN RESUBDIVISION OF CLAUDE CORNERS UNIT #2 BEING
A SUB OF PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SEC. 35 TOWNSHIP 43 N.
RANGE 12 E. OF THE 3rd PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.
Give any other legal description

Street address 521 CLAUDE LANE

CONSTRUCTION DATA

Average width of lot 110' Average depth of lot 225' Area of lot 24,750 sq ft.
List below all buildings, existing and contemplated, and show whether dwelling, etc. or accessory buildings.

Buildings	Width Over All	Length Over All	Height Grade to Peak	Height A.I.A. Standards	Ground Area of Building	Volume Cubic Feet
<u>1</u>	<u>41'-0"</u>	<u>62'-0"</u>	<u>18'-0"</u>	<u>16</u>	<u>2,542</u>	<u>45,756</u>

NEW BUILDINGS

The building is to be constructed of FRAME No. of stories 1 No. of rooms 5 No. of bath rooms 2 No. of plumbing fixtures 7 bath tubs 1 lavatories 2 toilets 2 shower stalls NONE showers over tubs 1 kitchen sinks 1 slop sinks NONE laundry tubs 1 floor drains 1

Any Other _____ Heating WARM AIR
Warm Air, Hot Water, etc.

Fuel Oil Is building Air Conditioned? No Artificial ventilation? No Basement? YES Attic? No
Oil, Gas, Coal, etc. Yes or No Yes or No Yes or No Yes or No

Utility room No Kind of foundation walls CONCRETE Thickness 10" Depth of footing below grade 3'-6" Thickness 10" width 1'-10" Thickness of masonry walls above foundation; 1st Sty NONE
Yes or No Concrete, Brick, etc.

2nd Sty _____ 3rd Sty _____ Roof _____ Garage ATTACHED
Shingle, Comp., etc., on Frame, Steel, etc. Attached or Unattached

Constructed of FRAME No. of stalls 2
Frame, Brick, etc.

Following data for ALTERATIONS, ADDITIONS, ETC.

Note: Show number of buildings existing, lot data, etc., in space provided above.
Omit Cubic Contents

HG

The work contemplated consists of.....
Interior work - add'l rooms - dormers - exterior add's, add'l baths, etc.

and is to be of.....
Frame, brick, concrete, etc., or any combination thereof

No. of rooms in present building..... No. rooms added..... Total when completed.....
Ground area of additions..... Total ground area of existing building and additions..... No. bath rooms added.....
No. bath tubs..... Lavatories..... Toilets..... Shower stalls.....
Showers over tubs..... Kitchen sinks..... Slop sinks..... Laundry tubs..... any other.....
New electric work:..... Heating additions?..... Fuel: Oil
Yes or No Yes or No Oil, Gas, Coal, etc.

Remarks—for any additional information clarifying work to be done.....

The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances, and all other necessary expenses to completely erect, alter, construct or enlarge the building or structure. Such cost is itemized as follows:

PRINT OR TYPE

Unit of Contract	Name of Contractor	Address	Phone	Amount of Contract
General	E. P. STEIN	6321 N. TALMAN AVE	Ro 4-6338	\$ 11,106.00
Excavating	R. D. FLOOR	5351 N. REDZIE AVE	CL 8-1943	\$ 300.00
Concrete	DE GRAF BROS.	4743 N. LAWLER AVE	KI 5-10553	\$ 2,100.00
Masonry	NONE			\$
Plumbing	WM ZEJGER AND SON	ROUND LAKE	R.L. 6-4729	\$ 2,450.00
Carpentry	HANS C. ERICKSEN	6045 N. FOREST GLEN	MUS-1030	\$ 3,575.00
Electric	RUDY ELECTRIC	6313 N. TROY	BR 4-1177	\$ 525.00
Sheet metal	WEICHELT HEATING Co	4315 ELSTON AVE	AVE 3-3693	\$ 472.00
Structural iron	NONE			\$
Plastering	NONE			\$
Heating	WEICHELT HEATING Co	4315 ELSTON AVE	AVE 3-3693	\$ 1,472.00
Painting	NONE			\$
Others Not Listed Above				\$
Total Cost of Building				\$ 22,000.00
Owner's name	EDWARD STEIN	Address 6321 N. TALMAN AVE	Phone Ro 4-6338	
Architect	OWNER	Address SAME	Phone SAME	

8667
1.00
56.00 Def
5.00 Tank & Burner
142.67

OK
MAY 40

H3

To Be Filled in by Building Department

Building Class 3 Zone D
 Plans checked by WAR Date 11/3, 1957 Application checked by WAR Date _____, 19____
 Permit authorized by _____ Date _____, 19____ Permit issued, date _____, 19____ Permit No. _____
 Street deposit job order No. _____ Amount of deposit \$ _____ Date _____, 19____
 Street obstruction Permit No. _____ Date _____, 19____ Street obstruction Bond No. _____
 Street number 521 Cleary Lane Issued by WAR Cert. No. _____ Date 11/3, 1957
 Electric Permit No. _____ Tank burner Permit No. _____ Sanitary sewer tap No. _____
 Storm sewer tap No. _____ Water tap No. _____ Driveway Permit No. _____ Sidewalk Permit No. _____

NOTE: Although the above fee for building is based on all of the value for all classes of work, additional permits are required before work can be started on Sewer and Water Taps. Electrical work, Tank and Oil burning equipment, Sidewalk construction, Driveway construction, and such other permits which from time to time are provided for and for which separate applications are required. There is a street deposit required of not less than \$50 cash (to be furnished by the Contractor) guaranteeing replacement of any existing improvements damaged by reason of the work and for the maintenance of the public streets and surrounding property in a clean and orderly condition. Any work which has to be done by the City to repair or maintain such conditions will be deducted from said deposit.

A street obstruction bond is required whenever use is made of any portion of the City Streets, including walks, parkway and or paving.

