

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, August 11, 2016 at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park
Historic Preservation Commission
Thursday, August 11, 2016
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes

A. July 14, 2016

IV. Scheduled Business

A. Request for Termination of a Demolition Delay:

- Lincoln Avenue S 1148

B. Landmark Nomination:

- 1570 Hawthorne Lane

V. Discussion Items

VI. Business From the Public

VII. Other Business

A. Updates on the Educational Outreach Project for 2016

- Mid - Century Modern
- Coloring Book

B. Considering and Approving Meeting Resolution for 2017

C. Next meeting scheduled for September 8, 2016

VIII. Adjournment

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

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MEETING DATE: Thursday, July 14, 2016

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

16
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CALL TO ORDER

18
19

At 7:33 p.m., Chairwoman Thomas called the meeting to order & asked Staff to call the roll.

20
21

ROLL CALL

22
23

Commissioners Present: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

24
25

Commissioner Absent: Illes

26
27

Ex-Officio Member Present: Axelrod

28
29

Park District Liaison Present: Mike Evans

30
31

Library Liaison Absent: Julia Johnas

32
33

Councilman Absent: Blumberg

34
35

Student Council Present: Burroughs

36
37

Staff declared that a quorum was present.

38
39

Staff Present: Cross, Jahan
Hart Passman, Corporate Counsel

40
41

Also Present: Cerabona

42
43

APPROVAL OF MINUTES

- 44
45
1. Commissioner Fradin moved to approve the June 9, 2016, regular meeting minutes as presented. Commissioner Becker seconded the motion.

46
47

On a roll call vote

48
49

Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

50
51

Voting Nay: None

52
53

Chairwoman Thomas declared that the motion passed unanimously.

54
55

SCHEDULED BUSINESS

It was noted the first agenda item under Determination of Significance would be moved to later in the evening.

Julia Johnas arrived at 7:35 p.m.

1. Determination of Significance

- 1148 Lincoln Avenue S.

1 Planner Jahan reviewed this house:

- 2 • Built in 1925; addition in 1977
- 3 • Tudor-style
- 4 • Architect is unknown
- 5 • Gable roof, dormer over garage
- 6 • Elevations were shown
- 7 • Landmark standards were illustrated

8
9 Petitioners are Ben & Jody Fiss who advised they lived next to this home for 30 years and bought this property 7
10 months ago. The house is uninhabitable; would like to preserve it. Asphalt shingles are on half of the roof,
11 plumbing doesn't work; it is unsafe.

12
13 Some HPC comments are:

- 14 • Meets landmark criteria 1 & 6
- 15 • Has unique details; could be renovated; meets criteria 6

16
17 Commissioner Temkin moved that the house meets landmark criteria 1 & 6. After some discussion, Commissioner
18 Temkin withdrew the motion.

19
20 Commissioner Becker moved that the house meets landmark criteria 6. Commissioner Fradin seconded the motion.

21
22 On a roll call vote

23 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

24 Voting Nay: None

25
26 Chairwoman Thomas declared that the motion passed unanimously. Senior Planner Cross advised there will be
27 a demolition delay. Mrs. Fiss stated everything will be donated.

28
29 2. Certificate of Appropriateness

- 30
31 • 1120 Ridgewood Drive

32
33 Planner Jahan reviewed the house:

- 34 • Commissioned in 1958
- 35 • Local landmark
- 36 • Elevations were shown
- 37 • Proposed improvements were shared; soffit will wrap around the house and terminate at SW side;
- 38 existing wood will extend down

39
40 Petitioner, Paul Cox, stated he loves this house. He noted the same materials would be used.

41
42 Some HPC comments are:

- 43 • Changes are consistent with the architecture
- 44 • Is the wood flush? Petitioner advised – just a little lower

45
46 Commissioner Fradin moved to grant the Certificate of Appropriateness. Commissioner Temkin seconded
47 the motion.

48
49 On a roll call vote

50 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

51 Voting Nay: None

52
53 Chairwoman Thomas declared that the motion passed unanimously.

1 3. Landmark Nomination

- 2
3 • 1218 Glencoe Avenue

4
5 Planner Jahan reviewed the house:

- 6 • Local landmark
7 • Built in 1926
8 • Tudor Revival-style
9 • Exterior is maintained; interior is in poor condition
10 • Photos including original shed were shown
11 • Architect who designed the addition in 1933 is William David Mann
12 • Meets landmark criteria 1, 5, & 6
13

14 Attorney, Chris Berghoff, advised the interior was packed with momentos and in deplorable condition (ceiling
15 is collapsing, etc.). Original architect is unknown. The property will be listed for sale.
16

17 Some HPC comments are:

- 18 • Don't know if this is worthy of a landmark
19 • Meets 5 & 6 criteria
20 • Is it livable? Mr. Berghoff advised – no
21 • Do we know why the owner didn't landmark it while she was alive? Mr. Berghoff advised – possibly
22 due to cost
23 • How long has it been vacant? Mr. Berghoff advised – 2 years
24 • Don't think the property meets the criteria
25

26 Julia Johnas advised the property was built in 1927; it possibly was built originally by William Mann.
27

28 Commissioner Reinstein moved to reject the nomination as it does not meet standard B. Commissioner Fradin
29 seconded the motion.
30

31 On a roll call vote

32 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Fradin, Salamasick
33 Voting Nay: Temkin
34

35 Chairwoman Thomas declared that the motion passed 5-1.
36

37 Back to....
38

39 2. Determination of Significance

- 40
41 • 909 Sheridan Road
42

43 Planner Jahan reviewed the house:

- 44 • Commissioned in 1957
45 • Architect is Dubin and Dubin
46 • International-style
47 • Site photos were illustrated; has lake view
48 • Landmark criteria was referenced
49

50 Petitioner Cal Bernstein, Attorney, 491 Laurel Avenue, Highland Park, IL advised this has been on and off the
51 market since 2010. The owner wishes to demolition the home and build a new one.
52

53 Some HPC comments are:

- 54 • Meets criteria 4, 5, & 6; unique one-of-a-kind

1 Commissioner Temkin moved that the house meets landmark criteria 4, 5, & 6. Commissioner Becker seconded
2 the motion.

3
4 On a roll call vote

5 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

6 Voting Nay: None

7
8 Chairwoman Thomas declared that the motion passed unanimously.

9
10 Back to....

11
12 3. Landmark Nomination

- 13
14 • 1570 Hawthorne Lane

15
16 There is a court reporter present for this petition. Corporation Counsel, Hart Passman, asked and Commissioner
17 Temkin confirmed she is no longer the Applicant for this house.

18
19 Senior Planner Cross summarized the report:

- 20 • Commissioned in 1922
21 • Architect is John Van Bergen
22 • Prairie-style
23 • This house was placed on a 365-day demolition delay
24 • Meets landmark criteria 1, 4, 5, & 6
25 • An individual submitted the nomination

26
27 Senior Planner Cross explained the process (Commissioners would request that Staff Draft a Resolution, review
28 Planning Report, have a Public Hearing, Recommend to City Council for Final Consideration).

29
30 Applicant Chris Enck, Architectural Engineer, noted he appreciates the work of John Van Bergen and gave a
31 brief history of the architect. He advised why this house meets criteria 1, 4, 5, & 6; would like the HPC to
32 deem this house a historic landmark.

33
34 Some HPC comments are:

- 35 • Please identify some criteria. Mr. Enck advised – wide overhanging eaves, casement windows,
36 architecture, low-pitch hip roof
37 • Please identify the reversible components. Mr. Enck advised – the West Wing was extended; the North
38 Wing was added in 1967 (brick was dismantled and reused), front entryway was recessed then brought
39 forward.
40 • How is the brickwork significant? Mr. Enck advised, it is original, intact, and indicative of Prairie-style
41 • Could the doorway be considered a reversible situation? Mr. Enck advised – yes, and continued that
42 the chimney is wide and Prairie-style, there is a puncture for windows with 3 windows together
43 • Believe we are considering B
44 • How is the architect significant? Mr. Enck explained the architect worked for Frank Lloyd Wright then
45 opened his office in Oak Park, IL then in CA.

46
47 Harvey J. Barnett, Attorney of Counsel to Sperling & Slater, 55 W. Monroe, Suite 3200, Chicago, IL introduced
48 himself and Mitch Macknin who are representing the Silverstein's and Cal Berstein.

49
50 Mr. Barnett advised the Silverstein's backyard abuts this house, and was deemed a teardown. The cost to repair
51 is estimated at \$500,000. The Silverstein's intent was to expand their backyard.

52
53 Mr. Barnett filed an objection as they don't believe the house should be landmarked. He asked if this house has
54 been landmarked. Senior Planner Cross stated there was a demolition delay.

1 Mr. Barnett asked that Commissioner Temkin be recused from these proceedings and not be allowed to vote.
2 Chairwoman Thomas advised that because Commissioner Temkin owns a Van Bergen house, there is no gain or
3 unethical intent. Hart Passman, Corporation Counsel, stated there is no requirement to the ethics code.
4

5 Mr. Macknin advised there are binders for Commissioners to follow along. He stated the objections (in
6 not adopting a Resolution):

- 7 • One purview of the HPC is design and integrity of materials, workmanship, etc.
- 8 • In the Architectural Resources Report (Exhibit 5), integrity was noted (with more than minor
9 alterations). An account by Mr. Van Bergen's biographer, Mr. Marty Hackl, was read.

10
11 Chairwoman Thomas reminded this house is significant. Mr. Macknin continued:

- 12 • Alteration information was omitted
- 13 • Explanations of local significant ratings were shared (handouts were distributed)
- 14 • The definition of integrity (transom, modern siding materials, unsympathetic additions) on this
15 document was read
- 16 • There are more than 40 Van Bergen homes in Highland Park (and some that may be eligible for
17 landmark status)
- 18 • The front door (Exhibit 11) sits on a different level
- 19 • Photos were noted (Exhibit 3)
- 20 • Structural repairs (crumbling foundation, corroded pipes, no drain-tile system, heating duct
21 replacement (Exhibit 10). He noted the owner is not going to reverse the alterations.
- 22 • Historical references are available (regarding integrity of design)

23
24 Mr. Enck stated the North elevation is visible from the street and is sympathetic to the original design.
25

26 Mr. Macknin continued:

- 27 • Locate brick (thin rectangular brick which cannot be replicated); see Exhibit 3
- 28 • None of the 6 additions are Van Bergen design.

29
30 Mr. Hackl stated the front door is easily reversible.
31

32 Ted Cohn, builder, (Exhibit 10) stated as a contractor, the brick has been removed (on the entranceway); the
33 front door could not fit and meet code. He noted there is a step-up (4 ft.). Commissioner Temkin asked how
34 long Mr. Cohn has worked on historic houses in Glencoe. He advised he is quite familiar with historic houses.
35 Mr. Hackl noted the area inside the vestibule is probably not brick but rather stucco.
36

37 Commissioner Fradin asked why this has little character. Mr. Hackl noted the paint, roof color is not considered
38 an alteration; the façade could be restored (when comparing to other Van Bergen houses). He stated he is
39 referring to his visual view from the street.
40

41 Trevor Sheetz, Attorney with Sperling & Slater reiterated Mr. Cohn's contracting experience. Mr Macknin
42 referenced Exhibit 11.
43

44 Mr. Macknin referenced landmark criteria 1, 4, 5, & 6:

- 45 • Regarding #1, alterations cannot be easily restored. He noted the owners concurred with the HPC and
46 the 1-year demolition delay. This landmark application triggered a separate ordinance.
- 47 • Regarding #5, the house must be identifiable – and is not due to the alterations
- 48 • Regarding #4, this relates to a house valuable for the study – which this does not
49

50 Mr. Macknin stated the integrity of design is not met and therefore the HPC should not Adopt a Resolution –
51 not to mention repairs, etc.
52

53 Commissioner Fradin asked if the Applicant is familiar with Van Bergen's work. Mr. Enck advised – yes, this
54 house is valuable for study; this house is very much intact; there is integrity.
55

1 Commissioner Reinstein asked if Applicant has been inside the house. Mr. Enck advised he has not.

2
3 Mr. Barnett closed by saying the owner would not reverse the alterations; it is and will not be habitable. A
4 private citizen is not subjected to repair a house by a notable architect; believes the HPC wants to landmark this
5 house because it's a Van Bergen. Based on the house, the law, etc., this house does not have integrity of design.
6 He stated he believes Van Bergen would not want this landmarked due to the alterations. The owner has the
7 prerogative to alter his/her home.

8
9 Commissioner Temkin moved that the house meets landmark criteria 1, 4, 5, & 6. Chairwoman Thomas seconded
10 the motion.

11 On a roll call vote

12 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

13 Voting Nay: None

14
15 Chairwoman Thomas declared that the motion passed unanimously.

16
17
18 Commissioner Temkin moved that the house has significant location, integrity of design, and workmanship to make
19 it worthy of preservation. Commissioner Becker seconded the motion.

20
21 Commissioner Reinstein stated he recognizes this house as Van Bergen, and there are other homes in Highland
22 Park that represent his design better. Commissioner Becker stated architects evolve. She stated the brick
23 surround is much more significant than what the door might have been; some bricks match (via additions).

24
25 Commissioner Fradin discussed integrity. The criteria is the same regardless of the owner's wishes. He believes
26 the home has sufficient integrity.

27
28 Chairwoman Thomas stated regardless of 40 other homes, this is the wrong way to look at this house.

29
30 Commissioner Temkin noted other houses in previous awful conditions and the beauties they have become after
31 restoration.

32
33 Ex-Officio Member Axelrod noted Van Bergen's second home during that period.

34
35 On a roll call vote

36 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

37 Voting Nay: None

38
39 Chairwoman Thomas declared that the motion passed unanimously.

40
41 Commissioner Salamasick moved that Staff Draft a Resolution and Planning Report. Commissioner Temkin
42 seconded the motion.

43
44 On a roll call vote

45 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

46 Voting Nay: None

47
48 Chairwoman Thomas declared that the motion passed unanimously.

49
50 Matt Passman, Corporation Counsel, reminded that preliminary recommendation have not yet been made. Senior
51 Planner Cross advised the Public Hearing will not be at the next meeting.

52
53 At 9:59 p.m., a 5-minute recess was called. The meeting resumed at 10:05 p.m.

Historic Preservation Commission

1148 Lincoln Avenue South – Request to Terminate a Demolition Delay

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 8/11/2016

1148 Lincoln Avenue South	
<i>Built:</i>	1925
<i>Style:</i>	Tudor Revival
<i>Architect:</i>	Unknown
<i>Local Significance:</i>	S – Significant (2001 South Central Architectural Resource Survey)
<i>Original Owner:</i>	Walter Clark
<i>Original Cost:</i>	\$15,000
<i>Significant Features:</i>	<ul style="list-style-type: none">• Leaded glass windows• arched Door• Eyelid dormer above garage• Shingle roof• Flared Roof
<i>Alterations:</i>	<ul style="list-style-type: none">• 1st Floor and 2nd Floor Addition (1977), Architect Hirsch and Lowenstein



Front View-1148 Lincoln Avenue South

Historic Preservation Commission

The Historic Preservation Commission reviewed the demolition application for the house located at 1148 Lincoln Avenue on July 14, 2016 meeting. The commission noted the house is unique example of Tudor Revival style with wood details, dormer, leaded glass front window and eyebrow window. Following a discussion about the house's unique size and style, the Commission determined the house satisfied one landmark standard:

- 1) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.

As a result of the finding, the house is under a 180-day demolition delay that expires in December 22, 2016. At the meeting, the Commission discussed the intent of this delay.

The owners of 1148 Lincoln Avenue., Benjamin and Jodi Fiss, have submitted a letter requesting that the HPC terminate the demolition delay.

Summary of the House

An original building permit in City archives indicate the house was built in 1925 for a cost of \$15,000 by an unknown architect. The house is on a 24,650 square foot lot in R4 single family residential zoning district. The minimum lot size in this zoning district is 20,000 square feet, so the lot is oversized for the district. Mr. and Mrs. Fiss, the property owners who applied to demolish the house, currently live at 1138 Lincoln Avenue, which is just south of the subject property.

Architectural Analysis

The home at 1148 Lincoln Avenue is a good example of a Tudor Revival style home because of architectural characteristics like the prominent steeply-pitched cross gable on the front, and decoratively arched front doorway. The prominent chimney is a common Tudor Revival detail, appearing on the front of this house just above the front door. The stucco wall cladding and flared roof is also common in Tudor Revival houses of this era.

A Field Guide to American Houses notes the following:

“This dominant style of domestic building was used for a large proportion of early 20th century suburban houses throughout the country. It was particularly fashionable during the 1920s and 1930s when only the Colonial Revival rivaled it in popularity as a vernacular style.”

Petition to Terminate the Demolition Delay

Section 170.035(E)(6) states the following: “...the [Historic Preservation] Commission may terminate its review period at any time in the event that it determines, based upon a showing by the Applicant, that a bona fide, reasonable, and unsuccessful effort has been made to sell the Structure for which a Demolition permit has been sought, and/or that further time will not reasonably be expected to result in a sale or otherwise to result in the avoidance of the necessity to demolish the Structure.”

Historic Preservation Commission

In an effort to demonstrate that further time in a demolition delay will not result in the avoidance of the necessity to demolish the house. The owners submitted a letter explaining the intent of her and her husband not to build a new house on the property. They purchased this heavily wooded property in December 2015 from the previous owners. They noted that efforts were made by the previous owners to renovate the house, but they were not successful. As a result, the house fell into disrepair. Mr. and Mrs. Fiss purchased the property with the intent to preserve many mature trees, native plants, a pond and the natural beauty of the property that serve as a sanctuary to birds. They have indicated that the 180-day demolition delay will not change those plans. Further, the costs of rehabilitating and restoring the house are prohibitive. To document the costs for the Commission, the applicants have provided a cost estimate for the Commission's consideration.

Estimate for Restoration

The applicant submitted a remodeling proposal for 1148 Lincoln Ave., prepared by Mosaic Construction with a cost estimation to bring the existing house up to code and living condition. The cost of the architectural services such as design and drawings is \$28,500.00.

The estimate of construction work is between \$450,000 - \$550,000 range which includes demolition, excavation, and carpentry, roofing, flooring, electrical, plumbing.

Recommended Action

The Historic Preservation Commission is asked to review the documentation submitted by the applicant and discuss whether the petition for the termination of the 180-day review period for 1148 Lincoln Avenue S. meets the standards established in Section 170.040(E)(6) of the City Code:

"...that further time will not reasonably be expected to result in a sale or otherwise to result in the avoidance of the necessity to demolish the Structure."

Landmark Criteria

Below are the landmark criteria from the City Code:

- 2) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 3) It is the site of a significant local, county, state, or national event.
- 4) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 5) 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.
- 6) 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.

Historic Preservation Commission

- 7) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 8) 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.
- 9) 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.
- 10) It possesses or exhibits significant historical and/or archaeological qualities.

Attachments

Letter from property owner and Cost Estimation

Existing Condition - Photos

Staff memo regarding 1148 Lincoln Avenue S. from the 7/14/16 HPC meeting

Minutes from the 7/14/16 HPC meeting

July 25th, 2016

To the Highland Park Historic Preservation Committee:

We respectfully request your reconsideration of the 180 day review period placed on the property at 1148 Lincoln Avenue South.

We have lived next door at 1138 Lincoln Avenue South for the past 28 years. We have raised our children here, love living in Highland park and have no intention of moving. I (Jodi) have lived in Highland Park my whole life. I attended Green Bay Road School, Elm Place, and Highland Park High School. During the time that we have lived in Highland Park, we have witnessed dramatic changes to the neighborhood and realize that that is a significant purpose of the Historic Preservation Committee.

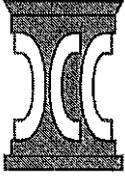
We purchased the subject property in December of 2015 specifically to avoid a developer coming in, razing the house and replacing it with a large modern house that is out of character with the neighborhood while also impacting the enjoyment of our property. The lot is heavily wooded with many mature trees, wildflowers, native plants and a pond and serves as a sanctuary to birds and wildlife. Since purchasing the property, we have explored many different options including renovation. The past owners of the house were an elderly couple who lived in the house for over 60 years. As their health declined, the house was allowed to fall into disrepair. We have looked into renovating the structure and then renting it however, the cost of renovation just to bring it up to code and current living standards are prohibitive. We have included an estimate for the cost of renovation.

As we have already spent more than 180 days researching options and further time will not change the necessity for demolition of the structure, we ask for your reconsideration. Had we applied for the permit as soon as we acquired the property, the waiting period would have already been met. We will do everything that we can to preserve the many salvageable beautiful aspects of the house as we will be donating the entire structure to the "Reuse People" insuring that as much of the house as possible will be reused, recycled and kept out of a landfill. We are also working with natural landscape architects as we plan to keep the property as green space and in keeping with its original character and that of the neighborhood.

Your time and consideration are greatly appreciated.

Respectfully submitted,

Benjamin and Jodi Fiss



Design Construction Concepts

July 19th, 2016

Jodi and Dr. Benjamin Fiss
1138 Lincoln Avenue South
Highland Park, IL 60035
Via e-mail: drfiss@gmail.com

Re: Design/Build Services Proposal for:
Addition and Remodeling to
1148 Lincoln Avenue South
Highland Park, IL 60035

Dear Jodi and Ben,

It was a pleasure to meet you both last Monday, April 18th at the property to the north of your home. With more than 50 years combined experience we believe our direct knowledge of the design/build market will prove invaluable in expediting the design, documentation and construction phases of your project. We also are confident in our ability to create a unique project of which everyone can be proud.

Below is a description of the services that we will provide:

During the *preliminary design phase* we will measure and photograph the entire building located to the north of your existing home so we can determine its actual size and configuration.

The *design development phase* allows us to incorporate the desired details necessary to execute the design. We will create a preliminary construction budget at this time for your review.

Finally, during the *construction document phase*, we will prepare detailed construction drawings needed to obtain our final construction cost. These drawings will include, but will not be limited to, all required information on materials, construction methods, electrical, plumbing, heating, countertops, appliances, flooring, etc. We will then be able to produce our final construction proposal, in preparation of moving into the *construction phase*.

Per our meeting, this proposal is for the preliminary design, design development and construction documentation phases for the following scope of work:

Gut and remodel the existing Home including the Kitchen with appliances, cabinets and countertops. Remove and replace the finishes at the Second Floor Bathroom with new. Remove the floor finishes at both levels and replace with new. Provide new windows (save the leaded glass) as appropriate. Provide new roofing and repairs to the existing, exterior, stucco finish. Provide interior and exterior painting throughout. *Note: we will preserve the stairs and ceiling treatment in the Main Living Room.* Provide new underground electrical service to both this building and the main residence to the south. *Note: this will eliminate the pole located between the two (2) structures.* Provide coordination with Owner's landscape architect/contractor on location of utilities for future landscape amenities (if any).

Built on relationships

425 Huehl Road, Unit 15B, Northbrook, IL 60062 Tel: 847.498.1676 Fax: 847.498.2463 www.dcc-inc.net

Mosaic Construction, L.L.C dba Design Construction Concepts

Our fee to provide the architectural services outlined above will be a stipulated sum of *Twenty-Eight Thousand Five Hundred and XX/100 Dollars (\$28,500.00)*; plus all reasonable reimbursable expenses.

In exchange for the above design fee, we agree to:

- Measure, photograph and verify the existing spaces that are to be remodeled to establish their footprint and layout;
- Review the City of Highland Park zoning to determine the size and location of the new structure that we are able to construct;
- Consult with you on the preliminary design to determine all of your needs and project goals (create design program);
- Prepare a preliminary design based on alternatives selected from initial design concepts;
- Prepare a final design based on alternatives selected from initial design concepts;
- Prepare a preliminary construction budget;
- Coordinate with you on the selection of all finish materials, fixtures, and cabinetry;
- Prepare detailed construction documents and specifications required in obtaining a final construction price and a permit in the City of Highland Park. The drawings will include, but will not be limited to, floor plans, electrical plans, lighting design, elevations, etc. *Note: this proposal does include structural engineering services. This proposal does not include interior design services, landscape design or civil engineering.*

Based on our experience, I believe that a good budget range for the major construction work would be between \$450,000.00 and \$550,000.00. This budget range would be inclusive of all demolition, excavation, concrete, carpentry, roofing, electrical, plumbing, cabinetry, countertops, appliances, flooring, etc. required to execute the design. The budget range does not include any decorating, landscaping, driveway, new roof on the existing house, window treatments or furniture supply. As we go through the design process, we will be able to break out specific costs for those items that will enable us to make choices

Please understand that these are very preliminary budget estimates and the final numbers could vary by 10% based on the scope and finishes we select.

We look forward to working with you on this important project. When you are ready to proceed, we will forward an architectural contract for your review and signature.

Built on relationships

425 Huehl Road, Unit 15B, Northbrook, IL 60062 Tel: 847.498.1676 Fax: 847.498.2463 www.dcc-inc.net

Mosaic Construction, LLC dba Design Construction Concepts

If you have any questions, please feel free to contact me.

Respectfully submitted,



Andrew L. Poticha
Design Construction Concepts
Certified Renovator
cc.: is



NAT-21805-2

Built on relationships

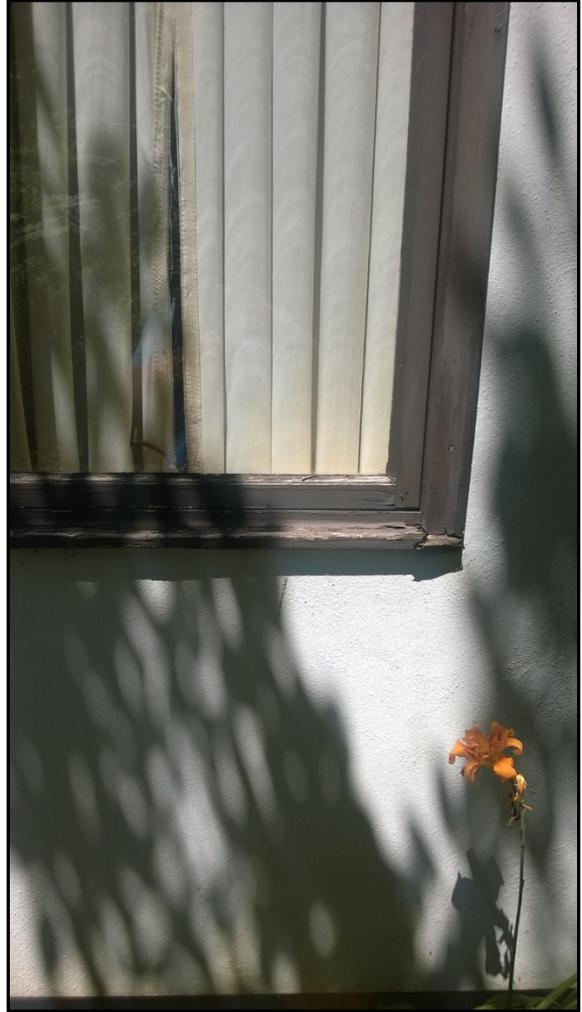
425 Huehl Road, Unit 15B, Northbrook, IL 60062 Tel: 847.498.1676 Fax: 847.498.2463 www.dcc-inc.net

Mosaic Construction, LLC dba Design Construction Concepts

1148 Lincoln Avenue S.



1148 Lincoln Avenue S.



1148 Lincoln Avenue S.



1148 Lincoln Avenue S.



1148 Lincoln Avenue S.



Historic Preservation Commission

1148 Lincoln Avenue South Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 7/14/2016

1148 Lincoln Avenue South	
<i>Built:</i>	1925
<i>Style:</i>	Tudor Revival
<i>Architect:</i>	Unknown
<i>Local Significance:</i>	S - Significant
<i>Original Owner:</i>	Walter Clark
<i>Original Cost:</i>	\$15,000
<i>Significant Features:</i>	<ul style="list-style-type: none">• Leaded glass windows• arched Door• Eyelid dormer above garage• Shingle roof• Flared Roof
<i>Alterations:</i>	<ul style="list-style-type: none">• 1st Floor and 2nd Floor Addition (1977), Architect Hirsch and Lowenstein



Location Map -1148 Lincoln Avenue S.

A demolition permit application has been submitted for the house at 1148 Lincoln Avenue South. The house is located within South Central Survey area and was assigned a local significance rating of "S-Significant". This is a Tudor Revival style house which was designed by an unknown architect in 1925. It was built for a cost of \$15,000 for Walter Clark¹. The Lake County Tax Accessor's data indicates the house was built between 1925 and 1936. The archived microfilm has evidence that major alterations were done in 1977 to construct a bed room on the 2nd floor and add a bedroom and bathroom on the 1st floor for a cost of \$30,000. The 1977 major alteration was designed by Hirsch and Lowenstein for Seymour Tabin.

This property is part of the South Highland Addition, a subdivision laid out in 1872 and recorded in 1873 by Benjamin F. Jacobs, this area was annexed to Highland Park in 1899.

¹ Source: Original building permit

Historic Preservation Commission



Front View -1148 Lincoln Avenue S.

Hirsch and Lowenstein

The original architect of 1148 Lincoln is unknown, but Hirsch and Lowenstein designed the major addition in 1977. AIA archives online indicate neither of the architects were members of the Chicago Chapter of AIA (American Institute of Architects).

The 2001 South Central Area architectural resource survey indicates Hirsch & Lowenstein designed two other houses within the survey area:

Property Address	Architect	Architectural style	Year Built	Rating	Demolition
333 Marshman	Hirsch and Lowenstein	Ranch	1963	NC	No
770 Sheridan	Hirsch and Lowenstein	Ranch	1963	NC	No

The duo are credited with twenty one residential designs within all the Highland Park architectural survey areas. The houses are proliferate in Highland Park and strongly associated with post-war era housing and it appears the fourteen houses reflect very similar styles (Ranch) and few (if any) appear to exhibit high-style architectural design.

Property Address	Architectural style	Year Built	Rating
333 Marshman	Ranch	1963	NC
770 Sheridan	Ranch	1963	NC
454 Orchard	Split-Level	1959	NC
466 Orchard	Split-Level	1959	NC

Historic Preservation Commission

941 Brittany	Ranch	1959	NC
877 Fairview	Split-Level	1960	NC
790 Kimballwood	Ranch	1954	NC
1470 Old Barn	International	1956	NC
1474 Old Barn	No Style	1955	NC
767 White Oak	Ranch	1959	NC
783 White Oak	Raised Ranch	1956	NC
786 White Oak	Raised Ranch	1956	NC
Green Bay Corridor	Raised Ranch		NC
980 Burton	Ranch	1958	NC
866 Burton	Ranch	1959	NC
827 Pleasant	Bungalow	1958	NC
368 N. Deere Park	Contemporary	1963	NC
626 Rice St	Raised Ranch	1957	NC
40 Roger Williams	Ranch	1965	NC
222 Roger Williams	Ranch	1967	NC
54 Sheridan	Ranch	1961	NC
422 Sheridan	Ranch	1966	NC

Tudor Revival Architectural Style

The City's 2001 South Central architectural survey contains the following write-up about the Tudor Revival style:

"The Tudor Revival style is based on a variety of late medieval models prevalent in 16th century Tudor England. Although there are examples dating from the mid-1890s, the style was particularly popular during the 1920s and early 1930s. Associated with the country's early English settlers, it was second in popularity throughout the country, and in this survey area, only to Colonial Revival. All sizes of English homes appealed to the American family.

The English manor house served as a prototype for estate houses, and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, sometimes with stucco. Half timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature prominent exterior stone or brick chimneys. There are 63 structures in the survey area in the Tudor Revival style. This is the second most numerous high style represented. Of these, 31 are ranked locally significant. They include the houses at 760 Bronson Lane; 111 and 251 Cary Avenue; 273, 385, and 455 Cedar Avenue; 980 Dean Avenue; 1458 Forest Avenue; 798, 904, and 919 Judson Avenue; **1148 S. Lincoln Avenue**; 1161, 1170, 1250, 1284, 1387, and 1441 Linden Avenue; 291 and 328 Marshman Street; 73 Oakmont Road; 794 Rice Street; 887 and 1145-1151 St. Johns Avenue; 834, 1440, and 1502 Sheridan Road; 1000, 1166, and 1178 Wade Street; and 991 Wildwood. There is one multi-unit

Historic Preservation Commission

residential structure in the Tudor Revival style at 1145-1151 St. Johns Avenue. Three of the houses, at 111 Cary Avenue, 455 Cedar Avenue, and 291 Marshman Street, may be individually eligible for listing on the National Register of Historic Places. These three are all individualistic in their interpretation of the Tudor Revival style.”

The table below shows the list total number of Tudor Revival style “Significant” houses in the City’s South Central architectural survey area. There are records that three of these house were demolished within last ten years: 919 Judson Avenue, 1250 Linden Avenue and 1284 Linden Avenue

No.	Street Address	Architectural Style	Rating	Year Built	Architect	Demolition
1	760 Bronson	Tudor Revival	S	1924		No
2	111 Cary Ave.	Tudor Revival	S	1920		No
3	251 Cary Ave.	Tudor Revival	S	1937	White and Weber	No
4	273 Cedar Ave.	Tudor Revival	S	1928	Oldefest and Williams	No
5	385 Cedar Ave.	Tudor Revival	S	1920		No
6	455 Cedar Ave.	Tudor Revival	S	1926	Robert Seyfarth	No
7	980 Dean Ave.	Tudor Revival	S	1920		No
8	1458 Forest	Tudor Revival	S	1930		No
9	742-746 Judson	Tudor Revival	S	1926		No
10	798 Judson	Tudor Revival	S	1925		No
11	904 Judson	Tudor Revival	S	1930	Ivan R. Peterson	No
12	919 Judson	Tudor Revival	S	1928		Yes, In 2005
13	1161 Linden	Tudor Revival	S	1930	William Braun	No
14	1170 Linden	Tudor Revival	S	1925		No
15	1250 Linden	Tudor Revival	S	1920		Yes, In 2006
16	1284 Linden	Tudor Revival	S	1920		Yes, In 2007
17	1387 Linden	Tudor Revival	S	1925		No
18	1441 Linden	Tudor Revival	S	1918	Robert Seyfarth	No
19	291 Marshman	Tudor Revival	S	1926	Van Bergen	No
20	328 Marshman	Tudor Revival	S	1910	Lawrence Buck	No
21	73 Oakmont	Tudor Revival	S	1928	R. J. Allen	No
22	794 Rice	Tudor Revival	S	1920		No
23	481 Roger Williams	Tudor Revival	S	1925		No
24	834 Sheridan	Tudor Revival	S	1929		No
25	1440 Sheridan	Tudor Revival	S	1896		No
26	1502 Sheridan	Tudor Revival	S	1923	Robert Seyfarth	No
27	881 St. Johns	Tudor Revival	S	1925		No
28	887 St. Johns	Tudor Revival	S	1926		No

Historic Preservation Commission

29	1000 Wade	Tudor Revival	S	1927		No
30	1166 Wade	Tudor Revival	S	1939	Emil Larson	No
31	1178 Wade	Tudor Revival	S	1925		No
32	991 Wildwood	Tudor Revival	S	1928		No

Survey Rating

The home at 1148 Lincoln Avenue S. received a "Significant" rating in the survey. Significant architectural features were references which include flared roof, half timbering, leaded windows, bracketed entrance, arch door, eyelid dormer above garage, and shingle roof. No supporting documentation readily available to the City could confirm the original designer of the house.

Original Owner of 1148 Lincoln: Walter Clark

Historical research did not reveal a great deal about the original owners of the house, Walter S. Clark. He was born on December 15, 1883 in New Jersey. According to the 1930 Federal Census he was living on Lincoln Avenue in Highland Park. His occupation was listed as "salesperson - advertising."

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.

Historic Preservation Commission

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. The Commission may find that the structure satisfies none of the standards. If it is found to satisfy one or two, a 180-day demolition delay may be enacted. If three or more are satisfied, the Commission is authorized to enact a one-year demolition delay.

Attachments

Location Map

Site Photos

Building Permit

Architectural Survey Entry

Explanation of Local Significance Ratings



Map created on June 24, 2016.

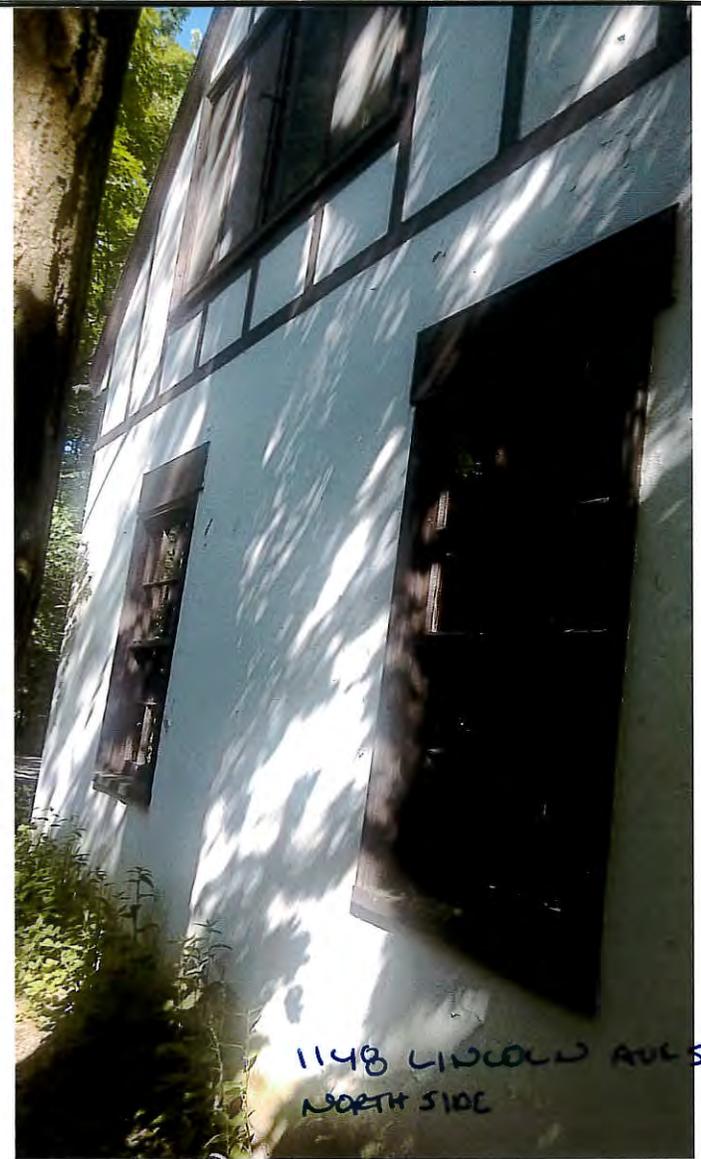
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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination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



1148 LINCOLN AVE SOUTH SOUTH SIDE



1148 LINCOLN AVE S
NORTH SIDE



3 LINCOLN AVE SOUTH FRONT



3 LINCOLN AVE SOUTH BACK

Date MAY 23 1925 ¹¹³⁰⁻¹¹⁴⁸ Building Permit No. 493

Location of Building—No. 607 Street Lincoln Ave. So.

Name of Owner Walter Clark

Present Address Wilmette, Ill.

Old or New Building New frame & stucco

General Contractor Murray + Sinclair Address 814 Center St. Wilmette, Ill.

Permit issued to Contr. to construct a dwelling

building on Lot 9 Blk. 70 Sub'n Orig'l.

Builder's estimate \$15,000.00 Permit fee \$51.00

PAID

Location on Lot verified 192 by OK

Other inspections Plans returned 3/9/27

MAY 25 1925
BUILDING DEPARTMENT
CITY OF HIGHLAND PARK

Remarks Made Allen Clarke

Electrical Contractor Kordick Electric Co. Address 814 Center St. Wilmette, Ill.

License No. _____ Elec. Permit No. 385 Date issued July 15 1925

Inspected _____ 192 _____ by _____ Fee \$ _____

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

No. of Openings 60 No. Sockets _____ No. Circuits _____

Certificate of Inspection Issued July 17 1925 No. 15

Remarks _____

Plumbing Contractor Vic Killian Address _____

License No. _____ Issued May 24 1925 Fee \$ _____

Inspected _____ 192 _____ by _____

No. Catch Basins _____ No. Lavatories _____ No. Toilets _____

No. Baths _____ No. Sinks _____ No. Laundry Tubs _____

No. Shower Baths _____ No. Stacks _____ Other Items _____

Certificate of Inspection Issued July 17 1925 No. _____

Remarks OK St. Martin's

General Remarks _____

52
h.c. lms
Written concerning permit
July 17, 1925
Everson Electric
85 Franklin St. EP 424



PLANS APPROVED
ISSUED TO CONTRACTOR

Drawn by: Co. 2921 Donald R. Wintergreen
 City of Highland Park

The issuance of a permit or approval of drawings shall not be construed to be a contract for, or an approval of, any violation of the provisions of the zoning ordinance or building code of the City of Highland Park, Illinois.

NOTE: ALL DIMENSIONS ON PLANS GOVERN OVER THE JOB OF ALL OTHERS.

I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE CONFORM WITH ALL LAWS AND CODES GOVERNING THE SAME.

Donald R. Wintergreen

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #
 DIRECTION
 STREET
 ABB
 PIN

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



GENERAL INFORMATION

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

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION OVERALL SHAPE OR PLAN
 ARCHITECTURAL CLASSIFICATION NO. OF STORIES
 ORIGINAL CONSTRUCTION DATE WINDOW MATERIAL, TYPE(S)
 DATE SOURCE casement multi-light
 EXTERIOR WALLS (current) PORCH
 EXTERIOR WALLS (original) ROOF (type and materials)
 FOUNDATION Wood Shingle
 SIGNIFICANT FEATURES
 ALTERATION(S)



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

ADDITIONAL INFORMATION:

Reason for Significance: Good example of Tudor Revival with unusual combination of details.

SURVEY AREA:

AREA

LANDSCAPE FEATURES

PHOTOGRAPHIC INFORMATION:

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

PREPARER

ORGANIZATION

DATE

1148 LINCOLN AV S



Lake County, Illinois

Property Tax Assessment Information by PIN

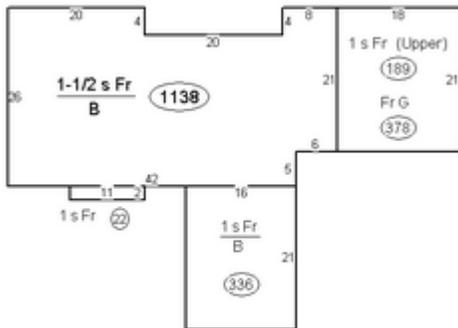
Property Address		Property Characteristics	
Pin:	16-25-303-025	Neighborhood Number:	1825414
Street Address:	1148 S LINCOLN AVE	Neighborhood Name:	EAST Ravinia
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035-4110	Class Description:	Residential Improved
Land Amount:	\$145,543	Total Land Square Footage:	24654
Building Amount:	\$101,243	House Type Code:	22
Total Amount:	\$246,786	Structure Type / Stories:	1.5
Township:	Moraine	Exterior Cover:	Stucco
Assessment Date:	2015	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1925 / 1936
Condition:	Average
Quality Grade:	VGd
Above Ground Living Area (Square Feet):	2367
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	1474
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	2
Number of Half Bathrooms:	0
Fireplaces:	1
Garage Attached / Detached / Carport:	1 / 0 / 0
Garage Attached / Detached / Carport Area:	378 / 0 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	0 / 0
Porches Open / Enclosed Area:	0 / 0
Pool:	0

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

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



Property Sales History

Sale valuation definitions

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
12/14/2015	\$585,000	Unqualified	

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

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

<http://apps01.lakecountyil.gov/SPASSESSOR/COMPARABLES/PTAipin.ASPX?Pin=1625303025>

Local Significance Ratings

A. Significant (S)

- Age. There is no age limit, although if it is less than 50 years old it must be of exceptional importance.
- Architectural Merit. Must possess architectural distinction in one of the following areas: embodies the distinguishing characteristics of an architectural and/or landscape style; is identified as the work of a master builder, designer, architect, or landscape architect; has elements of design, detailing, materials, or craftsmanship that are significant; has design elements that make it structurally or architecturally innovative; is a fine example of a utilitarian structure with a high level of integrity. (This is a summary of the criteria for architectural significance as stated in Section 24.025 of Chapter 24: Historic Preservation, an ordinance amending the Highland Park Code of 1968.) Any structure ranked significant automatically contributes to the character of a historic district.
- Integrity. Must have a high degree of integrity: most architectural detailing in place, no historic materials or details covered up, no modern siding materials, no unsympathetic and/or overpowering additions; only minor porch alterations permitted. In some rare cases, where a particular structure is one of the few examples of a particular style, more leniency in integrity was permitted.