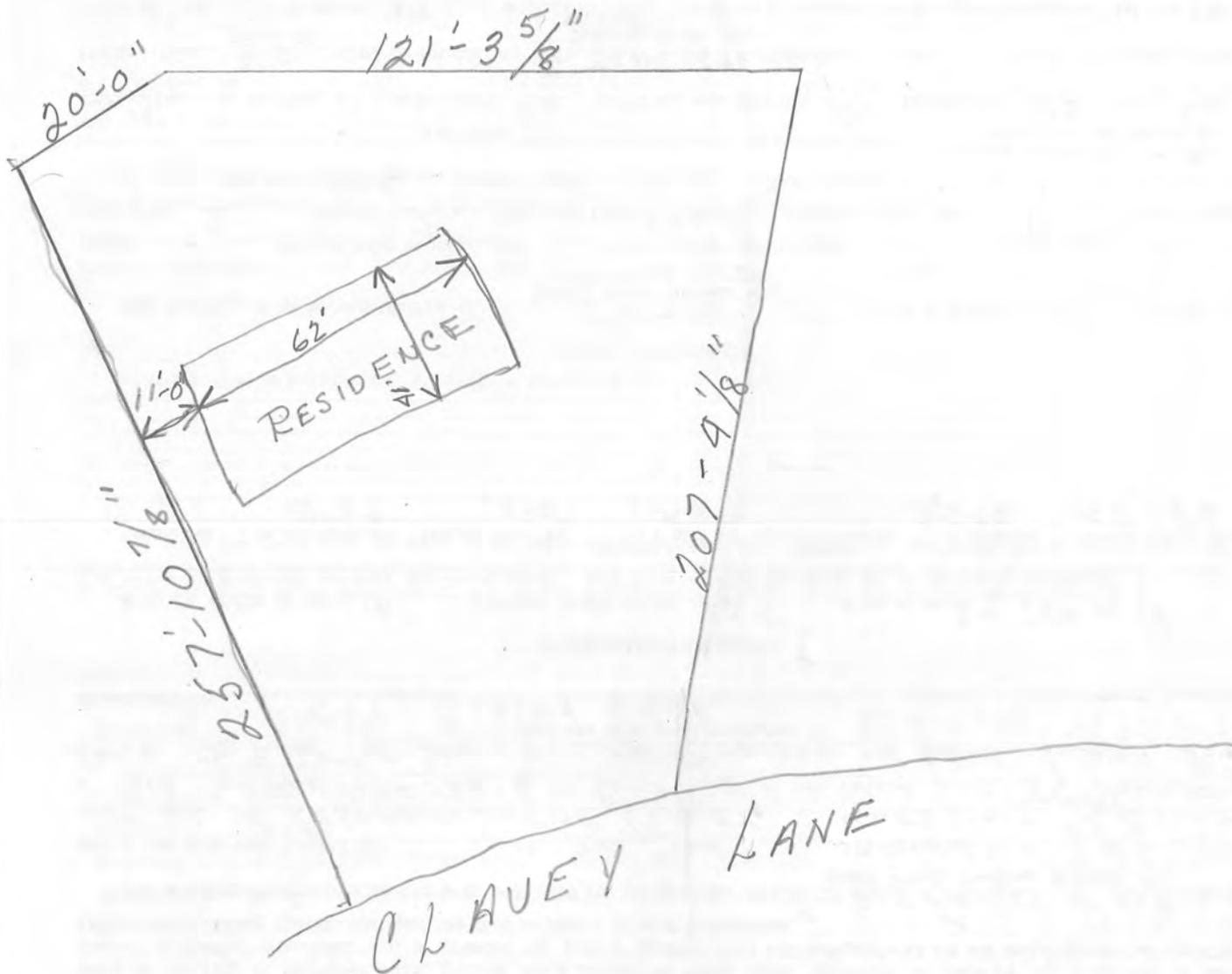
APPLICATION FOR CERTIFICATE OF OCCUPANCY AND CONFORMITY OF PREMISES

The undersigned owners of the herein described property and buildings thereon, hereby applies for a certificate of occupancy of said buildings and premises and hereby agrees not to occupy them until certificate of occupancy has been granted. Said buildings and premises are to be used exclusively for SINGLE FAMILY DWELLING
 Single family dwelling, Business (state type), Apart. Hotel, etc.

Draw below to scale, an accurate plat of the lot or property. Show all existing or proposed buildings and additions to existing buildings. Make said plat complete with all dimensions of premises, overall dimensions of buildings, and show distances of buildings from all lot lines:

— PLOT PLAN —

CA
H



No error or omission in either the plans or application, whether said plans and application has been approved by the building department or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this City, relating thereto. The owner having read the application for the building permit and for certificate of occupancy and having checked the plot plan hereon shown and fully understanding the intent thereof, declares that the statements made and the drawings shown are true to the best of his or her belief.

Do not sign unless you have read and checked this application and everything is complete.

Signature of owner..... *Edward P. Stein*

Present address..... *6321 N. TALMAN AVE* Phone..... *Ro 4-6338*

MEMORANDUM

Date: May 12, 2011

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: **Removal of Landmark Designation for 434 Marshman Street**

The house at 434 Marshman Street was designated as a local landmark in 1992. The current owner of the property, Mr. Gerard Brown, is petitioning the Historic Preservation Commission to remove the landmark status.

The landmark nomination process for 434 Marshman was begun in September, 1991. A nomination form was submitted by Irv Wagner, then the Chairman of the Historic Preservation Commission. According to the nomination form, the “low-slung bungalow style house was probably built in the late 20’s and early 30’s. Interesting stained glass and etched glass windows and window configurations make this one of the finest bungalows in Highland Park.” The nomination materials have been included in the attachments to this memo. The landmark nomination found that the structure met Landmark Criteria #4 and #6:

- (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 or indigenous materials;
- (6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

The owner of the property in 1991, Ms. Janet Steinberg, consented to the landmark designation. In a letter dated 10/31/91, she indicated that she intended to pursue a tax freeze on the property, but there is no documentation that one was put into effect at that time. Importantly, there is no tax freeze on the property currently.