B. Contributing to a Historic District (C)

- Age. Must be at least 50 years old (built before 1954).
- Architectural Merit. May fall into one of two groups: (a) Does not necessarily possess individual distinction, but is a historic building (over 50 years old) with the characteristic stylistic design and details of its period; or (b) possesses the architectural distinction of a significant structure but has been altered. If the alterations are reversed (for example, siding is removed or architectural detail is restored based on remaining physical evidence), it may be elevated to significant.

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

10
11
12

MEETING DATE: Thursday, July 14, 2016

13
14
15

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

16
17

CALL TO ORDER

18
19

At 7:33 p.m., Chairwoman Thomas called the meeting to order & asked Staff to call the roll.

20
21

ROLL CALL

22
23

Commissioners Present: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

24
25

Commissioner Absent: Illes

26
27

Ex-Officio Member Present: Axelrod

28
29

Park District Liaison Present: Mike Evans

30
31

Library Liaison Absent: Julia Johnas

32
33

Councilman Absent: Blumberg

34
35

Student Council Present: Burroughs

36
37

Staff declared that a quorum was present.

38
39

Staff Present: Cross, Jahan
Hart Passman, Corporate Counsel

40
41

Also Present: Cerabona

42
43

APPROVAL OF MINUTES

- 44
45
1. Commissioner Fradin moved to approve the June 9, 2016, regular meeting minutes as presented. Commissioner Becker seconded the motion.

46
47

On a roll call vote

48
49

Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

50
51

Voting Nay: None

52
53

Chairwoman Thomas declared that the motion passed unanimously.

54
55

SCHEDULED BUSINESS

56
57

It was noted the first agenda item under Determination of Significance would be moved to later in the evening.

58
59

Julia Johnas arrived at 7:35 p.m.

- 60
61
1. Determination of Significance

- 62
63
- 1148 Lincoln Avenue S.

1 Planner Jahan reviewed this house:

- 2 • Built in 1925; addition in 1977
- 3 • Tudor-style
- 4 • Architect is unknown
- 5 • Gable roof, dormer over garage
- 6 • Elevations were shown
- 7 • Landmark standards were illustrated

8
9 Petitioners are Ben & Jody Fiss who advised they lived next to this home for 30 years and bought this property 7
10 months ago. The house is uninhabitable; would like to preserve it. Asphalt shingles are on half of the roof,
11 plumbing doesn't work; it is unsafe.

12
13 Some HPC comments are:

- 14 • Meets landmark criteria 1 & 6
- 15 • Has unique details; could be renovated; meets criteria 6

16
17 Commissioner Temkin moved that the house meets landmark criteria 1 & 6. After some discussion, Commissioner
18 Temkin withdrew the motion.

19
20 Commissioner Becker moved that the house meets landmark criteria 6. Commissioner Fradin seconded the motion.

21
22 On a roll call vote

23 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

24 Voting Nay: None

25
26 Chairwoman Thomas declared that the motion passed unanimously. Senior Planner Cross advised there will be
27 a demolition delay. Mrs. Fiss stated everything will be donated.

28
29 2. Certificate of Appropriateness

- 30
31 • 1120 Ridgewood Drive

32
33 Planner Jahan reviewed the house:

- 34 • Commissioned in 1958
- 35 • Local landmark
- 36 • Elevations were shown
- 37 • Proposed improvements were shared; soffit will wrap around the house and terminate at SW side;
- 38 existing wood will extend down

39
40 Petitioner, Paul Cox, stated he loves this house. He noted the same materials would be used.

41
42 Some HPC comments are:

- 43 • Changes are consistent with the architecture
- 44 • Is the wood flush? Petitioner advised – just a little lower

45
46 Commissioner Fradin moved to grant the Certificate of Appropriateness. Commissioner Temkin seconded
47 the motion.

48
49 On a roll call vote

50 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick

51 Voting Nay: None

52
53 Chairwoman Thomas declared that the motion passed unanimously.

MEMORANDUM

Date: August 11, 2016

To: Historic Preservation Commission

From: Nusrat Jahan, Planner

Subject: **Resolution Recommending a Preliminary Landmark Designation for 1570 Hawthorne Lane**

On the July 14, 2016 meeting, the Historic Preservation Commission accepted a Landmark Nomination for 1570 Hawthorne Lane found that the Property meets four Landmark criteria:

- (1) It demonstrates character, interest or value as part of the development, heritage or cultural characteristics 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 or indigenous materials;
- (5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, county, state, or country;
- (6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

Previous Landmark Nominations in Highland Park

Generally most of the landmark nomination applications are submitted by property owners in Highland Park. However, four nomination for landmark designation were submitted involuntarily, which means the nomination was submitted without owner's consent. The four addresses are listed below:

Year	Address	Applicant	Demolition Delay	Landmarked
2006	405 Sheridan Road	HPC - Commission Member		2007
2007	295 Cedar Ave	HPC - Advisory Member	365 days Demo Delay	
2013	1427 Waverly Road	Highland Park Resident (Previous Family friend)	365 days Demo Delay	
2015	1021 County Line Road	HPC - Advisory Member	365 days Demo Delay	

405 Sheridan Road is an example of a landmark designation without owner consent. The A. G. Becker Estate at 405 Sheridan Road was on the national register of historic place and designated as a local landmarked in 2007. 405 Sheridan Road, LLC was the owner of the property at that time and the current owners are James and Wendy Abrams. 405 Sheridan Road is a lakefront property with a large red brick Tudor Revival home designed by Howard Van Doren Shaw. The property also features a Jens Jensen signature-designed landscape plan. The property met **six** of the Landmark criteria set forth in the City's Historic Preservation Ordinance for preliminary landmark designation: #1, #3, #4, #5, #6 and #7.

Following 405 Sheridan Road's 2007 designation as a local landmark, there was an extensive Certificate of Appropriateness review process for a new two-story addition and single-story garage; replacement windows; exterior work on the east elevation; replacement of the outdoor pool; construction of a new pool house/indoor pool to north of garage addition; and a landscape restoration project.

Alternatives to Demolition of Historic Structures:

The nomination for landmark designation was submitted by architect and preservationist Christopher Enck of Winnetka. Mr. Enck successfully preserved a John Van Bergen home from demolition in 2014. He purchased the house in Wilmette for \$10 and relocated it to Evanston for the cost of approximately \$85,000. His efforts provide an example of an alternative to demolishing a historic structure and the Commission may wish to discuss if a similar alternative has been explored for the house at 1570 Hawthorne Lane.

Section 24.025 Landmark Designation Procedure:

Section 24.025 of the City Code establishes the processes for historic landmark designation nominations both with and without owner's consent.

If the nomination is submitted by an individual or group other than the owner and the owner objects to the landmark nomination, per Section 24.025(B)(2) the Commission shall not make a preliminary Landmark designation recommendation unless the Commission preliminarily determines that the nominated Property, Structure, Area, Object, or Landscape of Significance:

<p>(i) Meets three or more of the Landmark criteria set forth in Section 24.015 of this Chapter</p> <p style="text-align: center;"><i>AND</i></p> <p>(ii) <u>Either or both</u> of Criterion No. 2 or Criterion No. 5 are among the three or more criteria determined to have been met.</p>	<p><u>AND</u></p>	<p>Has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or Rehabilitation.</p>
--	--------------------------	--

If the owner still declines or fails to give written consent, then per Section 24.025(D)(4)(E)(F) a Public Hearing on Designation will be held following the preliminary recommendation. Following the public hearing, the commission may transmit their recommendation to the City Council.

It is important to note that this process is simplified when the property owner consents to the landmark designation, which is not the case with 1570 Hawthorne Lane. The owner submitted a letter of objection of the nomination of their property before the HPC meeting on July 14, 2016.

During that meeting, the Historic Preservation Commission considered the landmark nomination and found the house meets four landmark standards, including Criteria #5 in Section 24.015 of the Code, and also found that the home has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation. Both findings were made by a 6-0 vote of the Commission.

Historic Preservation Commission Action:

The next step toward a landmark designation is the adoption of a Resolution recommending a Preliminary Landmark Designation. The Resolution recommending a Preliminary Landmark Designation is attached to this memo. The Commission is asked to review the Resolution and, if no changes are requested, adopt the Resolution by a majority vote.

Following the adoption of the resolution, the HPC is asked to review a Planning Report that “evaluates the relationship of the proposed designation to the City’s Comprehensive plan and the effect of the proposed designation on the surrounding neighborhood.” This report gives the Commission an opportunity to review the impact of the landmark designation with regard to the surrounding properties and the City-wide Comprehensive Plan. Staff has prepared the Planning Report for 1570 Hawthorne Lane and attached it to this memo. The report does not indicate that the landmark will conflict with any comprehensive planning for this part of the City. If no changes are requested, the Commission is asked to approve the Planning Report by a majority vote.

After the adoption of the Resolution and the approval of the attached Planning Report, the landmarking process will follow these steps:

- 1) When the resolution is adopted by the Commission, the property at 1570 Hawthorne Lane will become a Regulated Structure. This means that the house will be protected under the guidelines in Chapter 24 of the City Code, "Historic Preservation."
- 2) Within 15 days after the adoption of the resolution, a certified letter will be mailed to the owners of the Regulated Structure notifying them about the approval of the Resolution, which constitutes the Commission's recommendation to approve the Landmark.
- 3) If the owner still declines or fails to give written consent within 45 days, then per Section 24.025(D)(4)(E)(F) a Public Hearing on the Landmark Designation will be held following the preliminary recommendation. The public hearing provides an opportunity for all interested persons to present testimony regarding the nomination.
- 4) If the Owner continues to oppose, or fails to give written consent to Landmark designation, the Historic Preservation Commission may not recommend approval of the Landmark designation *without the affirmative vote of at least five members of the Historic Preservation Commission*. The Commission may also vote not to recommend to the City Council or may take no action at all.
- 5) Any recommendation for 1570 Hawthorne Lane by the Commission needs to be forwarded to the Council within 30 days of the public hearing along with the Planning Report and an Ordinance designating the structure as a Local Landmark.
- 6) The landmarking process will be completed when the City Council approves or rejects the recommendation of the Historic Preservation Commission. Per Chapter. 24.025(I)(4), the City Council has 90 days within which to act. If they do not either designate the structure as a landmark or formally reject the HPC's recommendation within this time period, the Council "shall be deemed to have rejected the Commission's recommendation."

Recommended Action

The Commission is asked to consider the attached Resolution making the Preliminary Landmark Designation. If the resolution is adopted, the Commission is further asked to review the attached Planning Report evaluating the impact of the landmark on the neighborhood. If no conflicts are identified or concerns noted, the HPC is asked to approve the planning report by a majority vote.

If the owner consents to the Landmark designation, the Commission shall forward its recommendation to the City Council. If consent is declined, or if there is a failure to give written consent, the Commission shall schedule a public hearing on the proposed designation before proceeding with the Landmark process. If necessary, a public hearing will be scheduled for the upcoming regular meeting of the Historic Preservation Commission, November 10, 2016.

Final consideration of Historic Preservation Commission will be heard by the City Council per Section 24.025(I) of the Historic Preservation Ordinance.

Attachments:

- Resolution Recommending a Preliminary Landmark Designation for 1570 Hawthorne Lane
- Planning Report for the Landmark Nomination of 1570 Hawthorne Lane
- Timeline for the landmark nomination process
- Owner's Objection Letter and Exhibits

**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 16-01

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION
RECOMMENDATION FOR 1570 HAWTHORNE LANE**

WHEREAS, on June 13, 2016, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("**City Code**"), the Chairman of the Commission received a written nomination to designate as a landmark the principal residential structure known as the Wilson Cline House ("**Structure**") that is located at the address commonly known as 1570 Hawthorne Lane in Highland Park, Illinois ("**Property**"); and

WHEREAS, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the Structure was held on July 14, 2016, notice of which meeting was delivered on June 23, 2016 to the owners of the Property; and

WHEREAS, the owners of the Property have submitted a written objection to the proposed landmark designation of the Structure; and

WHEREAS, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Structure, to which the owners of the Property have objected, the Commission must, by resolution duly adopted: (i) find that the proposed landmark designation satisfies at least three of the criteria set forth in Section 24.015 of the City Code including either or both of the criteria set forth in Sections 24.015(2) and 24.015(5) of the City Code; and (ii) determine that the Property has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation; and

WHEREAS, the architect of the Structure, John Van Bergen, was a notable architect who trained under Frank Lloyd Wright and who was and remains known for his "Prairie Style" residences; and

WHEREAS, Van Bergen resided, and designed numerous Prairie Style residences, in the City, and thus had a significant impact on the development and characteristics of the City; and

WHEREAS, the Structure features a low-slung roof with deep eaves, patterned brick, a quarry tile-accented front entrance, and many other significant design and detail elements, and thus serves as a valuable example of the Prairie Style of Van Bergen's own creativity; and

WHEREAS, the Commission has determined that the proposed landmark designation of the Property satisfies the criteria for landmark designation set forth in the City Code;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Historic Preservation Commission.

SECTION TWO: PRELIMINARY LANDMARK DESIGNATION. In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission hereby: (a) finds that the Structure satisfies the criteria for landmark designation set forth in Sections 24.015(1), 24.015(4), 24.015(5), and 24.015(6) of the City Code; and (b) determines that the Structure has sufficient integrity of location, design, materials and workmanship to make it worthy of preservation. Pursuant to such finding and determination and Section 24.025(B)(2) of the City Code, the Commission hereby makes a preliminary recommendation to designate the Structure as a landmark.

SECTION THREE: EFFECT OF DESIGNATION. In accordance with and pursuant to Section 24.025(B)(3) of the City Code, upon the effective date of this Resolution, the Structure will be considered a "Regulated Structure," as that term is defined pursuant to Section 24.005 of the City Code.

SECTION FOUR: EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. _____

Barbara Thomas, Chairman

ATTEST:

Nusrat Jahan, Commission Secretary

HISTORIC PRESERVATION COMMISSION PLANNING REPORT FOR 1570 HAWTHORNE LANE

DATE REFERRED: August 11, 2016
ORIGINATED BY: Department of Community Development
SUBJECT: Planning Report for 1570 Hawthorne Lane Landmark Nomination

SUMMARY AND BACKGROUND OF SUBJECT MATERIAL

Address: 1570 Hawthorne Lane
The Kline, Wilson House

Owner: William and Karen Silverstein

Zoning: R4 Single Family Residential; Lakefront Density & Character Overlay Zone (LFOZ)

Style: Prairie Style

Date of Construction: c. 1922 (johnvanbergen.org)

Architects: John S. Van Bergen

ADMINISTRATIVE HISTORY

The owners of 1570 Hawthorne Lane appeared before the Historic Preservation Commission in December 2015 with a request to demolish the house. After extensive research and discussion, the HPC determined that the structure satisfied four landmark criteria enumerated in the City Code. As a result of the findings, the property was put under a 365-day demolition delay that expires on November 3, 2016.

On June 13, 2016, a landmark nomination was submitted to the City to designate 1570 Hawthorne Lane as a local landmark. It was submitted by architect and preservationist Christopher Enck of Winnetka.

The nomination was presented to the Historic Preservation Commission on July 14, 2016 per the requirements of Sec. 24.025(A) of the Historic Preservation Ordinance. The Commission considered the landmark nomination and determined that the property satisfied four of the landmark criteria established in Article 24 and has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation. The Commission adopted Resolution R16-01 making a preliminary landmark designation recommendation to the City Council.

In accordance with the landmark designation process established in the Code, the property at 1570 Hawthorne Lane remains a Regulated Structure until the landmark nomination process is complete. The Owner has declined to give consent to the landmark designation, so a public hearing will be scheduled for an upcoming meeting of the Historic Preservation Commission.

HISTORIC PRESERVATION COMMISSION PLANNING REPORT FOR 1570 HAWTHORNE LANE

DESCRIPTION OF THE PROPERTY

The William Kline House at 1570 Hawthorne Lane house is a 2,790 square-foot Prairie style house with quarry tile finished front entry. The design of 1570 Hawthorne Lane is credited to architect John S. Van Bergen Work, built in 1921 or 1922 for Milton Kline a lawyer from Chicago.

The intricate brick work, the projections on either side of the house, and the prominent detailed entrance appear in many of his designs from the early 20th century.

Marty Hackl is a published researcher of John Van Bergen's architectural career. His website, johnvanbergen.org, provides an inventory of Van Bergen's houses with notes for each design. The entry for 1570 Hawthorne Lane states the following:

Though very similar in plan to the Whitehouse Residence (660 DeTamble), this design is more than a decade earlier and is much more spacious.

There have been some heavy handed alterations and additions over the years and the house retains little original character. As seen in the above photo, the front door has been pushed out into what was a sheltered entry portal. This ruins the dimensions of the facade, flattening it, making it just a single flat surface. This also hides the interesting brick pattern around the portal.

That alteration along with the current monochromatic paint scheme and roof color blur the original rich textural character of the structure

Modifications and Alterations:

Research in City records identified three notable modifications to the house:

- 1) In 1962, bedroom addition on the back of the house and the outdoor pool was installed.
- 2) In 1967, a detached garage was built.
- 3) In 1991, bathroom addition

The front door was modified at some point by moving it forward within the entryway, nearly flush with the front façade. Bathroom addition on 1962 addition in 1991 neither of which were designed by Van Bergen.

Architect John S. Van Bergen

John Van Bergen (1885-1969) was a Prairie Style architect who lived and worked in Highland Park. He grew up in Oak Park, Illinois and worked as a draftsman under Walter Burley Griffin. He joined Frank Lloyd Wright's Oak Park studio in 1909 where he learned the tenets of the Prairie Style that would shape his career.

What makes Van Bergen especially noteworthy is that he designed within the Prairie Style longer than anyone else. In his Oak Park years (1911 – 1918), Van Bergen's designs look very much like Frank Lloyd Wright's. By 1920, when he moved to Highland Park, he had found his own personal style. His house and studio, located at 234 Cedar Street, are fine examples.

Van Bergen is not known for designing mansions or tall, imposing structures. Instead, his best works are schools and a series of modestly-sized single family homes. They show that a brilliant, innovative design can accompany affordability and livability. His excellent sense of proportion and use of

HISTORIC PRESERVATION COMMISSION PLANNING REPORT FOR 1570 HAWTHORNE LANE

stratified stonework is striking. The importance of John Van Bergen's work is just beginning to be appreciated and Highland Park is fortunate to have so many good examples of his mature style¹.

Julia Johnas, Library Liaison provided research information about Van Bergen work by James Muggenberg.

Muggenberg's article in *The Prairie School Review* noted that the Wilson Kline house is pictured (circa 1975), Van Bergen's career is divided into 3 sections - pre-World War I, the Highland Park years (1920-1947), and his later commissions. The Wilson Kline house, according to Muggenberg, is a typical design of Van Bergen's middle period. It was around this time that Van Bergen came under the influence of Jens Jensen and began using natural stone exterior walls rather than brick, so the Wilson Kline house is important in depicting a particular period of Van Bergen's development.

FINDING OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE

At the July 14, 2016 meeting, the Historic Preservation Commission accepted a landmark nomination for 1570 Hawthorne Lane and by unanimous vote (6-0) found that the Property meets four Landmark criteria:

- (1) It demonstrates character, interest or value as part of the development, heritage or cultural characteristics 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 or indigenous materials;
- (5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, county, state, or country;
- (6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

Further, the Commission also determined that the property retains sufficient integrity to qualify for local Landmark designation. Pursuant to the landmark designation process established in Chapter 24 of the City Code, the HPC directed staff to draft a Resolution making the preliminary landmark designation recommendation.

HISTORIC PRESERVATION COMMISSION POLICY

Upon adoption of Resolution R16-01, the property at 1570 Hawthorne Lane became a Regulated Structure. No building permits or demolition permits shall be issued per Section 24.025(B)(3):

¹ Narrative for the Highland Park, John Van Bergen 2012 Architectural Tour

HISTORIC PRESERVATION COMMISSION PLANNING REPORT FOR 1570 HAWTHORNE LANE

Upon adoption of the resolution making a preliminary landmark designation recommendation, and until provided otherwise in this Chapter, the nominated Property, Structure, Area, Object, or Landscape of Significance shall be a Regulated Structure.

The permit moratorium described above will conclude upon final disposition of the landmark nomination process.

HISTORIC PRESERVATION AND THE CITY OF HIGHLAND PARK MASTER PLAN

The City of Highland Park Master Plan establishes “a philosophy of preservation,” as a community value and principle, clarifying it with a call to “maintain Highland Park’s sense of place, character, and history; maintain quality of architecture in residential and public structures,” preserving “the quality of residential neighborhoods” and protecting the City’s “natural, historic and physical resources.”²

The Plan further states that the City should “pursue landmark nominations of individual properties and districts which have historic, architectural and/or cultural significance to protect them from inappropriate changes.”³ The Neighborhood Strategic Plan for the Lakefront District where 1570 Hawthorne Lane is located points out that “Lakefront District residents feel that public input should be a higher priority in community decision-making, and that information about public hearings for proposed development should be increased.”⁴ Any consideration of this Property should not only respect the issues raised by the master plan and give the plan’s recommendations careful deliberation, but should also respect any additional considerations raised by Lakefront community.

The Lakefront District Neighborhood Strategic Plan recognizes that “historic landmarks and landscapes, and winding streets that conform to the topography of the ravines significantly contribute to the character of the neighborhood. Four National Register Historic Districts and three Local Historic District have been designated in the eastside of Highland Park. Within these districts and scattered throughout the Lakefront District are numerous local and national landmarks. These include Yerkes Fountain/Horse Trough at Forest Avenue, donated in 1896 for the dedication of Sheridan Road; the Blumberg House at 1575 Hawthorne Lane, designed by Keck and Keck in 1962; an impressive log house built in 1893 at 1623 Sylvester Place; the Senior Center on Laurel Avenue.” The plan notes that although no distinct architectural style or house size dominates the Lakefront District, residents within the District generally feel that high quality architecture and “understated elegance” are its unifying elements.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Based on the information presented, the Department of Community Development recommends that the Historic Preservation Commission continue with the Landmark designation of the property at 1570 Hawthorne Lane.