The current property owner, Mr. Brown, has submitted a formal request to have the landmark designation for 434 Marshman removed. Mr. Brown initiated contact with City Staff earlier this year and was sent a letter dated March 14, 2011 outlining the process and required information to move forward with the request. The letter is included in the attachments.

Mr. Brown has submitted an application that includes a cover letter, the landmark nomination form (revised for this petition), and written material substantiating the home owner's request. The application materials do not address Landmark Criteria #4 and #6 as they apply to the house currently, or how they may no longer be appropriate or present on the property. The application addresses current economic hardships associated with the property, an interpretation of Highland Park's Historic Preservation Ordinance, a disagreement with the 1991 Landmark Nomination, concluding remarks, and two exhibits.

Chapter 24 of the City Code, the Historic Preservation Ordinance, contains the following provision for the removal of a landmark designation:

Removal of Landmark Designation.

(1) Automatic Removal of Landmark Designation: The Landmark designation of a Property, Structure, Area, Object, or Landscape of Significance that has been demolished in accordance and compliance with all applicable City ordinances shall be deemed to have been automatically removed as of the date of demolition.

(2) Condition Precedent for City Council Removal of Landmark Designation: Under no circumstances shall the City Council remove the Landmark designation for any Property, Structure, Area, Object, or Landscape of Significance unless it finds that the reasons for which the Landmark designation was once appropriate are no longer present. Nothing herein shall be deemed or interpreted as requiring the City Council to remove the Landmark designation upon such a finding. ←

The process for removing a landmark status is similar to the process for granting it. The Commission, by a majority vote and a resolution, must find that "*the reasons for which the Landmark designation was once appropriate are no longer present.*" The Commission would vote on a Resolution recommending this finding to the City Council. The Council would discuss the recommendation at a future meeting and ultimately vote on an Ordinance to remove the landmark designation, much the same way as when a landmark status is granted.

The Historic Preservation Commission is authorized to discuss the landmark criteria that framed the 1991 landmark nomination for 434 Marshman and whether or not they are still present on the property. The Commission may also comment on the historical background of the structure and discuss any alterations and other topics relevant to the property. The Commission is under no obligation, however, to discuss the legal validity of Chapter 24 of the City Code, "Historic Preservation", or legal precedent within the State of Illinois as it relates to historic preservation, as presented in the petitioner's application.

A search of building permits for 434 Marshman revealed that a fence permit was issued in 2005 and tree removal permits were applied for in 2006 and 2009. No other alterations have been undertaken.

Recommended Action

The Historic Preservation Commission is asked to discuss the request to remove the Landmark Designation from the structure at 434 Marshman Street. The Commission can approve the request and direct staff to prepare the necessary resolution for the Commission, continue the item to a future meeting, or make a finding that the reasons for which the Landmark designation was once appropriate are still present.

Attachments:

- Application Materials for the Removal of the Landmark Designation at 434 Marshman Street
- Letter from City Staff, dated March 14, 2011
- 1991 Landmark Nomination Documentation
- Architectural Survey Entry – 434 Marshman Street

To Whom It May Concern:

Subject: 434 Marshman, Highland Park, IL

To all concerned, I would like to present to you a problem we are having which has turned into a major hardship in our lives..

In this unfortunate, downturned, real estate market we have been trying to sell our home at 434 Marshman, Highland Park. We have diligently, along with our professional realtor, Wilma Korn of Baird & Warner Real Estate Co, also in Highland Park, IL listed, advertised, marketed, held open houses, for both Real Estate Professionals as well as the General public, in the hopes of finding a buyer for our home. Because of this downturned market, we have also reduced the original listing price of our home over \$100,000 during the course of our listing in an attempt to procure a buyer. We have tried to be patient and our patience has not in any way paid off. Our home has been listed for almost 600 days. Our house is on a beautiful lot in a perfect location of Highland Park.

We are in a location of fine homes including older homes which have been renovated, new construction homes and existing homes.

The problem we are facing is that our home has been deemed a Landmark Home in Highland Park. We had purchased the house knowing it was a Landmark house, but we purchased in a very different real estate market.

During our listing of our house we have incurred several problems in selling our house. It is a smaller house of about 2500 sq feet on a lot that can hold a house of more than 4000 sq feet, according to the Highland Park village requirements. It is no longer the 1920's nor the 1950's or 1990's.

Several buyers wanted to purchase our house to improve radically or demolish to build a house in the standards of 2010-2011. Because it is of landmark status, we could not sell our house to these buyers or builders as they could not demolish the property and build to suit them. We have also had a contract fall-through by a buyer who was not intending to radically improve or demolish during the inspection period due to the condition of some aspects of the house. This is a house built in the 1920's there can be problems with windows, structure, plumbing, electrical and other things.

It would be a financial hardship for us to bring this house up to modern standards in order to sell and sustain the landmark status. Our house has been deemed landmark status due to its unique windows, per the information the Highland Park Village has supplied us with. The architect of the home is unknown.

I believe we have been patient enough, turning down potential buyers including builders who want to improve and or demolish our house which is not in accordance with the



landmark status requirements. We have been listed almost 600 days and would like to sell our house and move on with our lives.

Trying to sell our home has turned into a major hardship for us and want to have our house taken off of Landmark Status as soon as possible.

We have been compliant with the status of our house but now find it impossible to sell in this real estate market. We are being penalized, because of the Landmark Status of our home and cannot procure a buyer, willing and able to purchase this home due to its Landmark Status.

Again, we plead our case to please remove our house from Landmark Status so we can sell our home and move on with our lives.

Sincerely,

Gerard & Sabrina Brown
Gerard and Sabrina Brown

cc: James Kirsch
Scott Leyenfeld
Steven W. Mandel
Terri R. Olian
Nancy R. Roterling
Lawrence D. Silberman

Highland Park Historic Preservation Commission
 1707 St. Johns Avenue
 Highland Park, Illinois 60035

Landmark Nomination Form

Date:

1) Name of Property (original if known)	Albert Cambell House		
2) Street Address:	434 Marshman Street		
3) Legal description or P.I.N. (Permanent Index Number):	16-25-315-001		
4) Name and Address of Property Owner(s):	GERARD BROWN 434 MARSHMAN		
5) Present Use:	Single Family Res	6) Past Use:	
7) Architect:		8) Date of Construction:	
9) Written statement describing property and setting forth reasons it is eligible for landmark designation: to remove			
<p>SEE ATTACHED</p> <p style="font-size: 24px; margin-top: 40px;">847-432-0925</p>			
(please include photos)			
10) This structure is eligible for designation on the basis of the following criteria (see reverse page):	N/A		
11) Name(s) of Applicant(s):	GERARD M. BROWN		
Address:	434 MARSHMAN		
Signature(s):	<i>Gerard M. Brown</i>		
Address(es):			
12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):			

Please return this form to:
 Department of Community Development
 Historic Preservation Commission
 1150 Half Day Road
 Highland Park, IL 60035

FAX (847) 432-0964
 Attn: Andy Cross, Planner

9) Written statement describing property and setting forth reasons to remove landmark status designation:

Property is a one story frame residence with 2 main front entrances, living room, dining room, kitchen, 3 bedrooms, and 1 1/2 baths. During the current owner's tenure he has significantly upgraded the house and grounds. Despite all the hard work and expense the house remains a serious project with structural, mechanical, and electrical issues, as well as, a pressing need to update the kitchen and completely rehabilitate the bathrooms.

Reasons to remove landmark status:

A) ECONOMIC HARDSHIP

The Landmark designation and attendant property restrictions have significantly impacted the fair market value of the of the subject property. Based upon comparable properties in the area the economic hardship suffered is estimated to be at least \$210,500.

The subject property has been listed for sale since August 4, 2009 and the only viable offers have been contingent upon removal of the landmark designation, demolition of the residence or both. No reasonable offers have been received on an "as is" basis. Essentially, the landmark designation has prevented the successful marketing of the property, diminished its value, and presented an undue economic hardship for the owner.

Furthermore, in several cases the courts have been ruling in favor of private property owners of landmarks. The Courts have found that there was a substantial burden placed upon the owners that was not outweighed by a compelling government interest. Some property owners even sued in response to citations, won, and then proceeded to file suit for legal fees and to change historic district boundaries. See exhibit A attached for particulars.

In addition, the federal government allows private owners of landmarks complete freedom to make any changes to their property provided federal funding, licensing, etc. is not involved.

B) ORDINANCE ISSUES

The Highland Park, IL, Historic Preservation ordinance is vague and paints critical issues such as landmark criteria, procedures, qualifications of Historic Commission members, and several other issues with an overly broad brush. As such, the ordinance itself appears to be invalid on its

face and it would seem a recent Illinois Appellate ruling by Justice Fitzgerald Smith would agree. In part, Justice Fitzgerald Smith stated: "We believe that the terms "value," "important," and "unique" are vague, ambiguous and overly broad. We are unpersuaded by the City's (Chicago) argument that the Commission members can be well guided by these terms. This is especially true in light of the fact that the qualifications of a Commission member are equally vague...". The decision of the circuit court was reversed. See exhibit B attached for particulars.

C) APPLICATION ISSUES

When reading the Landmark Nomination Form dated 9/19/91 the following facts are evident:

1. No one knows when the house was built, who built it, or even who designed it;
2. With 2 main additions the house has been significantly altered; and
3. The Chairman liked the windows.

Even though the ordinance is in question, the so called reasons on the nomination form clearly do not support the conclusion nor the spirit of Historic Significance as outlined in the ordinance. We are at a loss to understand how this particular residence could be of historic significance when such basic information of who, what, and when cannot be answered. Furthermore, the admitted additions have almost completely obliterated the original style of the structure leaving it with two main entrances and more than double the size.

We would be very interested in knowing how these three statements make this particular house "one of the finest bungalows in Highland Park"? A copy of the file received from the Highland Park Historic Commission was silent on the issue of objective criteria and/or specific supporting information. Such information would seem to be an absolute necessity to allow a reasonable person, Historic Preservation Commission member and/or a City Council member to conclude this property should be designated as a landmark.

D) CONCLUSION

For the reasons presented we respectfully request that the Highland Park Historic Preservation Commission remove the landmark designation from the subject property.

EXHIBIT A

Some particulars on cases cited in response to item #9 A) on the Highland Park Historic Preservation Committee, **Landmark Nomination Form**, as amended to remove landmark designation.

In *Mount St. Scholastica, Inc. v. City of Kansas*, 482 F. Supp. 2nd (D. Kan. 1997) the district court found that there was a substantial burden on the owners that was not outweighed by a compelling government interest. The court found that the state historic preservation law was not a compelling interest.

In *Munns v. Martin*, 930 P. 2nd 318 (Wash. 1997) the court found that the government's interest in the preservation of "aesthetic and historic structures" through the landmark designations was not a compelling interest.

A property owner in Salisbury, MD was cited for installing Vinyl Siding in the Historic District. The owner went to court and won. Then sued for legal fees, and to change historic district boundaries. From the 8/14/08 Daily times, Salisbury, MD.

EXHIBIT B

ILLINOIS APPELLATE COURT

FIFTH DIVISION 3-06-09

No. 1-07-3548

Albert C. Hanna & Carol C. Mrowka

v.

The City of Chicago; The Commission on Chicago
Landmarks et al

Appellate Ruling:

We believe that the terms "value," "important," "significant," and "unique" are vague, ambiguous, and overly broad. We are unpersuaded by the City's argument that the Commission members can be well guided by these terms. This is especially true in light of the fact that the qualifications of a Commission member are equally vague....

We find that the allegations in plaintiffs' complaint regarding the vagueness of the Ordinance are sufficient to establish a cause of action and should not have been dismissed on the pleadings by the trial court. Accordingly, we reverse the trial court's decision to dismiss count I pursuant to section 2-615.