² City of Highland Park, *A Comprehensive Master Plan*, Master Plan Amendment: New Goals & Objectives (1997), pg. 2

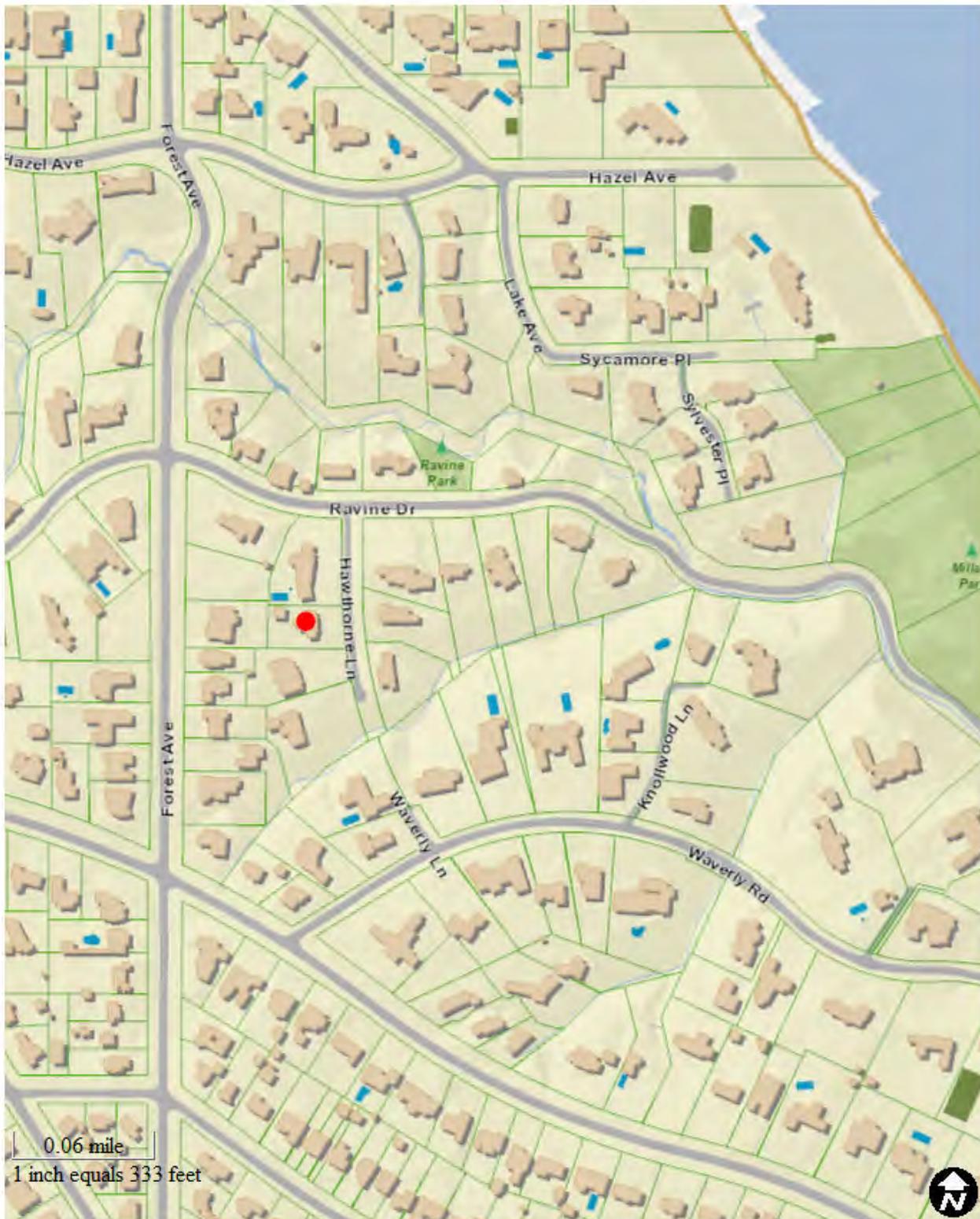
³ Ibid, pg.10

⁴ City of Highland Park, *Lakefront District Neighborhood Strategic Plan*, (1997), pg. 23.

HISTORIC PRESERVATION COMMISSION
PLANNING REPORT FOR 1570 HAWTHORNE LANE

ATTACHMENTS

- | | |
|-----------|--|
| Exhibit A | Map |
| Exhibit B | Photographs |
| Exhibit C | Preliminary Landmark Designation Resolution |
| Exhibit D | Staff Report to the Historic Preservation Commission dated July 14, 2016 |
| Exhibit E | Lakefront District Neighborhood Strategic Plan |



Map created on August 4, 2016.

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



© VHT STUDIOS

1570 Hawthorne Ave

RECEIVED

NOV 4 2015

City of Highland Park
Building Dept.



1570 Hawthorne Ave

RECEIVED

NOV 4 2015

City of Highland Park
Building Dept.



1570 Hawthorne Ave

RECEIVED

NOV 4 2015

City of Highland Park
Building Dept.



1576 Hawthorne Ave

RECEIVED

NOV 4 2015

City of Highland Park
Building Dept.

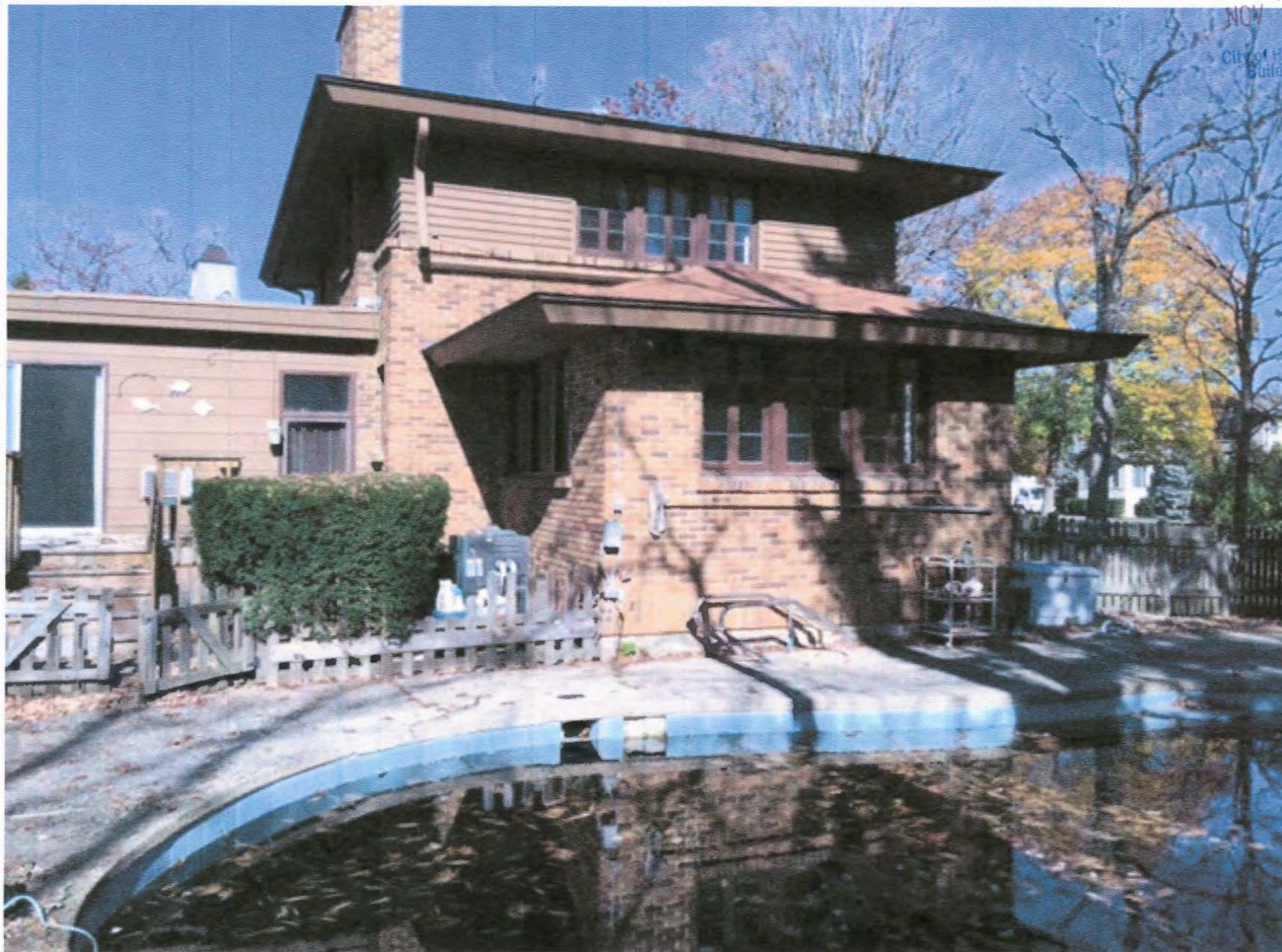


1570 Hawthorne Ave

RECEIVED

NOV 4 2015

City of Highland Park
Building Dept.



1570 Hawthorne Ave

RECEIVED

NOV 4 2015

City of Highland Park
Building Dept.



1570 Hawthorne Ave

RECEIVED

NOV 4 2015

City of Highland Park
Planning Dept.



1570 Hawthorne Ave





**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 16-01

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION
RECOMMENDATION FOR 1570 HAWTHORNE LANE**

WHEREAS, on June 13, 2016, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("**City Code**"), the Chairman of the Commission received a written nomination to designate as a landmark the principal residential structure known as the Wilson Cline House ("**Structure**") that is located at the address commonly known as 1570 Hawthorne Lane in Highland Park, Illinois ("**Property**"); and

WHEREAS, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the Structure was held on July 14, 2016, notice of which meeting was delivered on June 23, 2016 to the owners of the Property; and

WHEREAS, the owners of the Property have submitted a written objection to the proposed landmark designation of the Structure; and

WHEREAS, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Structure, to which the owners of the Property have objected, the Commission must, by resolution duly adopted: (i) find that the proposed landmark designation satisfies at least three of the criteria set forth in Section 24.015 of the City Code including either or both of the criteria set forth in Sections 24.015(2) and 24.015(5) of the City Code; and (ii) determine that the Property has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation; and

WHEREAS, the architect of the Structure, John Van Bergen, was a notable architect who trained under Frank Lloyd Wright and who was and remains known for his "Prairie Style" residences; and

WHEREAS, Van Bergen resided, and designed numerous Prairie Style residences, in the City, and thus had a significant impact on the development and characteristics of the City; and

WHEREAS, the Structure features a low-slung roof with deep eaves, patterned brick, a quarry tile-accented front entrance, and many other significant design and detail elements, and thus serves as a valuable example of the Prairie Style of Van Bergen's own creativity; and

WHEREAS, the Commission has determined that the proposed landmark designation of the Property satisfies the criteria for landmark designation set forth in the City Code;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Historic Preservation Commission.

SECTION TWO: PRELIMINARY LANDMARK DESIGNATION. In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission hereby: (a) finds that the Structure satisfies the criteria for landmark designation set forth in Sections 24.015(1), 24.015(4), 24.015(5), and 24.015(6) of the City Code; and (b) determines that the Structure has sufficient integrity of location, design, materials and workmanship to make it worthy of preservation. Pursuant to such finding and determination and Section 24.025(B)(2) of the City Code, the Commission hereby makes a preliminary recommendation to designate the Structure as a landmark.

SECTION THREE: EFFECT OF DESIGNATION. In accordance with and pursuant to Section 24.025(B)(3) of the City Code, upon the effective date of this Resolution, the Structure will be considered a "Regulated Structure," as that term is defined pursuant to Section 24.005 of the City Code.

SECTION FOUR: EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. _____

Barbara Thomas, Chairman

ATTEST:

Andy Cross, Commission Secretary

Historic Preservation Commission

Landmark Nomination Memorandum for 1570 Hawthorne Lane

To: Historic Preservation Commission
 From: Nusrat Jahan, Planner
 Date: 7/14/2016

<i>Year Built:</i>	c. 1922 (johnvanbergen.org)
<i>Style:</i>	Prairie Style
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	2,790 square feet
<i>Historical Status:</i>	S – Significant
<i>Original Owner:</i>	Wilson Kline
<i>Architect:</i>	John S. Van Bergen
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Paired 4-light casement windows Soldiercourse lintels Ornamental brick front entry surround
<i>Alterations:</i>	<ul style="list-style-type: none"> • Room addition (1962) • Detached garage (1967) • Bathroom addition (1991) • Doorway modification (date unknown)
<i>Staff Recommendation:</i>	Staff recommends that the Commission consider the structure at 1570 Hawthorne Lane for Historic Landmark Designation.



Location Map: 1570 Hawthorne Lane

A landmark nomination for 1570 Hawthorne Lane was submitted on May 16, 2016 by HPC Commissioner Lisa Temkin. The nomination was later withdrawn and a revised nomination was submitted on June 14, 2016 by architect and preservationist Christopher Enck, who represents “an individual with an interest in preservation,..” as authorized by Section 24.025(A)(1) of Highland Park’s City Code.

The house at 1570 Hawthorne Lane was designed by John S. Van Bergen and appears on the HPC’s 2012 Van Bergen architectural tour. It was built in 1921 or 1922 for Milton Kline, a lawyer from Chicago. The house appears in the 1999 Central East area architectural resource survey

Historic Preservation Commission

and was given an S – Significant historical status. That means the historical consultant deemed the structure worthy of designation as a local historic landmark.

Previous Consideration

In December 2015, the owner of 1570 Hawthorne appeared before the HPC for a demolition review. Following extensive discussion about the architectural style of the house, the Commission found that the property satisfied landmark standards 1, 4, 5 and 6:

- (1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics 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 or indigenous materials;
- (5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, county, state, or country;
- (6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

With the findings of the Historic Preservation Commission of four landmark criteria within Section 24.015 being met, a mandatory one-year demolition delay was enacted for the property pursuant to Section 170.040(E)(2). The 365-days demolition delay will expire on November 3, 2016. During this period, the house is considered a Regulated Structure.

Historic Preservation Commission



Front View – 1570 Hawthorne Lane

Architectural Analysis

The house is designed in the Prairie Style, but it reflects Van Bergen’s unique details. The intricate brick work, the projections on either side of the house, and the prominent detailed entrance appear in many of his designs from the early 20th century. The architectural integrity of the house will be discussed in more detail at the upcoming HPC meeting.

The December, 2015 staff memo for the demolition review provides background about the house, as well as research supporting the significance and impact of architect John S. Van Bergen. The memo is included in the Appendix to this report.

Landmark Nomination Policy and Process

Nomination:

The designation process for a local landmark is initiated by the submission of a signed nomination form. Section 24.025 of the City Code establishes who is authorized to sign and submit a landmark nomination:

- 1) One or more Historic Preservation Commissioners
- 2) The owners of the applicable property, structure, area, object, or landscape of significant
- 3) The City Council, by resolution duly adopted
- 4) The City Manager

Historic Preservation Commission

- 5) An organization or individual with an interest in preservation, restoration, rehabilitation, local history, archaeology, modes of cultural or artistic expression, and/or neighborhood conservation or revitalization.

In this case, the landmark nomination for 1570 Hawthorne Lane has been submitted by an individual in the last category:” an individual with an interest in preservation....”

Preliminary Recommendation:

On June 22, 2016 the owner of the property was sent a certified letter with information about the nomination and date, time, and location of the HPC meeting at which the nomination will be considered. It is important to note that this process is simplified when the property owner consents to the landmark designation, which is not the case with 1570 Hawthorne Lane. The owner submitted a letter of objection of the nomination of their property on June 1, 2016.

During the previous demolition review in 2015, the HPC Commission determined that the property satisfied landmark standards 1, 4, 5 and 6 within Section 24.015 of the City Code addressing Historic Preservation. However, because the property owner submitted a letter objecting to the nomination prior to this meeting, the Historic Preservation Commission must make the following determinations to make a preliminary Landmark designation recommendation:

1. The property at 1570 Hawthorne Lane meets three or more of the landmark criteria established in section 24.015, **and**
2. Either or both of Criterion 2 or Criterion 5 are among the three or more criteria determined to have been met.

HPC Resolution:

Provided that the HPC makes the necessary determinations, the Commission may direct staff to draft a resolution making a preliminary landmark designation recommendation to the City Council. The resolution will be brought the Commission at the next available meeting.

- Once approved, the subject property will be a “Regulated Structure”. This means that the property will be under the protections of a local landmark or historic district until the nomination process has completed.
- This “Regulated Structure” status may extend past the 365-day demolition delay enacted as part of the demolition review in December, 2015.
- Together with the resolution, the HPC may request a Planning Report from City Staff that evaluates the relationship of the proposed designation to the City’s comprehensive plan and the effect of the proposed designation on the surrounding neighborhood. The Report will be reviewed at a subsequent meeting of the HPC, though it should be considered after the resolution making a preliminary recommendation has been adopted.
- Within fifteen days following the adoption of the resolution, a certified letter will be sent to the owner requesting written consent to the proposed landmark designation.

Historic Preservation Commission

- The owner will have the opportunity to respond in writing by consenting or objecting to the proposed landmark designation within 45 days after the date on which the certified letter is delivered.
- Note that the owner can make a written request for an extension of time up to 120 days to submit a response.

Public Hearing:

If the Owner declines or fails to give written consent to the proposed designation, then the Commission will schedule and hold a public hearing on the proposed designation.

- The public hearing will require notification in the newspaper, so its scheduling will be dependent on when feedback is received from the property owner. Once scheduled, it will provide a reasonable opportunity for all interested persons to present testimony or evidence regarding the landmark nomination.
- Within 30 days after the conclusion of the public hearing, the Historic Preservation Commission shall determine whether to recommend the proposed landmark designation to the City Council.
- If the owner continues to oppose, or fails to give written consent to the landmark designation, the HPC may not recommend approval of the designation without the following:
 1. The affirmative vote of at least **five** members of the Commission
 2. A determination by the HPC that the property meets three or more of the landmark criteria, **and** that either or both landmark criteria 2 or 5 are among the three.

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, County, State, or Country.

Historic Preservation Commission

- 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 Historic Preservation Commission is asked to discuss the landmark nomination for 1570 Hawthorne Lane, the Wilson Kline Residence, and identify which Landmark Criteria are met. The Commission can formally accept the nomination and direct staff to schedule the Preliminary Determination of Significance and prepare the necessary resolution and Planning Report for the Commission to approve at the next meeting.

Attachments

Location Map
Landmark Nomination Form
Architectural Survey Entry
County Assessor Data
Hackl Book Entry
Demolition Review meeting packet of December, 2015

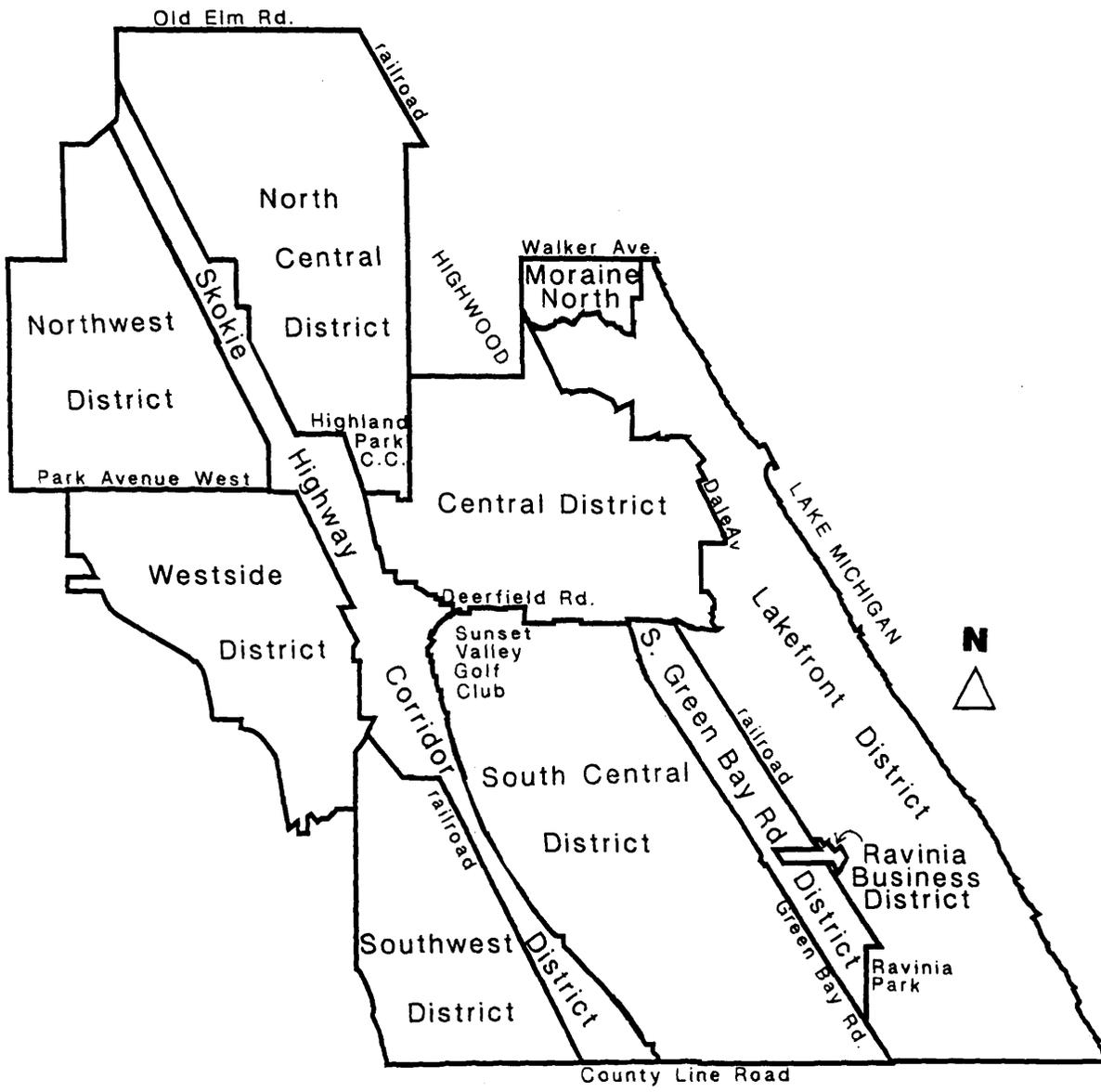
City of Highland Park

LAKEFRONT DISTRICT

**Neighborhood
Strategic
Plan**

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INTRODUCTION

Purpose

The Lakefront District is one of 11 planning districts that were created for the purpose of updating the City's Comprehensive Master Plan that guides land use and community development decisions in Highland Park. For additional information about the City's Comprehensive Master Plan, please refer to the "*Introduction to the City of Highland Park Master Plan*".

The Lakefront District Neighborhood Strategic Plan (the Plan) includes a **Vision Statement** describing positive qualities of the Lakefront District that should be preserved and enhanced in the future; **Issues and Recommendations** addressing concerns related to land use and community development in the Lakefront District; and **Action Steps** assigning responsibilities for implementing the recommendations within a specified timeframe to certain individuals or groups.

District Boundaries

The Lakefront District stretches along four miles of lakefront in Highland Park, from Fort Sheridan on the north to Lake Cook Road on the south. It is bounded by Lake Michigan on the east and primarily by the Metra/Union Pacific North Line railroad and the Central Business District on the west. It also encompasses Ravinia Festival Park west of the railroad, and the residential area south of Ravinia Park (see map).

Neighborhood Planning Process

The Lakefront District planning process began in December 1997 with a kick-off meeting attended by more than 80 residents. During that meeting and eleven subsequent meetings, residents identified neighborhood strengths and concerns, and evaluated recommendations and actions steps to include in the plan.

Public participation was an important element of the planning process, and through articles in the Highlander, school newsletters, and the local paper all Highland Park residents were encouraged to attend and participate in the meetings. Prior to the kick-off meeting, a mailing was sent to all Lakefront District residents, and everyone who expressed interest continued to receive mailings throughout the process. Before the Plan was finalized, a second district-wide letter urged all District residents to comment on the draft Plan.

Members of the Plan Commission and Community Development Department facilitated the meetings, and Public Works and Police Department staff presented additional background information about specific discussion topics, as did members of the Lakefront Commission, Environmental Commission, and Ravinia Festival Community Relations Commission.

Community Development staff drafted the Plan based on the meeting discussions and written comments from residents. The Neighborhood Planning Committee (NPC), made the final decisions about what to include in the Plan before it was submitted to the Plan Commission for the public hearing process. The NPC consisted of neighborhood volunteers who attended at least half of the planning meetings, and who agreed to set aside personal interests and consider the broad issues and input from all residents in making recommendations and approving the Plan.

LAKEFRONT DISTRICT VISION STATEMENT

“The rustic setting of East Highland Park is its most charming asset. The ravines, tall trees and winding streets create a feeling of openness and comfort. The variable appearances of the homes, the “non-development” look, is visually appealing and adds to the distinctiveness of the area.”

–Lakefront District Resident

The Lakefront District is a peaceful and scenic residential neighborhood enhanced by unique natural features, caring, involved citizens, and a high quality built environment. This section identifies in greater detail the qualities that define the character of the Lakefront District, and which should be preserved and enhanced in the future.

The Built Environment

Historic landmarks and landscapes, and winding streets that conform to the topography of the ravines significantly contribute to the character of the neighborhood. Four National Register Historic Districts and one Local Historic District have been designated in the eastside of Highland Park. Within these districts and scattered throughout the Lakefront District are numerous local and national landmarks. These include Yerkes Fountain/Horse Trough at Forest Avenue, donated in 1896 for the dedication of Sheridan Road; the Ward Willits House at 1445 Sheridan Road, designed by Frank Lloyd Wright in 1902; an impressive log house built in 1893 at 1623 Sylvester Place; the Senior Center on Laurel Avenue; Ravinia Festival Grounds; Braeside and Ravinia Schools; Rosewood Park; and many other unique landmarks and homes.

Although no distinct architectural style or house size dominates the Lakefront District, residents feel that high quality architecture and “understated elegance” are its unifying elements. Pride of ownership manifests itself in excellent property maintenance and frequent home improvements throughout the neighborhood, and the relative absence of new subdivisions with uniformly designed homes is also notable. In addition to the architecture of the houses, lot size and the proportion of house size to lot size are also important determinants of the character of each block.

“Not many localities in the country enjoy the vast ocean-like panorama of Lake Michigan at one’s doorstep, or the wooded and flowering beauty of ravines off one’s back yard. Because of this unique beauty, ravine and lakefront properties are desirable locations for homes. Some ravines contain rare and endangered plant species and may be justly considered ecological treasures.”

--Living in a Ravine & Lakefront Community. City of Highland Park Lakefront Task Force and the Department of Community Development, 1994.

Natural Features

The ravines, lake bluffs, beaches and abundance of mature trees create a natural setting unique to the Lakefront District. Natural landscaping, wildlife, and a lack of fences contribute to the sylvan quality of the neighborhood, and a sense of being in harmony with nature pervade the neighborhood. Residents wish to preserve and enhance the important relationship between the natural and built environment.

Public Amenities

Public amenities are abundant in and around the Lakefront District. These include numerous recreation areas, some of which have limited beach access. Moraine Park, Central Park, and Rosewood Park are just a few of the public parks in the neighborhood, and a boat ramp and sailboat storage is available at the end of Park Avenue. The privately owned Ravinia Festival Park provides another significant recreational opportunity to residents of the Lakefront, and throughout the Chicago region.

Other amenities located in the Lakefront District include the Senior Center, religious institutions and neighborhood schools. Also, the Central Business District, Ravinia Business District, the Highland Park Library and other facilities and cultural opportunities are within minutes of the neighborhood.

Transportation

The Lakefront District provides a pleasant environment for walking, biking and driving. The curving roads were platted in a manner that respects the area’s natural beauty and topography, and most of the roads in the Lakefront District remain relatively congestion-free. Sidewalks exist in many areas throughout the neighborhood, and the Green Bay Trail, although primarily used for recreation, also provides a transportation alternative for pedestrians and bikers.

In addition, Lakefront District residents have a range of public transportation options available to them. Train stations in downtown Highland Park, Ravinia Business District, and Braeside Neighborhood Commercial District are easily accessible, and the downtown train station is served by all of Pace bus routes for Highland Park. The *Senior Connector* bus offers another transportation alternative for the City’s senior citizens.

ISSUES AND RECOMMENDATIONS

Lakefront District issues and recommendations are presented in six primary categories:

<i>New Development Graphic</i>
<i>Environment Graphic</i>
<i>Transportation and Infrastructure Graphic</i>
<i>Community Empowerment Graphic</i>
<i>Recreation Graphic</i>
<i>Braeside Neighborhood Commercial District Graphic</i>

New
Development

Natural
Environment

Transportation
and Infrastructure

Community
Empowerment

Recreational Areas
and Opportunities

Braeside Neighborhood
Commercial District



New Development

Size and Appearance of New Homes

The most common issue raised during the Lakefront District planning process was the size and appearance of new homes and building additions. "Teardowns" - tearing down one or more older homes to be replaced with a new, larger house - was consistently cited as a problem. Although some Lakefront District residents felt this to be an acceptable or even desirable side effect of market forces, most residents want development regulations to do more to ensure that new development is consistent with the existing neighborhood character.

“Our area is subject to “teardowns” and the subsequent construction of large homes that cover more of the lot than the former houses did.”

“The heterogeneity of the housing stock needs to be preserved. The current trend for “knockdowns” has resulted in structures which are garish and usually inappropriate for the lot size and other homes in the vicinity.”

“The building of over-sized houses which infringe on green space and involve loss of trees, give the view of ostentation and over-privilege.”

--Comments from Lakefront District Residents

Residents were concerned about some new and remodeled homes that they identified as “problem sites” because of:

- Excessive floor area ratio (FAR), or the ratio of the floor area of a home to lot size;
- New homes on ravine lots that appear too large in relation to the lot;
- The height of new homes exceeding older homes;
- Lack of design compatibility between new homes and existing, sometimes historic homes;
- Uniform house design in new subdivisions; and
- Prominent garages on new houses.

With the adoption of a new Zoning Ordinance in 1997, many provisions were tightened, including FAR, sideyard setbacks, garage door width and height limits. The effects of these changes may not yet be fully evident. Therefore, the controversial size or appearance of some “problem sites” is the result of old zoning regulations (or zoning ordinance variations) rather than inadequate current regulations. However, the neighborhood planning process identified some specific zoning ordinance amendments that are warranted, especially for FAR, uniform house design, and prominent garages.

In 1997, the FAR for the R5 zoning district was reduced by 4% and for the R4 district by 6%. Residents feel, however, that the recent reductions in FAR do not go far enough in limiting the size of new homes, and support a further reduction in FAR using the zoning regulations for Lake Forest as a model. Residents also favor reducing the maximum FAR for homes on ravine lots. Lake Forest, for example, allows only

GRAPHICS:
Map of Lakefront Single-family Residential Zoning Districts

“No two single-family dwellings of identical front elevation, or façade, shall be constructed or located on adjacent lots, nor shall there be constructed or located more than twenty-five (25) percent of single-family dwellings of the same elevation or façade in any block. A change of front elevation or façade shall be deemed to exist when there is a substantial difference in roof line, type and location of windows, and/or kind and arrangement of materials.”

--Tinley Park, IL Zoning Ordinance.

50% of “non-tableland” to be included in measuring overall lot size, reducing the maximum house size for that lot.

With the exception of Local Historic Landmarks, the City does not require design review for residential development. In 1998, the City passed a Demolition Delay Ordinance giving the Historic Preservation Commission the power to delay demolition of an architecturally or historically significant home for up to three months, in order to find an alternative solution to demolition.

Although the design of a new home can be controversial, especially when it replaces or neighbors a historic home, residents are divided about whether to recommend design review for new homes including replacements for “teardowns”. However, there is strong support for specific regulations that would address the issues of uniform house design and prominent garages but without the level of subjectivity associated with a full-scale design review.

Requiring that more subdivisions be reviewed as Planned Unit Developments is another mechanism the City has for regulating the size and appearance of new homes. The City should also continue to evaluate the height regulations and amend them as needed to protect the existing character of the neighborhood.

Recommendations

- ⇒ ~~*Reduce FAR for the lakefront neighborhood zoning districts using Lake Forest’s regulations for maximum house size as a model.*~~
- ⇒ ~~*Amend the Zoning Ordinance to allow only 50% of non-tableland of a lot to be included in measuring overall lot size.*~~
- ⇒ ***Revise dimensional controls for lakefront neighborhood zoning districts to ensure that new homes and building additions, including those on ravine lots, are more consistent with the scale of existing homes, and are appropriately sized to preserve and enhance the character of the neighborhood.***
- ⇒ *Continue to evaluate the height regulations and amend as needed to protect the existing character of the neighborhood*
- ⇒ *Decrease lot size or number of lots that triggers PUD process.*
- ⇒ *Adopt guidelines, such as those used in Tinley Park, Illinois, to discourage uniform design in new subdivisions.*
- ⇒ *Create incentives to reduce garage width facing the street, such as allowing modest FAR or impervious surface bonuses for facing garage away from street and at back of property.*
- ⇒ ***See additional recommendations under Code Enforcement.***
- ⇒ *Encourage residents to attend Plan Commission and City Council meetings to give public input regarding new development proposals and zoning amendments.*

“[M]any of the large lakefront properties have been further subdivided and built upon. Often this activity has been carried on exclusively to maximize profits, with little thought given to architectural or ecological sensitivities. Perhaps with greater interest in Highland Park’s fine architectural and landscape heritage, and with further public involvement in preservation issues, this disturbing trend can be reversed.”

--Highland Park: American Suburb At Its Best. An Architectural and Historical Survey edited by Philip Berger, 1982.

GRAPHIC: Sketch of a lot in depth.

Lot Density

The Lakefront District is zoned for low to moderate density single-family residential uses, with the exception of limited areas adjacent to Ravinia Business District that are zoned for medium to high density residential uses, and Braeside Neighborhood Commercial District.

Lot sizes along the lake are consistently larger than the minimum required for the next lower zoning district. These lots should be rezoned from R4 to R3 to preserve the existing density and character of the area. Because new development impacts steep slope areas, this will also help protect lake bluffs and ravines that are heavily concentrated on those lots.

In other areas of the Lakefront District current zoning designations are generally consistent with the existing lot density. Furthermore, provisions of the Zoning Ordinance prevent subdivision of lots in many instances when the resulting lots would meet the minimum lot size for the zoning district. An ordinance adopted in 1997 defines an “established lot width”, which may be greater than the minimum lot width for the zoning district. When 60% or more of the homes on a block have a lot width greater than the minimum required, the new lot must meet the average. This regulation limits the ability to subdivide property that would result in lots that are narrower than the majority of the existing lots on the block even if the new lot would meet the minimum lot width and lot area for the zoning district.

Many parcels in the Lakefront District that are large enough to be subdivided have a high proportion of steep slope areas. This further limits the potential for new subdivisions in the neighborhood, because new construction is prohibited on the slopes of the ravines and lake bluffs. Strict regulations on lots-in-depth (see figure) also prevent subdivision of lots that would otherwise meet lot size standards.

Recommendations

- ⇒ *Rezone from R4 to R3 those areas along the lake where lots are consistently 40,000 square feet or greater.*
- ⇒ *Continue to eliminate the approval of lots-in-depth, especially where there is potential for additional lots-in-depth that would ultimately change the existing character of the block.*
- ⇒ *Also see recommendation concerning PUD trigger under **Size and Appearance of New Homes.***

GRAPHIC:Map of Subdividable Lots in Lakefront District.

“Any construction of impervious surface - buildings, patios, driveways - covers the natural surface of soil which could otherwise absorb large quantities of water.”

--*Living in a Ravine & Lakefront Community*. City of Highland Park Lakefront Task Force and Department of Community Development, 1994.

Impervious Surfaces

There is strong support from Lakefront District residents as well as members of the Environmental Commission and Lakefront Commission for adoption of maximum impervious surface ratios for new development. Limiting impervious surfaces is particularly important in the Lakefront District because any increase in the volume or velocity of storm water increases erosion of the ravines and lake bluffs.

Recommendations

⇒ *Adopt impervious surface ratios for all zoning districts in the City, or failing that, an overlay zone establishing impervious surface ratios for those districts in the Lake Michigan watershed.*

“There is too much abuse of the variance process. The charm and character of the neighborhood is being negatively impacted.”

--Lakefront District Resident

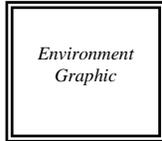
Enforcement of City Codes and Ordinances

Initially during the planning process, residents felt that many of the zoning regulations for new development in the Lakefront District needed to be tightened. However, many of those homes that residents identified as “problem sites” had been granted zoning variances, and therefore do not meet the standard regulations for development in the neighborhood.

Residents expressed concern that the frequency with which exceptions to the Zoning Ordinance are granted undermines the efficacy of the zoning standards and threatens the character of the neighborhood. They urged the Zoning Board of Appeals to reduce the number of zoning variations granted, especially in cases that would allow larger homes or smaller setbacks on ravine lots.

Recommendations

- ⇒ *Reduce the number of zoning variances granted, especially for development on ravine lots that would allow larger homes or smaller setbacks than would otherwise be permitted.*
- ⇒ *Amend the standards for granting a variance by redefining “hardship” and/or reducing the variance granting powers of the Zoning Board of Appeals.*
- ⇒ *Provide stricter overall enforcement of the City’s zoning regulations.*
- ⇒ *Encourage residents to attend Zoning Board of Appeals hearings to comment on whether requested zoning variations in their neighborhood should be granted or not.*



Natural Environment

Ravines and Lakefront

The ravines and lake bluffs play a unique and significant role in defining the character of the Lakefront District but are threatened by debris jams, stormwater run-off, new development and other activity that increases soil erosion in the area.

Although ravines and lake bluffs were created by the effects of erosion, urbanization has increased the volume and velocity of water flowing through the ravines eroding the soil at an alarming rate. According to the Lakefront Commission, erosion has claimed 50 to 100 feet of land from the lake bluff, and the ravines are deepening at a rate of approximately three to four feet every 60 years.

The City has become increasingly proactive in publicizing and addressing erosion of the ravines and lake bluffs. In 1994, the Lakefront Task Force prepared an educational brochure explaining the geology of the ravines and lake bluffs and the effects of erosion and other damage. The brochure provides tips for protecting the ravines and lake bluffs including best water management, good vegetation, and proper setbacks from the steep slope areas. Also, the Lakefront Commission and Public Works staff have mapped the ravines in a project to create a base line of ravine data.

The City is currently formulating a funding mechanism for a ravine remediation program. The program is expected to provide approximately \$200,000 per year for clearing debris jams and other maintenance activities to reduce the amount and velocity of water traveling through the ravines. These measures are expected to resolve a significant number of minor problems in the ravines, but additional funding is needed to address the major issues such as stormwater drainage improvements.

The City's Steep Slope Ordinance tries to protect steep slope areas by regulating grading, demolition, construction, landscaping, tree removal, steep slope maintenance, drainage and other activity within ten feet of the ravines and lake bluffs.

“Ravine and lakefront properties are fragile lands which require special care if they are to be preserved for current and future residents.”

“Water erosion is the most threatening force impacting ravine and lakefront property. It is a natural force which can be slowed, but cannot be stopped entirely.”

“The damage is accelerated when additional erosion is caused by human activity; this type of erosion-causing activity can and should be controlled.”

--Living in a Ravine & Lakefront Community. City of Highland Park Lakefront Task Force and the Department of Community Development, 1994.

GRAPHIC: Map of Ravines.

The Lakefront Commission has also been working with other municipalities and the U.S. Army Corps of Engineers to establish a shoreline protection program. This project will help protect the lake bluffs by dissipating wave energy before it reaches the bluff.

Recommendations

- ⇒ *Increase funding for capital improvements to address ravine erosion and maintenance.*
- ⇒ *Increase public education and information about available resources concerning lakefront and ravine issues, and encourage voluntary maintenance and protection of the steep slope areas.*
- ⇒ *Enforce the provisions of the steep slope ordinance and amend the ordinance as needed to protect the ravines and lake bluffs.*
- ⇒ *Continue to lead the North Shore community effort to secure Federal funding for completion of the U.S. Army Corps of Engineers' Shoreline Protection Study Report and to bring about the establishment of a regional shoreline protection program.*
- ⇒ *Encourage residents to attend Lakefront Commission meetings to raise concerns and learn about ravine and lakefront issues.*
- ⇒ *See additional recommendations under **Impervious Surfaces** and **Drainage Improvements**.*

Noise and Air Pollution

Clean air and the peaceful ambiance of the Lakefront District are important to neighborhood residents but are increasingly threatened by air and noise pollution. Air pollution is a regional problem and automobile transportation is one its leading sources. Noise pollution is a more localized issue and the use of leaf blowers for residential landscaping is one of the leading culprits. The City is currently seeking ways to reduce noise from leaf blowers.

Recommendations

- ⇒ *Continue to provide and/or promote alternatives to single occupancy car travel including public transportation, biking, and walking.*
- ⇒ *Increase public education regarding methods to reduce air and noise pollution.*
- ⇒ *Strengthen the City's ordinances to reduce noise from leaf blowers.*

“We know that from a cultural-carrying capacity, there are too many deer in certain areas of Highland Park. The clamor over damage to residential landscape and gardens is not the result of a few nibbles here and there.”

*--Deer Management Program
Recommendations for the City
of Highland Park, Highland
Park Deer Task Force,
November 1997.*

Deer

Lakefront District residents are eager to restore a balance between the deer population and the natural vegetation in the area. Relocation efforts have fallen short of expectations and the City has not received approval from the State for additional relocation projects. In 1997 the Highland Park Deer Task Force created a “Living with Suburban Deer” brochure that provides information about the deer population, and techniques to protect landscaping from deer such as repellents, auditory deterrents and scare devices, tree wraps, fencing and netting. It also offers extensive lists of plants that are preferred and not preferred by deer. However, many North Shore communities are faced with an over abundance of deer, and the issue cannot be overcome with individual efforts alone. A long-term regional solution is needed.

Recommendations

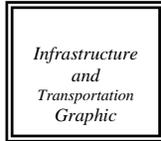
- ⇒ *Coordinate with other municipalities to adopt a regional approach to controlling the deer population.*
- ⇒ *Implement ~~all necessary~~ measures to reduce the deer population in ~~Highland Park~~ **the Lakefront District**, and actively manage it at a sustainable level.*

Trees

Mature trees are plentiful in the Lakefront District and greatly enhance the natural character of the neighborhood. Tree preservation and maintenance will continue to be an on-going concern of residents in the Lakefront District.

Recommendations

- ⇒ *Increase public education regarding mature tree maintenance on public and private property.*
- ⇒ *Increase enforcement of the City’s Tree Preservation Ordinance.*



Infrastructure and Transportation

Sidewalks and Bikepaths

The Lakefront District provides a pleasant environment for walking and biking which will be enhanced by providing additional sidewalks in the district and by minimizing conflicts between bikers, pedestrians and motorists.

Sidewalks and bikepaths are important for both transportation and recreation uses in the Lakefront District. The following recommendations for the neighborhood were included in 1995 as part of the *City of Highland Park Greenways Plan*:

“[R]elying solely on cars for transportation creates pollution, congestion, accidents, parking shortages, and deterioration in the community’s quality of life. The Greenways Plan can help to ease these problems by connecting open spaces, neighborhoods and business areas with trails, sidewalks, and bicycle routes. These facilities will make it easier to walk or ride around town and offer safe and scenic places for recreation close to home.”

--City of Highland Park Greenways Plan, 1995

Sheridan Road “Several blocks of Sheridan Road have no sidewalks which forces pedestrians into the street. This is hazardous due to the narrow width of the street and the curves and hills that create sight problems for drivers. This problem is most acute between Dean Avenue and Roger Williams Avenue where people often walk in the street to reach Rosewood Beach. Problems also occur near Ravinia Festival. Nearly 20% of the 1993 survey respondents identified Sheridan Road as the one street in the community where new sidewalks are most needed. Therefore, the Greenways Plan recommends that a sidewalk be built on at least one side of Sheridan Road to fill in the gaps that exist.”