CONCLUSION

Plaintiffs properly stated a cause of action for vagueness, sufficient to overcome a section 2-615 motion to dismiss, and thus we reverse the trial court's dismissal of plaintiffs' complaint and remand the case to the trial court for further proceedings.

For the foregoing reasons, we reverse the judgment of the circuit court of Cook County and remand.

Reversed and remanded.

O'MARA FROSSARD and TOOMIN, JJ., concur



CITY OF HIGHLAND PARK

Highland Park, Illinois 60035 • (847) 432-0800

March 14, 2011

Gerard Brown
434 Marshman Street
Highland Park, IL 60035

Gerard:

I've had a chance to look over the requirements for your request to have the landmark designation on your house removed. First, enclosed please find an application for a Landmark Nomination. I have made a few changes on it and filled in some information for you, but please take a moment to fill out the rest. Importantly, the application has a large area in the middle where you will need to list the reasons "for which the Landmark designation was one appropriate are no longer present."

Chapter 24 of the City Code contains the section that covers the removal of a landmark designation. It is as follows:

(K) Removal of Landmark Designation.

(1) Automatic Removal of Landmark Designation. The Landmark designation of a Property, Structure, Area, Object, or Landscape of Significance that has been demolished in accordance and compliance with all applicable City ordinances shall be deemed to have been automatically removed as of the date of demolition.

(2) Condition Precedent for City Council Removal of Landmark Designation. Under no circumstances shall the City Council remove the Landmark designation for any Property, Structure, Area, Object, or Landscape of Significance ***unless it finds that the reasons for which the Landmark designation was once appropriate are no longer present.*** Nothing herein shall be deemed or interpreted as requiring the City Council to remove the Landmark designation upon such a finding.

I have also enclosed the City Council Ordinance, the Historical Preservation Commission Resolution, and other information documenting the landmark designation. As you'll see, in 1992 the HPC found that the structure satisfied Landmark Criteria 4 & 6. They are as follows:

- (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 or indigenous materials;

The documentation identifies the house as one of the finest bungalows in Highland Park, and also an excellent example of Craftsman Style architecture, which was popular in the 1920's. The house is also listed on the National Register of Historic Places.

- (5) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

The landmark nomination identifies the stained glass and etched glass windows, and the unique window configuration.

When the Historic Preservation Commission reviews your application at an upcoming meeting, they will discuss whether or not these criteria still apply to the structure. As part of your application, it would be in your interest to identify why these criteria no longer apply. You are welcome to submit photographs or any other documentation in addition to the enclosed application.

In closing, please understand that the City Code is clear about what findings are required to remove the Landmark Designation. We cannot move forward to the Historic Preservation Commission with just your letter and without any additional documentation stating that “*the reasons for which the Landmark designation was once appropriate are no longer present.*”

Please submit the completed application and all additional materials by **Monday, March 21, 2011**, to remain on the agenda for the April 14th meeting of the Historic Preservation Commission. If you need additional time to assemble additional materials, your application can appear at the meeting in May.

If you have any questions about the process or what materials may be appropriate to bring to the Commission, I can be reached at (847) 926-1856.

Respectfully,

Andy Cross
Planner II
City of Highland Park

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: September 19, 1991

1) Name of Property (original if known): Albert Cambell House

2) Street Address: 434 Marshman, Highland Park, Illinois 60035

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park):
16-25-315-001

4) Name and Address of Property Owner(s) (From Assessor's Office):
Mrs. Janet Steinberg 708-433-1682
434 Marshman, Highland Park, IL 60035

5) Present Use: Residential 6) Past Use: Residential

7) Architect: Unknown 8) Date of Construction: c. 1910

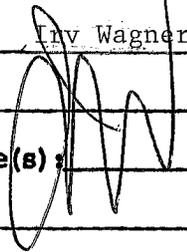
9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:
This low-slung bungalow style house was probably built shortly after the turn of the century, with 2 main additions in the late 20's and early 30's. Interesting stained glass and etched glass windows and window configurations make this house one of the finest bungalows in Highland Park.

10) This structure is eligible for designation on the basis of the following criteria (see reverse page):

4, 6

11) Name(s) and Address(es) of Applicant(s):

Name(s): Ivy Wagner

Signature(s): 

Address(es): 1707 St. Johns Avenue



12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):
Historic Preservation Commission Chairman

Please complete and return this form to the Highland Park Preservation Commission 1707 St. Johns Avenue, Highland Park, Illinois 60035

**Owner Consent Form
for
Highland Park Landmark Nomination**

Date: 10/31/91

The undersigned owner of the property located at 434 Marshman St.
(Highland Park) (address), in the city of Highland Park,
Illinois, hereby

approves consent for the above property to be nominated by the Highland Park
Historic Preservation Commission for designation as a Highland Park Landmark

disapproves consent for the above property to be nominated by the Highland Park
Historic Preservation Commission for designation as a Highland Park Landmark.

(Please place an "X" in the appropriate space.)

Signature(s) Janet E. Steinberg

Print Name(s) JANET E. STEINBERG



Address 434 Marshman St.
Highland Park, Ill. 60035

Phone # 708/433-1682

DIANE,

I THOUGHT THE HOUSE WAS NOMINATED TWICE: THE FIRST TIME WITH THE ORIGINAL GROUP OF HOUSES SELECTED. THAT IT IS PICTURED IN THE SMALL FIRST EDITION OF HOMES AMONG THE OTHERS, I KNOW BECAUSE I HAVE A COPY OF THE THAT BOOK.

THE SECOND NOMINATION WAS FOR THE HOUSE ITSELF TO BE REGISTERED ALONE AS A SINGLE DWELLING I FORGET WHEN.

I AM SORRY TO BE LATE IN GETTING BACK TO YOU. WE HAD A DEATH IN THE FAMILY. NEED I SAY MORE.

SO NOW, I HAVE TO FIND TIME TO DO THE TAX FREEZE APPLICATION. THAT WILL PROBABLY BE NEXT SPRING. I HAVE TO GET ESTIMATES ON WORK, MAINTENANCE MAINLY, TO BE DONE. OR SHOULD I APPLY NOW EVEN THOUGH I DO NOT HAVE THE ESTIMATES OF THE WORK NEEDED?