Beech Street Trail “The City owns a strip of public right-of-way east of Sheridan Road at the end of Beech Street that was originally intended to continue Beech Street to Ravine Drive. The Greenways Plan recommends the construction of an off-street path within this right-of-way to provide access to Lake Michigan and Millard Park. Due to the topography of this area, it may not be possible to allow bicycles on this path but it is ideal for a pedestrian path that would allow access to the lakefront from the Green Bay Trail along Beech Street. Given the existing trees and vegetation on this land and the proximity of adjacent residences, this proposed path must be carefully designed to protect the vegetation and privacy of this neighborhood.”

“Lack of continuous sidewalks poses risks to children and limits access to other sections of neighborhood for those who want to walk versus ride a bike or drive.”

“There is a great need for sidewalks on Sheridan Road from Cedar to Ravinia Festival. This makes pedestrian travel to Rosewood Beach and Ravinia Festival dangerous.”

– Comments from Lakefront District Residents

GRAPHIC: Portion of Sheridan Road where sidewalks are needed and/or of the Beech Street extension.

Green Bay Trail Greenway “This is the most heavily used greenway in Highland Park. It includes three recommended routes: two segments of the Green Bay Trail and Green Bay Road. This Plan recommends that the Trail be maintained to make it consistently 10 feet wide and to remove hazards such as encroaching fences, bushes and tree limbs. Lake County recently received funds to build two new sections of the Green Bay Trail.... One segment includes a new bridge over Vine Avenue to connect the existing trail to Bloom Avenue. The second segment is in Highwood and will connect to the Lake Forest Bike Path at Old Elm Road. These improvements will significantly improve the Trail’s usefulness and safety.”

On-Street Bicycle Routes “[T]he Greenways Plan designates many streets as Bicycles Routes” to improve access to all parks, schools, neighborhoods, and shopping areas in the community. It is impossible to connect all parts of Highland Park with off-street trails because there is simply not enough vacant land in the proper locations. Therefore, it is necessary for bicyclists to use the streets for access. These bike routes were chosen based on the 1993 survey findings and the knowledge of the Greenways Committee members. Few improvements are needed to most of these routes besides properly identifying them with Bicycle Route signs.”

Recommendations

- ⇒ *Expedite implementation of the Greenways Plan recommendations for improvements in the Lakefront District.*
- ⇒ *Prioritize funding for a sidewalk along at least one side of Sheridan Road to improve pedestrian access and safety to Rosewood Beach and Ravinia Festival Park.*
- ⇒ *Maintain the Green Bay Trail to ensure its usefulness and safety.*
- ⇒ *Study the possibility of creating a designated pathway in the right-of-way extension of Edgecliff Drive for lakefront access.*
- ⇒ *See additional recommendations concerning pedestrians and bicyclists under **Traffic Safety and Enforcement and Ravinia Festival Park.***

“It was the intention of the Highland Park Building Company to build a gracious community of summer homes for nearby Chicagoans. They hired landscape architects Horace W.S. Cleveland and William French to plat the streets (1872), and by so doing initiated a tradition of landscape stewardship.... Cleveland and French took care to incorporate into their plans the beauty of the area’s natural attributes.”

--Highland Park, IL. Historic Landscape Survey Final Report, Highland Park Historic Preservation Commission, July 1998.

Sheridan Road

Sheridan Road is one of the oldest streets in the City and its winding, narrow contours have helped define the character of the Lakefront District. A significant amount of traffic travels along Sheridan Road, and residents feel that the road is being neglected by the Illinois Department of Transportation (IDOT) which owns and maintains it. There is strong support for improving maintenance of Sheridan Road, but in a manner that will not change its essential character.

Recommendations

⇒ *Reconstruct and maintain Sheridan Road at its current dimensions in a way that will not harm its unique character.*

Traffic Safety and Enforcement

Many roads are shared by cars and bikes, and in areas where sidewalks don’t exist, by joggers, pedestrians, and roller bladers as well. Potentially dangerous conflicts arise when rules of the road aren’t consistently followed. However, many people are unaware that the same laws apply to both drivers and bikers, or that bikers are required to ride single file adjacent to the edge of the road to keep from blocking traffic. Also, pedestrians, joggers and roller bladers are required to use sidewalks or other viable alternatives to the street whenever they are provided. The Police Department has initiated an educational campaign, which focuses on bike clubs and kids, to raise awareness about road rules and safety precautions.

Recommendations

- ⇒ *Continue education efforts and increase enforcement activities by the Police Department to improve compliance with rules of the road and to increase biker and pedestrian safety.*
- ⇒ *Encourage residents to attend Traffic Commission meetings to raise concerns regarding traffic safety in the neighborhood.*
- ⇒ *See additional recommendations under **Sidewalks and Bikepaths**.*

Drainage Improvements

Stormwater management is important in all areas of the City, but drainage problems in the Lakefront District can create additional problems by eroding the ravines and lake bluffs that are so integral to the character of the neighborhood. Protecting the unique topography of the Lakefront District will

require additional financing for capital improvements such as storm sewers that protect the ravines.

Recommendations

- ⇒ *Provide funding in the capital budget for the repair and replacement of sanitary and storm sewer facilities in the ravines and other areas in a systematic manner.*
- ⇒ *See additional recommendations under **Impervious Surfaces and Ravines and Lakefront**.*

Electric Utilities

Lakefront residents are concerned about the frequency of power outages and about tree trimming practices adjacent to power lines. Tree trimming concerns include neglected trimming, which results in downed power lines from fallen branches, and damage to trees from excessive trimming. City representatives have met with Com Ed to address these issues, and as a result, the City expects that there will be faster response to downed power lines, and improved tree-trimming practices.

In order to reduce the number of power outages from fallen tree limbs, and also for aesthetic reasons, there is strong support from neighborhood residents to bury existing power lines. Utility lines for new subdivisions are placed underground, but ComEd has no plans to bury existing power lines and the cost would prohibit the City or neighborhood residents from funding the project alone. The cost of burying utility lines is very high, and therefore would require a long-term financing plan and the involvement of the City and residents.

Recommendations

- ⇒ *The City should develop an action plan to provide high quality electric service and reduce power outages.*
- ⇒ *The City should ensure that tree trimming practices are appropriate to reduce power outages and to preserve the health and aesthetics of trees.*
- ⇒ *The City should work with Lakefront District residents to formulate a long-term financing program for burying electric utility lines in portions of the Lakefront District where residents are willing to share in the cost of such a project.*



Community Empowerment

Lakefront District residents feel that public input should be a higher priority in community decision-making, and that information about public hearings for proposed development should be increased. In 1997 the City approved the following *Goals and Objectives* related to this issue:

Goals

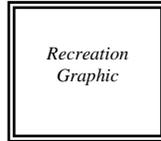
- "To ensure that information flows to all segments of the community, including the opportunity for citizen feedback."
- "To use the neighborhood strategic planning process as a forum to encourage active citizen participation early in the process of making planning policies and decisions."
- "To expand a community spirit which is characterized by civility and courtesy, common concerns and interests, trust and cooperation, and community-wide participation in civic and cultural programs."
- "To improve communications and better inform the residents of pending actions."

Objectives

- "Expand the use of modern technology to better inform residents of issues, meetings, decisions, and events including greater use of community-access cable-tv, e-mail, the Internet, and interactive Home Pages."
- "Work with committees of residents and business owners to complete all of the neighborhood and district strategic plans by the end of 1999."
- "Continue utilizing commissions and task forces composed of residents to conduct hearings and meetings to advise the City Council and staff on matters of interest to the community."
- "Provide the resources needed to achieve [the 1997] Goals and Objectives and the Actions recommended in the neighborhood strategic plans."

Recommendations

- ⇒ *Assign high priority to the 1997 Master Plan Goals and Objectives related to community input, implementing the neighborhood strategic plans, and distributing more detailed information to residents in advance of public hearings.*
- ⇒ *Refer to relevant sections of the neighborhood plan when preparing staff reports for the Plan Commission, Zoning Board of Appeals, and City Council concerning development in the Lakefront District to determine whether a development proposal is consistent with the community's master plan.*
- ⇒ *Encourage Lakefront District residents to attend meetings of the City Council, Zoning Board of Appeals, Plan Commission, Lakefront Commission, Environmental Commission, Ravinia Festival Commission, and Historic Preservation Commission to learn about the issues before the City and provide input regarding decisions that will affect their neighborhood.*



**“Ravinia
has become an
international center
for the performing
arts that enhances its
reputation with each
season.”**

*--Ravinia Strategic Plan: A
Vision for the Business District
and its Neighborhoods, City of
Highland Park, 1994*

Recreational Areas and Opportunities

Ravinia Festival Park

Ravinia Festival Park is a well-established cultural asset enjoyed by residents in the Lakefront District and throughout the Chicago region. Its proximity to residential homes requires that the Park be sensitive to the adjoining neighborhood. For that purpose, the Ravinia Festival Community Relations Commission meets four times a year between March and October to address residents concerns.

Recommendations

- ⇒ *Ravinia Festival Community Relations Commission should continue to be sensitive and proactive in addressing neighbors concerns regarding programming effects, access to grounds, traffic, parking, litter, crowds, or other issues that may affect the neighborhood.*
- ⇒ *Ravinia Festival Park is encouraged to work with the Environmental Commission to investigate environmentally-friendly pest control measures for the grounds.*
- ⇒ *Enforce the prohibition of the sale of parking spaces in private driveways and yards in residential neighborhoods surrounding Ravinia Festival Park.*
- ⇒ *Improve safety of bike path adjacent to Ravinia Festival.*
- ⇒ *Allow pedestrian access to Ravinia Park through east gate.*
- ⇒ *See **Sidewalks and Bikepaths** for additional recommendation.*
- ⇒ *Encourage residents to attend meetings of the Ravinia Festival Community Relations Commission to raise concerns regarding the Park.*

Lakefront Recreation

The Lakefront District is well served by passive recreation areas. Four large parks are situated along the lakefront, although beach access is generally limited. A boat ramp and sailboat storage is also available at the end of Park Avenue.

Recommendations

- ⇒ *Projects to provide additional recreational opportunities or access along the lakefront should be sensitive to the surrounding residential areas.*
- ⇒ *Improve bike and pedestrian access to recreation areas.*
- ⇒ *See **Sidewalks and Bikepaths** for additional recommendation.*



Braeside Neighborhood Commercial District

“To protect and strengthen all commercial areas in the community, including all neighborhood business districts, to meet the needs of residents and effectively capture Highland Park’s share of the region’s retail sales.”

-- City of Highland Park
Master Plan Goal, Adopted in
1997.

The Braeside Neighborhood Commercial District is located along the southern edge of the City of Highland Park adjacent to the Braeside train stop of the Chicago and Northwestern Railroad. The commercial district is zoned B1 for neighborhood commercial uses and occupies a portion of the irregularly shaped block bounded by St. Johns Avenue Lincolnwood Road, Braeside Road, and Pierce Road. The remainder of the block, along Pierce Road, is zoned R6 for medium density single family houses. Property adjacent to the Braeside train stop on the West of the tracks is developed with townhouses in compliance with the RM1 zoning for medium to high density multiple family development. (See map.)

The current zoning allows neighborhood commercial uses with residential units above the first floor, and multi-family residential uses adjacent to the train stop on the West. It also provides for a transition zone of medium density single-family between the commercial district and the surrounding moderate density single family homes. The zoning reflects the current uses and is appropriate for the area.

The only significant change that has been made in the Braeside Neighborhood Commercial District since the 1976 Comprehensive Master Plan is the establishment of Founder’s Park directly east of the Braeside train stop. The Park was dedicated in 1997 on the site of a former gas station. Its design, which symbolizes the “many layers of history concentrated at this unique location”, was the result of a competition sponsored by the City.

Any new development or redevelopment in the Braeside Neighborhood Commercial District should be sensitive to the surrounding residential areas. Improvements should enhance the character of the area as a pedestrian-friendly district that serves limited commercial needs of the neighborhood.

**GRAPHIC: Braeside
Neighborhood
Commercial District
with zoning**

“Improve the image of all business districts by creating an attractive and unified appearance, relating new construction to the architectural character of existing buildings. Establish urban design standards for business districts that provide for additional yet sensitive treatment of signage and expanded parking.”

--City of Highland Park
Master Plan Objective,
Adopted in 1997.

The neighborhood commercial district should be safer and more inviting to pedestrians, and a distinct path undisturbed by cars should link the Green Bay Trail north and south of the train station. Adequate car and bike parking should serve the neighborhood commercial uses and the train station. Currently, the street between the commercial uses and the Braeside train stop is wide and undefined with scattered parking that visually dominates the street.

Recommendations

- ⇒ *Encourage a mix of residential and commercial uses that are appropriate for the neighborhood.*
- ⇒ *Create a “gateway” into the community using paving materials and landscape materials.*
- ⇒ *Work with a committee of property owners, business owners, and design professionals to establish appropriate urban design standards for the neighborhood commercial district.*
- ⇒ *Improve sidewalks, create bump-outs and add street pavers to enhance pedestrian access connecting train platforms and the commercial area to the surrounding residential neighborhood.*
- ⇒ *Link the Green Bay Trail north and south of the train station, by creating a distinct path undisturbed by cars adjacent to the train station parking lot and along St. Johns Avenue.*
- ⇒ *Improve the configuration of the parking lot and street parking to provide adequate parking capacity and reduce conflicts between cars, bikes and pedestrians.*
- ⇒ *Screen parking lots with landscaping.*
- ⇒ *Provide a sufficient number of bike racks and park benches to serve the neighborhood commercial uses and train station.*
- ⇒ *Require that new development provide sufficient open space and/or other public amenities as well as adequate screening for adjacent residential homes with a landscaped buffer.*
- ⇒ *Require new development to provide underground parking whenever possible to reduce the visual impact of parking lots along the street.*
- ⇒ *Prohibit curb cuts to commercial uses from the residential streets.*

URBAN DESIGN AND PRESERVATION

GOALS	OBJECTIVES	POLICIES/ACTIONS
1. To maintain the natural ambiance, human scale, and pedestrian accessibility found in neighborhoods and business districts and to preserve and improve the community's character, public image, property values and the public health, safety, and welfare	a. Work with a committee of property owners, business owners, and design professionals to establish appropriate urban design standards and guidelines for all business districts.	Establish programs with the Park Districts and School Districts to educate residents about Highland Park's significant natural resources, landmarks and the characteristic of pedestrian-friendly neighborhoods.
2. Maintain Highland Park's character and identity by using established guidelines and procedures to protect properties that are of historic, architectural, and/or cultural value to the community, including structures and natural or man-made landscapes.	b. Explore methods to require or encourage contributions from developers and businesses for public art.	Pursue landmark nominations of individual properties and districts which have historic, architectural and/or cultural significance to protect them from inappropriate changes.
3. To increase community awareness and support for preservation of historically, architecturally, and/or culturally significant structures, properties, and landscapes.	c. Create more pedestrian-friendly streets with identified landmarks that reinforce the character of neighborhoods.	Create distinctive and attractive gateways into the community and public spaces that incorporate art, signs and landscaping.
4. To provide technical advice and support to property owners and City decision-makers regarding development proposals affecting historically, architecturally, and/or culturally significant properties.	d. Work with the telecommunications industry, property owners, an neighboring communities to create a plan and regulations to avoid harming the visual character of Highland Park with multiple towers, antennas, and similar facilities.	Design new public and private off-street parking facilities to include adequate green areas with trees and landscaping.
5. To assure continuity and maintenance of neighborhood character as renovation and redevelopment of existing properties occurs throughout the City.	e. Continue to work with developers, design professionals, contractors, residents, business owners, and the Design Review Commission to require sensitive designs in new development and remodeling projects.	Require owners of non-compliant properties to upgrade their sites over time in order to improve their appearance and bring them into compliance with current regulations
6. Preserve the cultural and historic places in Fort Sheridan by: 1. Maintaining an overall density appropriate to the integrity of the historic structures and landscaping 2. Relating new construction to the architectural character of existing buildings and locating new construction to preserve significant views and vistas; 3. Maintaining the parade grounds as open space.	f. Repeat and retain historic architectural details of existing structures in building new public structures to create consistency in styles.	Provide financial incentives to assist owners of historically or architecturally significant structures in repairing and restoring them including methods such as waiving permit fees, freezing municipal property taxes, and providing low interest loans.

Action Plan & Timeline for 1570 Hawthorne Landmark Nomination Designation Process -HPC

Process	Date
HPC Meeting to Consider Landmark Nomination, adopt the Resolution and to Consider Planning Report	8/11/2016
Deadline to send a certified letter to owners with reasons for and effects of the designation, request consent in writing (15 days).	8/25/2016
Owner has 45 days from the receipt of the certified letter to respond in writing consenting or objecting to the landmark designation.	8/12/2016 9/24/2016
Deadline to receive written consent or objection to the landmark designation from owners (45 days). If owner declines or fails to give written consent, the HPC shall schedule a Public Hearing for November 10, 2016	9/24/2016
HPC meeting & Possible Public Hearing Date	10/13/2016
↑ 5 HPC members must vote affirmative	
Within 30 days recommendation to , City Council Meeting Date FOF	11/1/2016
City Council Meeting Date	11/15/2016

**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

Case No. 16-06-HPC-023

**OWNERS' OBJECTION TO PRELIMINARY
LANDMARK DESIGNATION RECOMMENDATION FOR
1570 HAWTHORNE LANE**

Calvin A. Bernstein
Samuels & Bernstein
491 Laurel Avenue
Highland Park, Illinois 60035
(847) 433-1980
cbernstein@sambernlaw.com

Harvey J. Barnett
Mitch Macknin
Trevor K. Scheetz
Sperling & Slater, P.C.
55 West Monroe St., Suite 3200
Chicago, Illinois 60603
(312) 641-3200
hbarnett@sperling-law.com
mhmacknin@sperling-law.com
tscheetz@sperling-law.com

Attorneys for Owners, William and Karyn Silverstein

Summary of Owners' Objection

The owners, William and Karyn Silverstein (“Owners”), object to the adoption of a resolution to make a preliminary Landmark designation recommendation for 1570 Hawthorne Lane (“House”). The House fails to satisfy several necessary requirements for a preliminary recommendation of Landmark designation. The House must meet all of these criteria; it meets none of them:

- I. The House lacks sufficient “integrity of design.” (“There have been some heavy handed alterations and additions over the years and the house retains little original character.”)
- II. The House lacks sufficient “integrity of workmanship and materials.”
- III. The House fails to meet either or both of Landmark criteria Nos. 2 or 5.
- IV. The House fails to meet three or more Landmark criteria.

In addition, there are other bases for the Owners’ objection:

- V. A Landmark designation would not serve an essential purpose of landmark legislation, because the House is largely unseen by the public.
- VI. The information presented to date in support of Landmark designation comprises inaccurate, incomplete, or conclusory statements unsupported (or undercut) by the actual facts.
- VII. Additional equities also favor rejection of a preliminary Landmark designation recommendation for the House.

For these reasons, each of which is detailed further below, the Highland Park Historic Preservation Commission (“Commission”) lacks grounds to adopt a resolution to make a preliminary Landmark designation recommendation for the House.

I. **The House lacks sufficient “integrity of design”** — which is a necessary threshold for a preliminary recommendation of Landmark designation. In the words of Van Bergen’s biographer: “There have been some heavy handed alterations and additions over the years and the [H]ouse retains little original character.”

A. Applicable standard under the Ordinance:

Section 24.025.B.2.b. requires (apart from the Section 24.015 Landmark criteria) that the House has “sufficient integrity of ... design ... to make it worthy of preservation or Rehabilitation.”

B. The House has undergone at least six significant alterations and additions to Van Bergen’s design, none designed by Van Bergen:

1. 1962 Addition of rooms to the west side of the House. (*See* Ex. 1, *1570 Hawthorne Lane Demolition Review*, dated December 10, 2015 (“Demolition Review”), first page and building permit at 26-27th pages.)
2. 1962 Addition of swimming pool. (*Id.*, first page and building permit at 19-25th pages.)
3. 1967 Addition to north side of the House. (*Id.*, building permit at 28th-33rd pages.) The text of the Demolition Review fails to include this Addition.
4. 1967 Addition of garage. (*Id.*, building permit at 28th-33rd pages.)
5. 1991 Addition of bathroom to Addition on west side of the House. (*Id.*, first page.)
6. The front doorway portal was eliminated when the front door was moved forward within the entryway so that it is now nearly flush with the front façade (date unknown). (*Id.*, first and second pages; *see also* Ex. 2, *Landmark Nomination*, by Lisa Temkin dated May 16, 2016, and *Landmark Nomination*, by Christopher Enck dated June 13, 2016 (“Nomination”), fourth page.)¹

We have included photographs that show these alterations and additions. (*See* Ex. 3, taken June 5, 2016 and July 6, 2016.)

¹ The June 13 Nomination is a photocopy of the May 16 Nomination except for its first page, where the **Name(s) of Applicant(s)** section adds Mr. Enck’s name and address to Commissioner Temkin’s address. The remainder of the June 13 Nomination is a photocopy of the May 16 Nomination. Thus, the June 13 Nomination still specifies Commissioner Temkin as the **Applicant** and includes her first-person accounts of “*our* [Highland Park] neighborhoods,” “the legacy *we* have in Highland Park,” and “*our* community,” as well as her personal activities in promoting Van Bergen (“I presented”; “I continue to receive”). (*See* Ex. 2, Nomination, fifth, sixth and tenth pages; emphasis added.)

- C. As a result of these significant alterations and additions, the House lacks “sufficient integrity of ... design ... to make it worthy of preservation or Rehabilitation.”
1. As written by Van Bergen’s biographer, Marty Hackl, “the [H]ouse retains little original character” due to these “heavy handed alterations and additions.” *See Demolition Review (Ex. 1, second page):*

Marty Hackl is a published researcher of John Van Bergen’s architectural career. His website, johnvanbergen.org, provides an inventory of Van Bergen’s houses with notes for each design. The entry for 1570 Hawthorne Lane states the following:

Though very similar in plan to the Whitehouse Residence (660 De Tamble), this design is more than a decade earlier and is much more spacious.