PLEASE DROP ME LINE TO ADVISE. I APPRECIATE YOUR GUIDANCE IN THIS DIRECTION.

GOOD LUCK IN YOUR NEW JOB AS ASSISTANT DIRECTOR.

IT'S SO CLOSE NOW I MIGHT AS WELL SAY IT...

HAPPY THANKSGIVING AND HAPPY NEW YEAR, TOO.

JANET STEINBERG
OCTOBER 31, 1991



**NOTICE OF HEARING
BEFORE THE HISTORIC PRESERVATION COMMISSION
CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS**

Notice is hereby given that the Historic Preservation Commission of the City of Highland Park will conduct a public hearing on the 21st day of November, 1991, at the hour of 7:30 p.m., at the City Hall, 1707 St. Johns Avenue, Highland Park, Illinois.

Said public hearing will be conducted by the Historic Preservation Commission to nominate the Albert Cambell House as a Highland Park landmark.

The Albert Cambell House is located at 434 Marshman Street. The property is legally described as:

Lot 33 in South Highland Addition (except the East 125 feet thereof) in Section 25, Township 43 North, Range 12, East of the Third Principal Meridian in Lake County, Illinois.

This low-slung bungalow style house was probably built shortly after the turn of the century, with 2 main additions in the late 20's and early 30's. Interesting stained glass and etched glass windows and window configurations make this house one of the finest bungalows in Highland Park. This may have been the home of artist and architect Lawrence Buck.

A building is eligible for landmark designation if it meet with one or more of the Commission's nine "Criteria for Determining Highland Park Landmarks." This property is so eligible because it meets with the following criteria:

4) Its embodiment of distinguishing characteristics of an architectural and/or landscape style valuable for the study of a period, type, method of construction or use of indigenous materials;

6) Its overall embodiment of elements of design, detailing materials or craftsmanship which renders it architecturally significant;

The petition is being heard under Case No. 3-91.

All persons interested in the above matter will be heard.

Dated at Highland Park, Illinois, this 6th day of November, 1991.

David Fairman
City Clerk

Publish in the November 14, 1991
issue of the Highland Park News



CITY OF HIGHLAND PARK

City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(708) 432-0800

November 25, 1991

Mrs. Janet Steinberg
434 Marshman
Highland Park, IL 60035

Dear Mrs. Steinberg:

This letter is to inform you that the Historic Preservation Commission met on November 21, 1991 and made an official motion to recommend that the Albert Cambell House be designated as a Highland Park Landmark by the City Council. The City Council will vote on this recommendation on Monday, December 9, 1991 at 7:30 PM. For your information, the Commission's Request for Council Action is enclosed. You are welcome to attend this meeting, but it is not required.

Congratulations, and the Historic Preservation Commission thanks you for your participation in the local landmarks program.

Sincerely,

A handwritten signature in cursive script, appearing to read "Diana Evanyshyn-Saltel".

Diana Evanyshyn-Saltel
Assistant Planner

DES:aw

Enclosures

Request For Council Action

REFERRED TO COUNCIL: December 9, 1991

AGENDA ITEM NO: 6.

ORIGINATED BY: Historic Preservation Commission

SUBJECT: Landmark Designation of: The Albert Cambell House

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Historic Preservation Commission nominates local landmarks, as set forth by the Highland Park Preservation Ordinance. The Commission has passed a resolution to recommend to the City Council that the Albert Cambell House at 434 Marshman be designated as a Highland Park Landmark. The owners have given consent to the landmark designation of the property.

DOCUMENTS ATTACHED:

- Resolution to recommend to the City Council that the Albert Cambell House be designated as a Highland Park Landmark
- Report Summarizing the Evidence Presented at the Public Hearing for the Albert Cambell House
- Owner Consent Form for designation of the Albert Cambell House
- Completed Nomination Form for the Albert Cambell House (Criteria for determining Highland Park Landmarks is on the back of the sheet)

RECOMMENDATION:

The Historic Preservation Commission recommends that the City Council designate the Albert Cambell House as a Highland Park Landmark and direct Corporation Counsel to prepare the necessary ordinance.

**RESOLUTION TO RECOMMEND TO CITY COUNCIL
THAT THE ALBERT CAMBELL HOUSE
BE DESIGNATED AS A HIGHLAND PARK LANDMARK**

WHEREAS, the City of Highland Park currently has an Historic Preservation Ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission held a hearing on November 21, 1991, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Albert Cambell House, Lot 33 in South Highland Addition (except the East 125 feet thereof) in Section 25, Township 43 North, Range 12, East of the Third Principal Meridian in Lake County, Illinois, is eligible for designation as a Highland Park Landmark because it meets with Criteria #4 & #6 of the Commission's "Criteria for Determining Highland Park Landmarks";

NOW THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

That the proposed landmark, the Albert Cambell House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -6-

NAYES: -0-

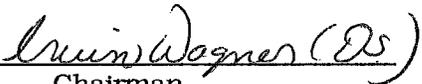
ABSENT: -2-

PRESENT: -1-

ABSTAIN: -0-

PASSED: 11-21-91

APPROVED: 11-21-91


Chairman

RESOLUTION NO. 03-91

**REPORT
SUMMARIZING THE EVIDENCE
PRESENTED AT THE PUBLIC HEARING
H.P.C. #3-91**

Public Hearing no. 3-91 was held on November 21, 1991, at City Hall, 1707 St. Johns Avenue, Highland Park, Illinois.

Said public hearing was conducted by the Highland Park Historic Preservation Commission to nominate the Albert Cambell House as a Highland Park Landmark.

The Albert Cambell House is located at 434 Marshman. Its legal description is:

Lot 33 in South Highland Addition (except the East 125 feet thereof) in Section 25, Township 43 North, Range 12, East of the Third Principal Meridian in Lake County, Illinois.