There have been some heavy handed alterations and additions over the years and the house retains little original character. As seen in the above photo, the front door has been pushed out into what was a sheltered entry portal. This ruins the dimensions of the façade, flattening it, making it just a single flat surface. This also hides the interesting brick pattern around the portal.

That alteration along with current monochromatic paint scheme and roof color blur the original rich textual character of the structure. (emphasis added)²

2. The Nomination itself acknowledges that “the west addition in the rear [1962 and 1991 additions] ... is not sensitive to the style of the house or in the quality of materials or craftsmanship.” (*See Ex. 2, Nomination, ninth page.*)
3. Under the criteria used by the July 15, 1999 Architectural Resources Report to rate the architectural significance of houses in Highland Park, the House lacks “integrity of design.” The “more than minor alterations” disqualify the House from being considered architecturally significant.
 - a) The **EVALUATION CRITERIA** section of the Architectural Resources Report states: “*Integrity, that is, the degree of original design and historic material remaining in place, was factored into the evaluation. No building was considered locally significant if it had more than minor alterations.*”

² Mr. Hackl’s notes on the House appear on his website page for the “Wilson Kline Residence.” (*See Ex. 4, which is a copy of what appears at <http://johnvanbergen.org/johnvanbergenarchitect/kline.html>*)

(emphasis added) (*See Ex. 5, excerpt from Architectural Resources in Highland Park: A Summary and Inventory Central East Area, dated July 15, 1999 (“Architectural Resources Report”), pp. 9-10.*)

- b) “Heavy handed” alterations that result in the House retaining “little original character” are the antithesis of “minor alterations.” That alone should disqualify the House from any further Landmark consideration.
- c) When the Architectural Resources Report rated the House “S-Significant,” it did not take into account the alterations to the House. The two-page information survey for the House, on which the Report relied for its rating, failed to include the alterations. The section in the survey for **ALTERATIONS** omitted the 1962 west addition, the 1962 swimming pool addition, the 1967 north addition, the 1967 garage addition, and the 1991 west addition. (*See Ex. 6, City of Highland Park Illinois Urban Architectural and Historical Survey for 1570 Hawthorne Lane, dated December 8, 1998, (“Survey”), first of two pages.*)

The only alteration noted in the Survey was “Front door.” Even then, the Survey did not describe the alteration, let alone the fact that it was not some minor change, but such a “heavy handed” alteration as to obliterate the Van Bergen design of the front door portal. (*Id.*) No surprise, then, that the section of the Survey labeled **INTEGRITY** stated “minor alterations.” (*Id.*)

- d) Nonetheless, the Nomination relies on the flawed “S” rating as its only basis to satisfy the integrity-of-design requirement. The Nomination compounds the error by further suggesting that the rating took into account the changes to the House: “*Despite the changes*, the house received a rating of S for Significant in the [Architectural Resources Report] and do not detract from the integrity of the house.” (*See Ex. 2, Nomination, fourth page.*) In actuality, as shown above, the rating was based on a Survey for the House that *did not* take into account the changes.

The Demolition Review likewise relied on the inaccurate Survey of the House and resulting flawed rating given by the Architectural Resources Report. (*See Ex. 1, Demolition Review, first and 15-16th pages.*)

- 4. Van Bergen’s biographical record underscores that the House’s alterations and additions undermine his integrity of design.
 - a) Van Bergen’s biographer points out that Van Bergen was particularly concerned about his structures staying true to his original design specifications. The biography on Marty Hackl’s Van Bergen website states

Van Bergen was concerned about contractors trying “to slick over their work” rather than building to his specifications, and by Frank Lloyd Wright’s use of materials that would not be permanent. Per Mr. Hackl, Van Bergen lamented that “F.L.W. many times used much inferior materials in order to get his selection of color. Cost or permanency didn't matter much.” (See Ex. 7, which is a copy of what appears at

<http://www.johnvanbergen.org/johnvanbergenarchitect/bio7.html>.)

Commissioner Temkin appears as the lead “Contact” on the website. (See <http://johnvanbergen.org/blog1/contact/>.)

- b) The Van Bergen biography at the Highland Park Historical Society website reflects that “proportionality” was particularly important to Van Bergen and his integrity of design. (“His excellent sense of proportion”) (See Ex. 8, which is a copy of what appears at <http://highlandparkhistory.com/highland-park-legends-program/john-van-bergen/>) The Nomination itself asserts that Van Bergen’s “unique and complex” design for the House was largely due to its sense of scale, room arrangement, and “prominent detailed entrance.” (See Ex. 2, Nomination, fourth page.) The House now exhibits none of those design features, due to the additions, alterations, and resulting changes in the House’s footprint, square footage, and design of the front entrance.
- c) That same biography reflects that when Van Bergen’s design included a garage, it was an attached garage. (“By this time [1920’s and 1930’s] the automobile is a part of suburban life and Van Bergen’s designs started to include *attached garages*.” (emphasis added)) The garage added to the House in 1967 is detached. (See Ex. 8, which is a copy of what appears at <http://highlandparkhistory.com/highland-park-legends-program/john-van-bergen/>)

- D. The prohibitive cost of reversing the alterations and additions underscores that there is not sufficient integrity of design to be “worthy of preservation or Rehabilitation.”
 - 1. “Rehabilitation” is defined under the Ordinance to incorporate cost efficiency. Section 24.005 defines Rehabilitation as: “The process of returning a Regulated Structure to a state of utility, through repair or Alteration, which makes possible *an efficient contemporary use* while preserving those portions and features of the Regulated Structure which are significant to its historic, visual, aesthetic, cultural, archaeological, and/or architectural values.” (emphasis added). “Efficient” means “satisfactory or economical to use.” <http://www.dictionary.com/browse/efficient>. “Cost effective” is a synonym. <http://www.synonym.com/synonyms/efficient>.

2. In any event, the Ordinance does not require an owner to incur the cost of reversing the House to its original design. Such a requirement would be of dubious enforceability as an improper “taking.” The Commission must evaluate the House as it is, not as it might be if the alterations and additions were undone.
3. There is no evidence that the alterations and additions can be undone cost efficiently. At the December 10, 2015 Commission meeting (at which the one-year demolition delay was imposed), Marty Hackl stated that the “[a]dditions are easily reversible.” (*See* Ex. 9, Minutes of December 10, 2015 Commission meeting, approved at January 14, 2016 Commission meeting (“December 10, 2015 Minutes”), p. 3). The Nomination states that “[the front door] could easily be restored to its original depth.” (*See* Ex. 2, Nomination, eighth page).
4. Each of these conclusions is bereft of any factual support. If anything, they acknowledge that the House, as it exists today, lacks integrity of design.
5. The only evidence is that the alterations and additions cannot be reversed cost efficiently. The estimated cost is \$66,000 — and it still would not restore the original Van Bergen design. (*See* Ex. 10, Report of Ted Cohn (TRL Construction) (“Ted Cohn Report”).) Moreover, this is just the cost of reversing the changes — over and above the in-excess-of \$530,000 it would cost to bring the House up to repair (*see* Section II below).
6. Features central to Van Bergen’s design are otherwise not “easily restored.”
 - a) For example, restoring the front door portal to its original design is problematic. The space into which the door would be recessed is not tall enough. The flooring sits above the landing on which the door now sits. (*See* Ex. 10, Ted Cohn Report.) And that is not taking into account the transom window that sits above the door, currently covered up (which transom was supposedly such an “unusual element” of the House – *see* Ex. 2, Nomination, eighth page). That transom would also have to fit in the space in which the door alone cannot fit without lowering the entire floor. (*See* Ex. 11, photographs of the inside front vestibule, taken July 6, 2016.) These restoration problems concern not just some minor design feature. The original front door façade was, in the words of the Nomination, “[t]he outstanding aesthetic characteristic of this design.” (*See* Ex. 2, Nomination, third page.)
 - b) Another example concerns reversing the additions on the west and north sides of the House. Bricks matching the original bricks would have to be located in order to rebuild the facades to their original design. Indeed, the Nomination relies in significant part on the unique materials used by Van Bergen, including specifically the “thin rectangular bricks laid in an unusual pattern,”

as part of the House’s “intricate brickwork.” (*See* Ex. 2, Nomination, fourth and eighth pages.) The mismatched bricks used for the 1967 addition on the north side exemplify the difficulty in locating a match. (*See* photograph in Ex. 3; *see also* Ex. 10, Ted Cohn Report.)

II. The House also lacks sufficient “integrity of workmanship and materials” — which is another necessary threshold for a preliminary recommendation of Landmark designation. The House is in such a state of disrepair – to its foundational core – that the necessary repairs would cost in excess of \$530,000. (The entire purchase price was \$682,500, for the House *and* lot.)

A. Applicable standard under the Ordinance:

Section 24.025.B.2.b. requires (apart from the Section 24.015 Landmark criteria) that the House has “sufficient integrity of ... materials, and workmanship to make it worthy of preservation or Rehabilitation.”

B. The House is in need of significant repair in every respect: the foundation is crumbling, has major cracks and needs underpinning; there is no drain tile system; the walls and ceilings are not insulated, so they (and the drywall) need replacing; the plumbing is corroded (such that all pipes and water service to the House need replacing); the electrical is largely not up to code and needs replacing; the heating needs all new duct work; the flooring and joists need replacing; the windows need replacing; the roof leaks; and there is significant, long-existing mold (which would require remediation throughout the House). And these are just some of the needed repairs, which pre-date the current ownership (and recent flood). In fact, the prior owners had already moved out of the House well prior to the current ownership.

C. We have included photographs that show some of the needed repairs. (*See* Ex. 12, taken July 6, 2016.)

D. The estimated repair cost exceeds \$535,000, over and above reversing the alterations. (*See* Ex. 10, Ted Cohn Report.) This sizable amount underscores that there is not sufficient integrity of workmanship and materials to make the House “worthy of preservation or Rehabilitation.” (*See* Section I.D above.) There is no contrary evidence. Commissioner Temkin has stated that “there is nothing wrong with this house” (*see* Ex. 9, December 10, 2015 Minutes, p. 3), but she provided no facts to support her conclusion.

III. The House also fails to meet either or both of Landmark criteria Nos. 2 or 5 — which is still another a necessary threshold for a preliminary recommendation of Landmark designation.

A. Applicable standard under the Ordinance:

Section 24.025.B.2.ii. requires (in the event, as here, that the owner objects in writing to the proposed Landmark designation) that the House must meet, among other Landmark criteria, “either or both of Criterion No. 2 or Criterion No. 5.” The Nomination does not rely on Criterion No. 2, so the Commission is left with Criterion No. 5, which requires the House to be “identifiable as the work of a notable ... architect ... whose individual work has influenced the development of the City, county, state, or country.” (*See* Section 24.015(5)).

- B. Criterion No. 5 is not met for largely the same reasons that the House lacks sufficient integrity of design. Due to the significant number of heavy-handed alterations, the House “retains little original character” and thus is not “identifiable” as the work of a notable architect. This shortfall is not even mentioned in the section of the Nomination that tries to make the case for Criterion No. 5. Nor does that section ever mention the House itself, other than in its conclusory first sentence. (*See* Ex. 2, Nomination, seventh page.)
 - 1. “Identifiable” in this context more appropriately means “recognizable,” as opposed to simply “verifiable.” Only “recognizable” properly incorporates the degree of original design that remains. Architectural significance is lacking absent “[i]ntegrity, that is, the degree of original design....” (*See* Ex. 5, Architectural Resources Report, p. 10). Otherwise, even a house with complete alteration of its original design would be suitable for Landmark status as long as it could be documented as having been originally designed by a notable architect.
 - 2. Separately, the language of Criterion No. 5 requires that the House be identifiable as the work of a notable “architect,” not simply a notable “style.” Thus, that a house may be reminiscent of the Prairie style would be insufficient to meet Criterion No. 5 unless it is also recognizable as the work of Van Bergen in particular. The House is not, due to its additions, elimination of the front door portal, swimming pool, detached garage, roof color, and monochromatic paint scheme.

IV. **The House also fails to meet three or more of the Landmark criteria** — which is yet another a necessary threshold for a preliminary recommendation of Landmark designation.

- A. Applicable standard under the Ordinance:

Section 24.025.B.2.i. requires (in the event, as here, that the owner objects in writing to the proposed Landmark designation) that the House must meet “three or more of the Landmark criteria set forth in Section 24.015.” The Nomination relies upon Criteria Nos. 1, 4, 5 and 6. (*See* Ex. 2, Nomination, first page.)

Criterion No. 5 is not met for the reasons above. Criterion No. 4 is also not met (below) and thus, the House fails to meet three or more Landmark criteria (and there is no need to address Criteria Nos. 1 and 6, which we do not concede are met).

- B. Criterion No. 4 requires that the House “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 o[f] indigenous materials.” (See Section 24.015(4); emphasis added.)
- C. Criterion No. 4 is not met because the House is no longer “valuable for the study” of an architectural style. Like many houses in Highland Park, the House was originally designed in the Prairie style. But unlike many other houses in Highland Park, the House is no longer representative of the Prairie style and is otherwise not valuable for the study of that style today.
 - 1. Commissioner Temkin acknowledges that the House today “is not consistent with the Prairie Style” in the manner it is painted and decorated. (See Ex. 13, Commissioner Temkin email to Andy Cross cc: Barbara Thomas, dated November 24, 2015.)
 - 2. Also detracting from its utility as a Prairie style house valuable for study are the significant alterations to the House over the last fifty years, as well as the fact that the House is crumbling from within, as detailed above.
 - 3. At the same time, there are many other local Prairie style houses. There are more than forty Van Bergen structures in Highland Park, which the Nomination states has the “highest density” of them. (See Ex. 2, Nomination, seventh and 11-13th pages.) There are also many other local Prairie style houses in Highland Park, including those designed by Frank Lloyd Wright, whose name is synonymous with the style. If more Prairie style landmarks are needed in order to study the style, then there are a multitude of houses available that remain representative, unlike the House.

V. **In all events, a Landmark designation would not serve an essential purpose of landmark legislation, because the House is largely unseen by the public.**

- A. The House sits near the end of a dead end street on which there are only six houses. To limit entry, the street is marked “DEAD END.” The public does not travel there.
- B. As previously stated to the Commission by Professor Stuart Cohen (Professor of Architecture and Fellow of the American Institute of Architects): “My understating is that landmark legislation exists to protect structures of historic importance and artistic merit as they contribute to the public domain. The stipulation in most landmark

provisions covering structures and portions of the structures are that they can be seen from a *public way*.” (See Ex. 14, Professor Stuart Cohen’s letter to the Commission, dated August 13, 2013, p. 2 (emphasis original), submitted in connection with the Landmark Nomination of 1427 Waverly Road, which is a copy of what appears at <https://www.cityhpil.com/documentcenter/view/906> (pp. 213-215 of 1149); see also Section 24.002(4) of the Ordinance.)

VI. All these reasons, standing alone or together, should lead to a rejection of the Nomination.

- A. The result would be no different than the conclusion reached by the National Register of Historic Places when it considered Landmark status for the House and the House failed to make the Register. (See Ex. 15, *National Register of Historic Places Nomination Collection, Finding Aid Published 2012*, p. 9/17, submitted as part of the Planning Report dated August 13, 2013, in connection with the Landmark Nomination of 1427 Waverly Road, which is a copy of what appears at <https://www.cityhpil.com/documentcenter/view/906> (pp. 20-36 of 1149).)
- B. Any other result would also be inconsistent with the current lack-of-landmark status of other Van Bergen structures in Highland Park. Of the over forty structures, only *two* are designated local Landmarks.³ And neither of those two was over the objection of the owner, and only one is Prairie style.⁴ Most if not all of the over 28 Van Bergen structures that have not been designated local landmarks would be more deserving candidates for such designation than a house that retains little of its original character, needs an additional \$535,000 in repairs, is not cost effective to restore to its original design, is not seen by the public, and whose owners object to the designation.

³ Even the Landmark nomination for the Van Bergen house at 295 Cedar was unsuccessful (see Ex. 16, Commissioner Temkin’s email to Andy Cross, Marty Hackl, and Tony Blumberg, dated November 30, 2015), despite both its architectural and historical significance. In stark contrast with the House currently under consideration, 295 Cedar was the only example in Highland Park of a distinctive Prairie sub-style, and Van Bergen’s brother and mother had lived there. (See Ex. 17, Marty Hackl notes on the Bemis/Frank Van Bergen Residence, which is a copy of what appears at <http://www.johnvanbergen.org/johnvanbergenarchitect/bemis.html> and http://www.johnvanbergen.org/blog1/wp-content/uploads/2012/03/Addenda_part-1.pdf)

⁴ Without owner consent, only one house (of any architect or style) has ever been designated a landmark by the Commission. (See Ex. 18, *Highland Park City Council OKs Dart house teardown*, Chicago Tribune, Feb. 10, 2015, which is a copy of what appears at <http://www.chicagotribune.com/suburbs/highland-park/news/ct-hpn-dart-teardown-1l-0212-20150210-story.html>)

- C. The Landmark criteria should not be applied indiscriminately, regardless of whether they are satisfied, solely because the house was originally a Van Bergen design. The criteria are there for a reason, particularly where the owners object.

VII. The deliberations of the Commission should not rest on incomplete or inaccurate information, or an unfair process.

- A. The Nomination fails to include Marty Hackl’s notes that the House has undergone such “heavy handed alterations” that “the structure retains little original character.” The only note of Mr. Hackl about the House that the Nomination includes is the statement in his book that it is similar to Commissioner Temkin’s house: “This house is very similar to the Whitehouse Residence, also in Highland Park.”⁵ (*Compare* the Hackl notes on the House that the Nomination omits (*see* Ex. 4, a copy of what appears at <http://johnvanbergen.org/johnvanbergenarchitect/kline.html>), with the one Hackl note that the Nomination includes (*see* Ex. 2, Nomination, third page).)
- B. The Nomination also unfairly relies on the “S” rating in the Architectural Resources Report to support the assertion that the House satisfies the integrity-of-design requirement (indeed, the rating is the *only* support provided). The Nomination suggests that the Report took into account the changes to the House (*see* Ex. 2, Nomination, fourth page: “Despite the changes, the house received a rating of S for Significant in the survey ...”), even though the Survey used in the Report for the House demonstrates the opposite. There is a section in the Survey to describe **ALTERATIONS**, but it omits the 1962 west addition, the 1962 swimming pool addition, the 1967 north addition, the 1967 garage addition, and the 1991 west addition. (*See* Ex. 6, Survey, first page.)
- C. The Demolition Review likewise relied on the inaccurate Survey of the House and resulting flawed rating. (*See* Ex. 1, Demolition Review, first and 15-16th pages.)
- D. The one-year Demolition Delay, which was the impetus for the Landmark Nomination, appears to have been a pre-determined outcome. A month before the Demolition Review report was issued, Commissioner Temkin wrote as follows to Andy Cross and Chairwoman Thomas: “There’s no question this house will meet criteria.” This was Commissioner Temkin’s reply to Andy Cross’s email that in order to allow an “informed discussion” on the criteria at the upcoming meeting he would be providing information about the House. (*See* Ex. 13, an email chain that includes both Commissioner Temkin’s email to Andy Cross cc: Barbara Thomas, dated November 24, 2015, and the email from Mr. Cross to which she was replying.)

⁵ The address of the Whitehouse Residence is the same as Commissioner Temkin’s residence. (*See* Ex 1, Demolition Review, second page.)

At the meeting one month later, which was supposed to be the “informed,” open-minded discussion, Commissioner Temkin stated “there is nothing wrong with this house.” (*See* Ex. 9, December 10, 2015 Minutes, p. 3.) Marty Hackl – Commissioner Temkin’s colleague in promoting Van Bergen – was also at the meeting. He stated that the House “is structurally sound.” He also stated that the alterations are “easily reversible.” None of these statements to the Commission was supported by any evidence; each is refuted by the Ted Cohn Report. (*See* Ex. 9, December 10, 2015 Minutes, pp. 2-3; Ex. 10, Ted Cohn Report.)

- E. Given all the circumstances, Commissioner Temkin’s connection to this matter is such that her participation in these proceedings would appear improper, as we previously noted (*see* Ex. 19, our June 1, 2016 letter to the Commission). Commissioner Temkin not only owns a Van Bergen house, but it is her house alone that the Nomination singles out for its supposed similarity to the House under consideration. (*See* Ex. 2, Nomination, third page.) We since learned that prior to the Demolition Review report, she made it a point to highlight that similarity to Andy Cross (the author of the report) and Chairwoman Thomas: “Interestingly, the house at 1570 appears most similar to my house in form....” (*See* Ex. 13, Commissioner Temkin’s email to Andy Cross cc: Barbara Thomas, dated November 24, 2015.) Commissioner Temkin’s house is also featured in the Van Bergen video by the Highland Park Historical Society as representative of a Van Bergen design. [In contrast, the House under Nomination did not make the cut. (*See* Highland Park Van Bergen Month Website <http://highlandparkhistory.com/van-bergen-month/>).] Commissioner Temkin also has been for years (and remains today) very active in personally promoting Van Bergen’s works, as detailed in both our June 1, 2016 letter and the Nomination.

VIII. Additional equities favor rejection of any Landmark designation for the House.

- A. At the time the Owners bought the House, they were expressly told the House could be torn down. The MLS listing stated: “Build your own” . . . “Property . . . is perfect to build HOME OF YOUR DREAMS.” (*See* Ex. 20, MLS listing for 1570 Hawthorne Ave.) Commissioner Temkin has acknowledged the problem of trying to landmark a house that has been sold on this basis: “This [the listing] leads a buyer to believe that they can just tear the house down.” (*See* Ex. 13, Commissioner Temkin email, dated November 24, 2015, to Andy Cross cc: Barbara Thomas.)
- B. The Owners will donate any materials from the House that can be reasonably salvaged (and recycle any materials reasonably capable of being recycled).