This low-slung bungalow style house was probably built shortly after the turn of the century, with two main additions in the late 20's and early 30's. Interesting stained glass and etched glass windows and window configurations make this house one of the finest bungalows in Highland Park.

The Commission determined that this property meets with criteria numbers #4 & #6 of the "Criteria for Determining Highland Park Landmarks". The Commission has passed resolution 03-91, recommending to the Highland Park City Council that the Albert Cambell House be designated as a Highland Park Landmark.

Regular Meeting - City Council

December 9, 1991

-5-

6. Landmark Nomination - Albert Cambell House

Historic Preservation Commission Member Howard Kaplan presented the Commission's recommendation. Councilman Weiss moved that the City Council accept the Historic Preservation Commission recommendation that the Albert Cambell House be designated as a Highland Park Landmark and directed Corporation Counsel to draft the necessary ordinance.

Councilman Brenner seconded the motion.

Upon roll call: Yeas: Mayor Pierce and Councilmen Blane, Brenner,
Weiss, O'Keefe, Geraci and Koukos
Nays: None

The Mayor declared that the motion carried.

7. Request for Time Extension for Construction Villa St. Cyril

This Item was withdrawn.

BUSINESS FROM THE COUNCIL

1. Mayor Pierce apprised the Council regarding the recent meeting with Senator Simon concerning federal impact aid for military children and reported that Senator Simon would support a one time emergency appropriation for the Highwood-Highland Park and North Chicago School Districts. Mayor Pierce noted that U.S. Senators Dixon and Simon have co-sponsored a bill in the Senate that would transfer impact aid funding from the Department of Education to the Department of Defense, and announced that he and the mayors of Highwood and Lake Forest will meet with Defense Secretary Dick Cheney on December 17th to discuss the reuse of Fort Sheridan.
2. Councilman Brenner reported that a January meeting has been scheduled with Deputy Assistant Secretary of Defense Millicent Woods to discuss impact aid for Highwood-Highland Park School District #111.
3. Councilman Weiss reported that the Ethics Ordinance Subcommittee met on December 3rd to review the proposed draft ordinance and ethics ordinances from other communities, that the Subcommittee will use the Hinsdale Ordinance as a guide, and will meet with Corporation Counsel on January 14, 1992 to further consider this matter. Councilman Weiss also addressed the issue of truth and accuracy in reporting and Chuck Wenk's column in the December 5, 1991 issue of the Highland Park News.
5. Councilman Koukos requested that the City urge North Shore communities in Cook County and all Lake County communities to adopt resolutions in support of the Lake County Forest Preserve District acquisition of part of Fort Sheridan; that the Lakefront Commission be given authority to proceed with the City's consideration and participation in the Army Corps of

Regular Meeting - City Council
January 13, 1992
-7-

provision of bus service by and between Suburban Bus Division of the Regional Transportation Authority (PACE) and the City of Highland Park, provided the form thereof is first approved by the Corporation Counsel

Omnibus Vote

11. Ordinance - Designating Albert Campbell House a Highland Park Landmark
Adoption of an Ordinance (No. 2-92) entitled "AN ORDINANCE DESIGNATING A HIGHLAND PARK LANDMARK", described as follows: Albert Campbell House, 434 Marshman Street.

Omnibus Vote

12. Resolution - Authorizing Issuance of Voucher 1 - S.A. 441 Deerfield Road Sanitary Sewer
Adoption of a Resolution (No. R1-92) entitled "A RESOLUTION AUTHORIZING THE ISSUANCE OF VOUCHER NUMBER 1 OF SPECIAL ASSESSMENT NO. 441 OF THE CITY OF HIGHLAND PARK", in the amount of \$51,998.81 to Schneider's Trucking, Inc. in payment of construction work which has been completed to date upon the aforesaid Special Assessment project by the payee.

Omnibus Vote

13. Final Payment - Savway Parking Lot (RV5) Lighting Project
Approval of final payment of \$14,596.35 to Rotary Electric Co., 3218 Skokie Valley Road.

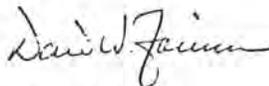
Omnibus Vote

OTHER BUSINESS FROM STAFF

There was no other business from staff this evening.

ADJOURNMENT

With no further business to conduct, Councilman Weiss moved to adjourn. The motion was seconded by Councilman O'Keefe and passed by acclamation. The Council adjourned its meeting at 9:07 p.m.



City Clerk

LANDMARK DESIGNATION PROCEDURAL CHECK LIST

Property Name: Albert Campbell House

Property Address: 434 Maushman

Legal Description or P.I.N. 16-25-315-001

Property Owner(s) Name and Address: Janet Steinberg
434 Maushman

DATE:

Sept 19/91

(1) Submission of Nomination Form

Submitted By: Historic Preservation Commission Member
 Record Title Owner
 City Council
 Organization with Demonstrated Interest in Preservation

Sept 19/91
(within 45 Days of Submission)

(2) Commission's Preliminary Determination

Approved Denied
4.6 Criteria

Sept 25/91
(within 7 working Days of Preliminary Determination)

(3) Notification of Commission's Preliminary Determination to Owner(s) of Record by Certified Mail and First Class Mail

(a) Completed Nomination Form
(b) Owner Consent Form

Nov 4/91
(within 60 Days of notification)

(4) Obtainment of Owner Consent

Request for Extension Approved Denied

(within 15 Days of consent or at next regularly scheduled Historic Preservation Commission meeting)

(5) Scheduling of Public Hearing

Nov 6/91
(Not less than 7 days nor more than 30 days prior to hearing)

(6) Notification of Public Hearing to Owner(s) of Record, Nominator(s), and Newspaper by Regular Mail

(a) Completed Nomination Form
(b) Hearing Details

Nov 21/91

(7) Public Hearing

Testimony taken from: _____ Nominator(s)
_____ Owner(s) of Record
_____ Any Other Interested Parties

Consideration of: _____ All Written Comments Received Prior to Hearing

Nov 21/91
(within 15 Days
of the hearing)

**(8) Commission's Recommendation - Following a Review and Evaluation
of all Available Information**

Approved by Resolution _____ Denied

Nov 25/91
(Promptly after
the hearing)

**(9) In the Event of Approval, Notification of Commission's Recommendation
to Owner(s) of Record, by Regular Mail, and City Council**

(a) Resolution

(b) Evidence Summary

(promptly after
hearing)

**(9) In the Event of Denial, Notification of Commission's Recommendation
to Owner(s) of Record by Regular Mail**

(within 30 days
after notification
of Commission's
Recommendation)

(9a) Filing With the City Clerk a Written Appeal to the City Council

Dec 9/91
(within 45 Days
after receiving
the Commission's
recommendation or
written appeal)

(10) City Council Action

Approved by Ordinance _____ Denied by Resolution

**(11) Notification of City Council Action to Owner(s) of Record and
 Nominator(s), by Regular Mail, and Building Department**

(Responsibility of City Clerk)

(a) Designation Ordinance

OR

(b) _____ Resolution of Denial



CITY OF HIGHLAND PARK

City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(708) 432-0800

January 27, 1992

Mrs. Janet Steinberg
434 Marshman
Highland Park, IL 60035

Dear Mrs. Steinberg:

The Highland Park Historic Preservation Commission is pleased to inform you that your house, at 434 Marshman, was officially designated as a Highland Park landmark by the City Council on December 9, 1991.

We are pleased to enclose a certificate commemorating your house's designation and your participation in the local landmarks program. In addition, please find a certified ordinance designating 434 Marshman as a Highland Park landmark.

Without owner cooperation and agreement, we could not protect nor fully recognize the historically and architecturally significant structures existing in the community. We thank you again for your participation in the Highland Park landmarks program.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Evanyshyn-Saltel".

Diana Evanyshyn-Saltel
Staff Representative

DES:aaw

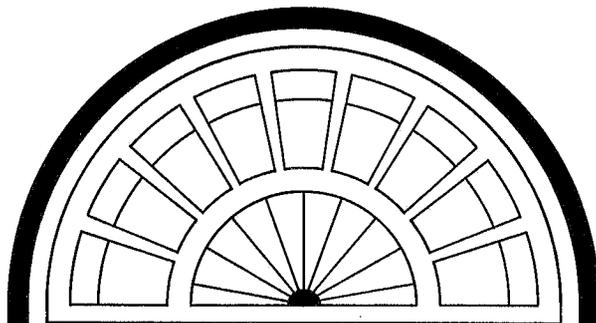
cc: Irv Wagner, Chairman, Historic Preservation Commission

Albert Cambell House

located at

434 Marshman Street

has been designated as a
Highland Park Landmark
by the Highland Park City Council
upon the recommendation of
the Highland Park Historic
Preservation Commission
in accordance with
City of Highland Park
Ordinance No. 36-83.



highland
park

HISTORIC PRESERVATION
C O M M I S S I O N

Daniel M. Pierce
Mayor

Jolann Nathan
Chairman

HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

PROPERTY NAME Albert Campbell House

ADDRESS 434 Marshman CITY/TOWN/VICINITY Highland Park

COUNTY Lake STATE Illinois ZIP 60035

OWNER'S NAME Jules and Janet Steinberg

ADDRESS 434 Marshman CITY/TOWN/VICINITY Highland Park

STATE Illinois ZIP 60035

LOCATION OF LEGAL DESCRIPTION Deerfield Township Assessor's Office

600 Laurel Avenue

Highland Park, Illinois 60035

VERBAL BOUNDARY DESCRIPTION 100'x178' South-east corner of Marshman & Judson

PIN: 16-25-315-001

APPROXIMATE ACREAGE 1/3 acre

DATE OF CONSTRUCTION unknown ARCHITECT AND/OR BUILDER unknown

ARCHITECTURAL STYLE (IF RELEVANT) Turn of century California Arts and Crafts.

PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY The house is set in a moderately wooded lot which is chain-link fenced and hedged. A simple iron gate exposes the

center of the north side of the house, revealing the etched and

colored leaded glass windows and circular planting in what was

formerly a concrete fish pond. The low-slung bungalow style

house was probably built shortly after the turn of the century,

with 2 main additions in the late 20's and early 30's. The

roof is asphalt to look like wood shingles. The narrow clapboards

and trim are painted white. There are three low-pitched gables,

each of varying height on north front of the house.

OVERALL CONDITION: EXCELLENT GOOD FAIR DETERIORATED RUIN

INTEGRITY: UNALTERED ALTERED

DATE AND NATURE OF ALTERATIONS: November 1927. Major addition at west end of house, changing entry way and major room use, by E.B. Metzler,

3113 Elisee, Zion. In 30's, the second owner redid the

bathrooms and exterior landscapes and garages.

ALTERATIONS (cont'd) In the 60's the present owner remodeled kitchen and enclosed porch area.

USE: ORIGINAL USE Single family residence
PRESENT USE Single family residence

OUTBUILDINGS AND/OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE Interesting stained glass and etched glass windows and window configurations make the house one of the finest bungalows in Ravinia. May have been the home of local artist and architect Lawrence Buck (undocumented).

FORM PREPARED BY Evie Zwetz
1050 Wade, Highland Park
TEL (312) 433-3648

PROPERTY NAME Albert Campbell House
LOCATION 434 W. Roosevelt Rd CITY/TOWN/VICINITY R.I.P.
FACING NORTH DATE September 1981
PHOTOGRAPHER NX RECORDERS
LOCATION OF NEGATIVE 136 Bridge Road

The Albert Campbell House 434 Marshman Highland Park



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 CLASSIFICATION2

NO. OF STORIES

ORIGINAL CONSTRUCTION DATE

WINDOW MATERIAL, TYPE(S)

DATE SOURCE

EXTERIOR WALLS (current)

EXTERIOR WALLS (original)

PORCH

ROOF (type and materials)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)



RESEARCH INFORMATION

HIST NAME
ARCHITECT

COMMON NAME
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

434 MARSHMAN ST