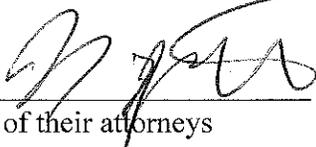
- C. The Owners will implement a Landscape Plan that will put the property to an aesthetically pleasing use. (See Ex. 21, Landscape Plan for 1570 Hawthorne Lane.)
- D. The Owners do not take lightly historical preservation efforts in Highland Park. That is evidenced by their significant support of the restoration of Stupey Cabin. (See Ex. 22, Rob Rotering email dated May 28, 2016, Subject: Stupey Cabin Update.)
- E. Finally, the Owners are strong, long-standing supporters of Highland Park, the local community and associated charities. They have lived in Highland Park since 1997, and are significant supporters of the Highland Park Community Trust, College Bound Opportunities, Illinois Holocaust Museum, and many other charities.

* * *

For all these reasons, the Commission lacks grounds to adopt a resolution to make a preliminary Landmark designation recommendation for the House. The Owners respectfully request that the Commission vote against adoption of such a resolution.

Respectfully submitted,

WILLIAM AND KARYN SILVERSTEIN, Owners
1570 Hawthorne Lane, Highland Park, Illinois 60035

By: 
One of their attorneys

Calvin A. Bernstein
Samuels & Bernstein
491 Laurel Avenue
Highland Park, Illinois 60035
(847) 433-1980
cbernstein@sambernlaw.com

Harvey J. Barnett
Mitch Macknin
Trevor K. Scheetz
Sperling & Slater, P.C.
55 West Monroe Street, Suite 3200
Chicago, Illinois 60603
(312) 641-3200
hbarnett@sperling-law.com
mhmacknin@sperling-law.com
tscheetz@sperling-law.com

EXHIBIT 1

Historic Preservation Commission

1570 Hawthorne Lane Demolition Review

To: Historic Preservation Commission
From: Andy Cross
Date: 12/10/2015

<i>Year Built:</i>	c. 1922 (johnvanbergen.org)
<i>Style:</i>	Prairie Style
<i>Petitioner:</i>	Bill Silverstein
<i>Size:</i>	2,790 square feet
<i>Original Owner:</i>	Wilson Kline
<i>Architect:</i>	John S. Van Bergen
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	<ul style="list-style-type: none">- Paired 4-light casement windows- Soldiercourse lintels- Ornamental brick front entry surround
<i>Alterations:</i>	<ul style="list-style-type: none">• Room addition (1962)• Detached garage (1967)• Bathroom addition (1991)• Doorway modification (date unknown)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1570 Hawthorne and how it may satisfy any of the landmark criteria identified in Chapter 24.



A demolition application has been submitted for the Prairie style house at 1570 Hawthorne Lane. The house was designed by John S. Van Bergen and appears on the HPC's 2012 Van Bergen architectural tour. It was built in 1921 or 1922 for Milton Kline, a lawyer from Chicago. The house appears in the 1999 Central East area architectural resource survey and was given an S – Significant historical status. That means the historical consultant deemed the structure worthy of designation as a local historic landmark.

Historic Preservation Commission

Marty Hackl is a published researcher of John Van Bergen's architectural career. His website, johnvanbergen.org, provides an inventory of Van Bergen's houses with notes for each design. The entry for 1570 Hawthorne Lane states the following:

Though very similar in plan to the Whitehouse Residence (660 DeTamble), this design is more than a decade earlier and is much more spacious.

There have been some heavy handed alterations and additions over the years and the house retains little original character. As seen in the above photo, the front door has been pushed out into what was a sheltered entry portal. This ruins the dimensions of the facade, flattening it, making it just a single flat surface. This also hides the interesting brick pattern around the portal.

That alteration along with the current monochromatic paint scheme and roof color blur the original rich textural character of the structure

Architectural Analysis

The house is designed in the Prairie Style, but it reflects Van Bergen's unique details. The intricate brick work, the projections on either side of the house, and the prominent detailed entrance appear in many of his designs from the early 20th century. The architectural integrity of the house will be discussed in more detail at the upcoming HPC meeting.

Modifications

Research in City records identified two notable modifications to the house:

- 1) Bedroom addition on the back of the house in 1962
- 2) Bathroom addition on 1962 addition in 1991.
- 3) The front door was modified at some point by moving it forward within the entryway, nearly flush with the front façade (see Figure 1).

The outdoor pool on the property was installed in 1962 and a detached garage was built in 1967.

John S. Van Bergen

The 2004 Central East architectural resource survey provides the following biographical write-up on Van Bergen:

John S. Van Bergen (1885-1969), whose practice was generally limited to small-scale residential work, practiced Prairie Style architecture much longer than any of his fellow architects. He started his practice, without any architectural training, in the office of Walter Burley Griffin and was actually the last employee to be hired by Wright before he closed his

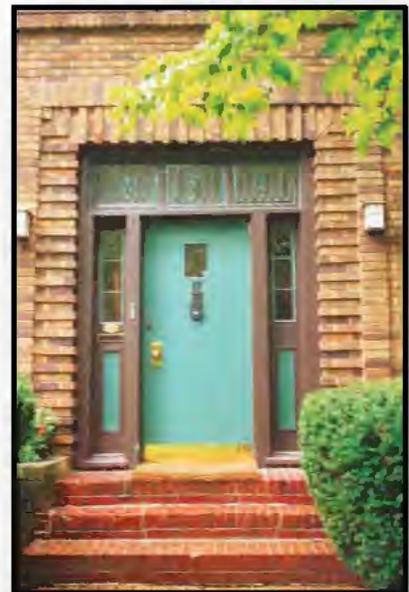


Figure 1: Modified doorway at 1570 Hawthorne (photo: Marty Hackl)

Historic Preservation Commission

studio in 1909 and left for Europe. But for most of his career, after returning from World War I in 1919, Van Bergen practiced alone, in the Ravinia section of Highland Park. In 1927, he built his home at 234 Cedar, across a deep ravine from landscape architect Jens Jensen's studio. Occasionally they collaborated. Between 1920 and 1947, when the Van Bergen family left the area, he designed over 40 projects. His most important commission in Highland Park was Braeside School (1927). His work is typically Prairie Style, characterized by horizontal lines, broad overhangs, and ribbons of windows. He favored the use of rough-faced limestone. There are seven structures in the survey area designed or substantially rebuilt by Van Bergen. They include 858 Baldwin Road, 234, 290, and 295 Cedar Avenue, 291 Marshman Road, 1251 St. Johns Avenue, and 1184 Wade Street.

Biographical Information

Library Liaison Julia Johnas researched Wilson Kline, the original owner of 1570 Hawthorne Lane. He was a lawyer and was listed in the Chicago Business Directory as early as 1909 with offices on Dearborn Street. He married in 1916 and moved up to Highland Park when the house was constructed in 1921 – 1922. He moved to Alabama in 1949 and passed away in 1955.

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, County, State, or Country.
- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.

Historic Preservation Commission

- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

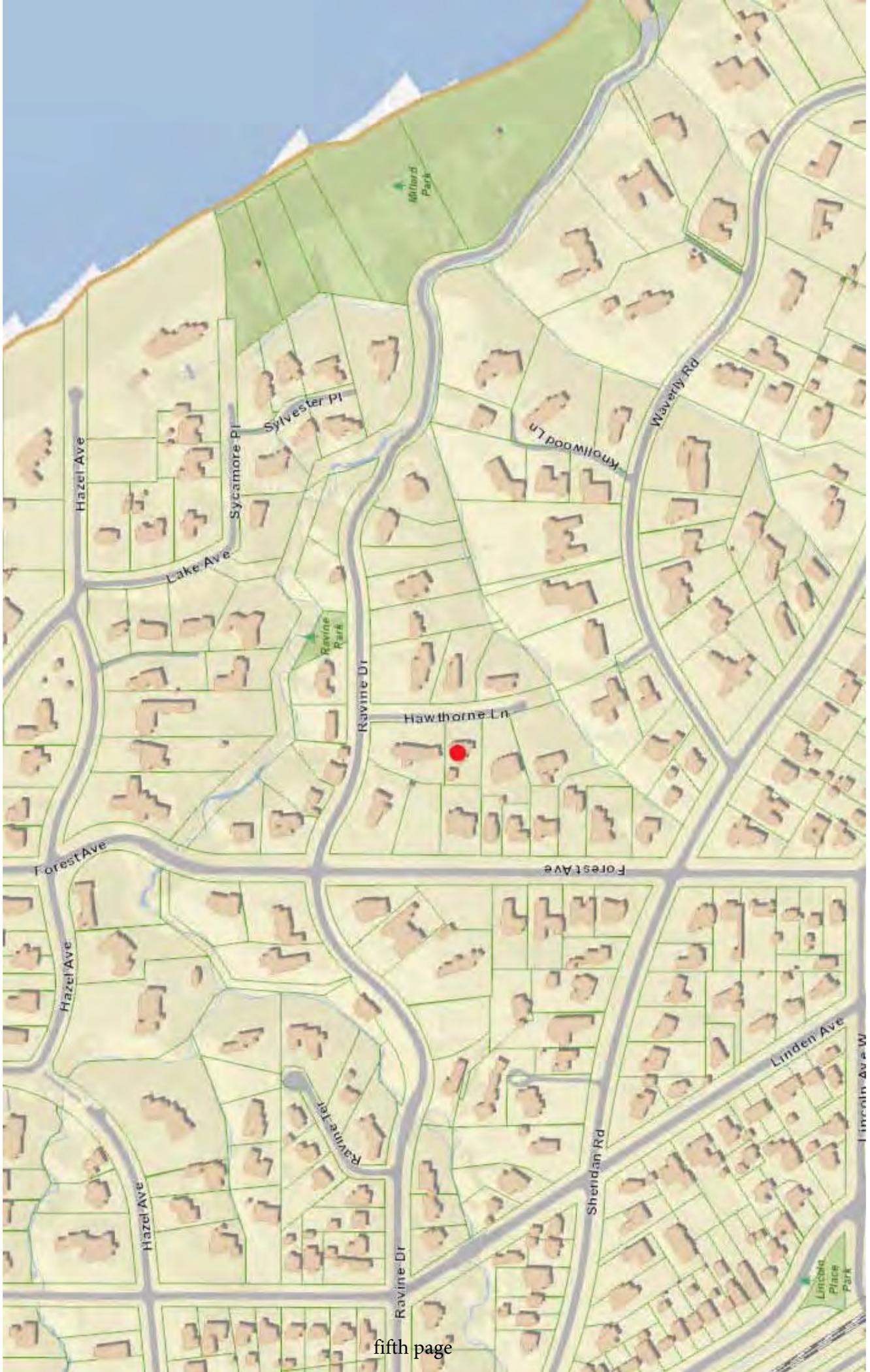
Recommended Action

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

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

Attachments

- Location Map
- Site Photos
- Architectural Survey Entry
- County Assessor Data
- Plans & Permits from Modifications
 - 1962 Pool
 - 1962 Bedroom Addition
 - 1967 Detached Garage
 - 1991 Bathroom Addition

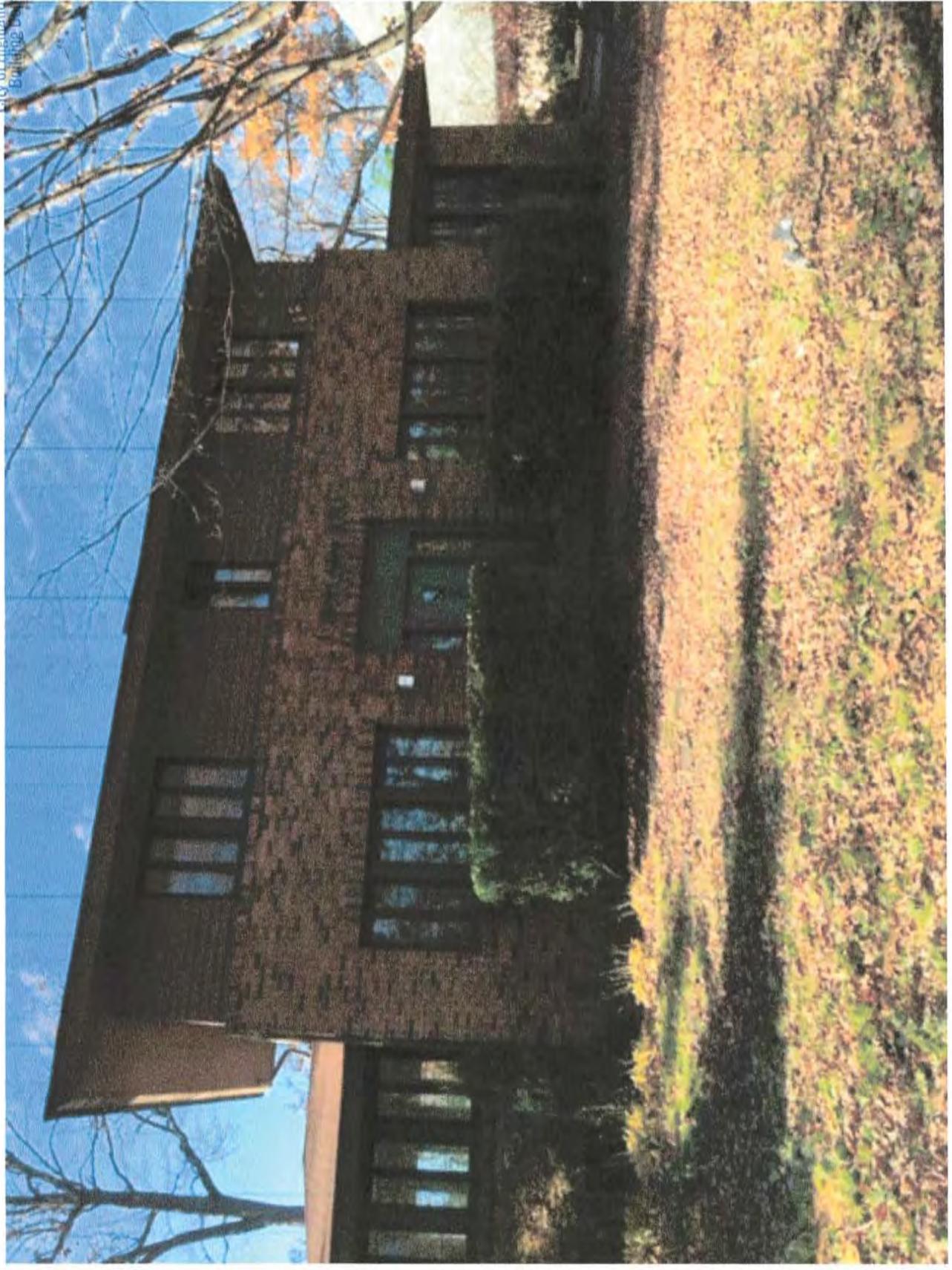


RECEIVED

NOV 4 2015

City of Highland Park
Building Dept.

1570 Hawthorne Ave

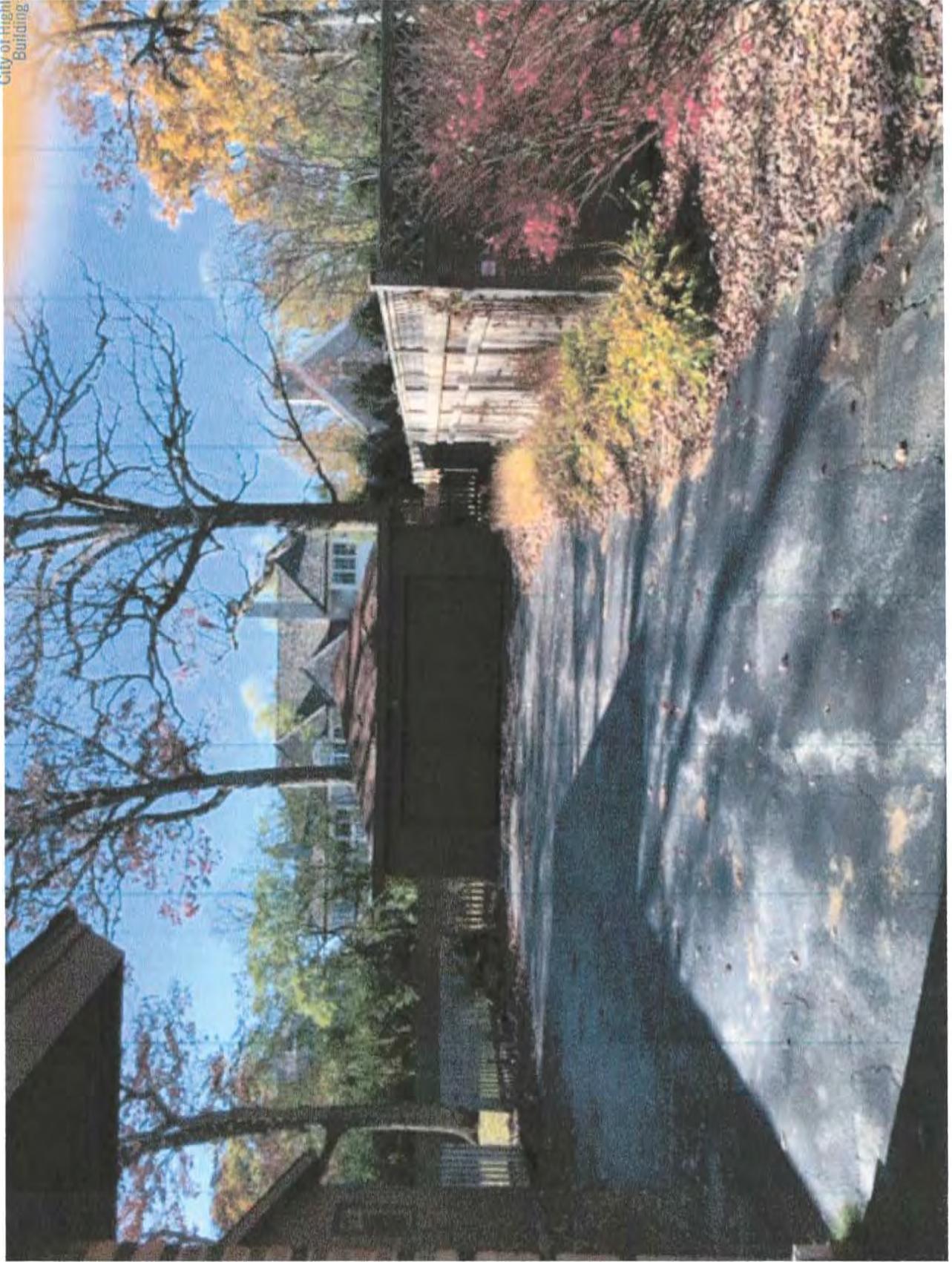


1570 Hawthorne Ave

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City of Highland Park
Building Dept.

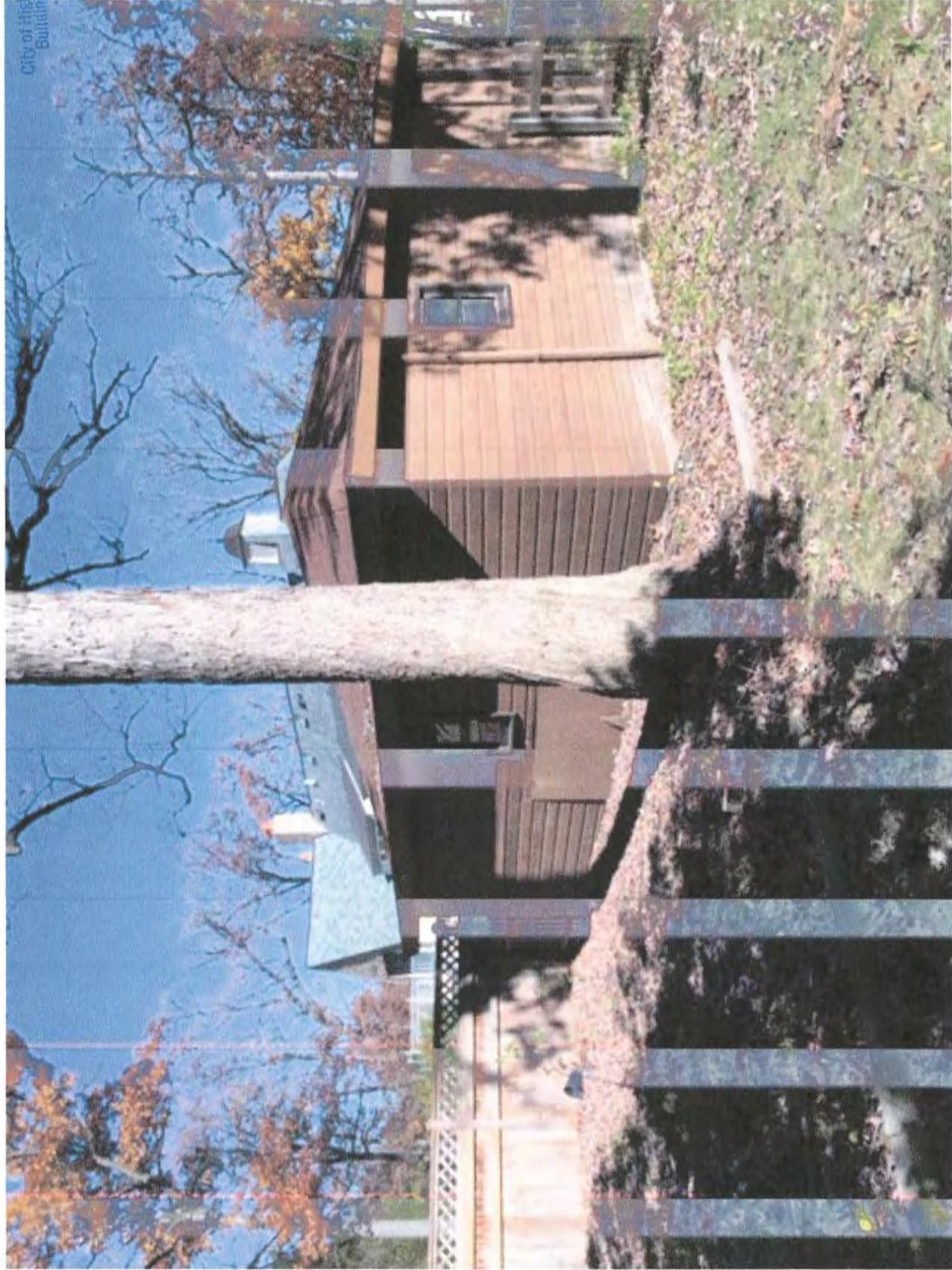


1570 Hawthorne Ave

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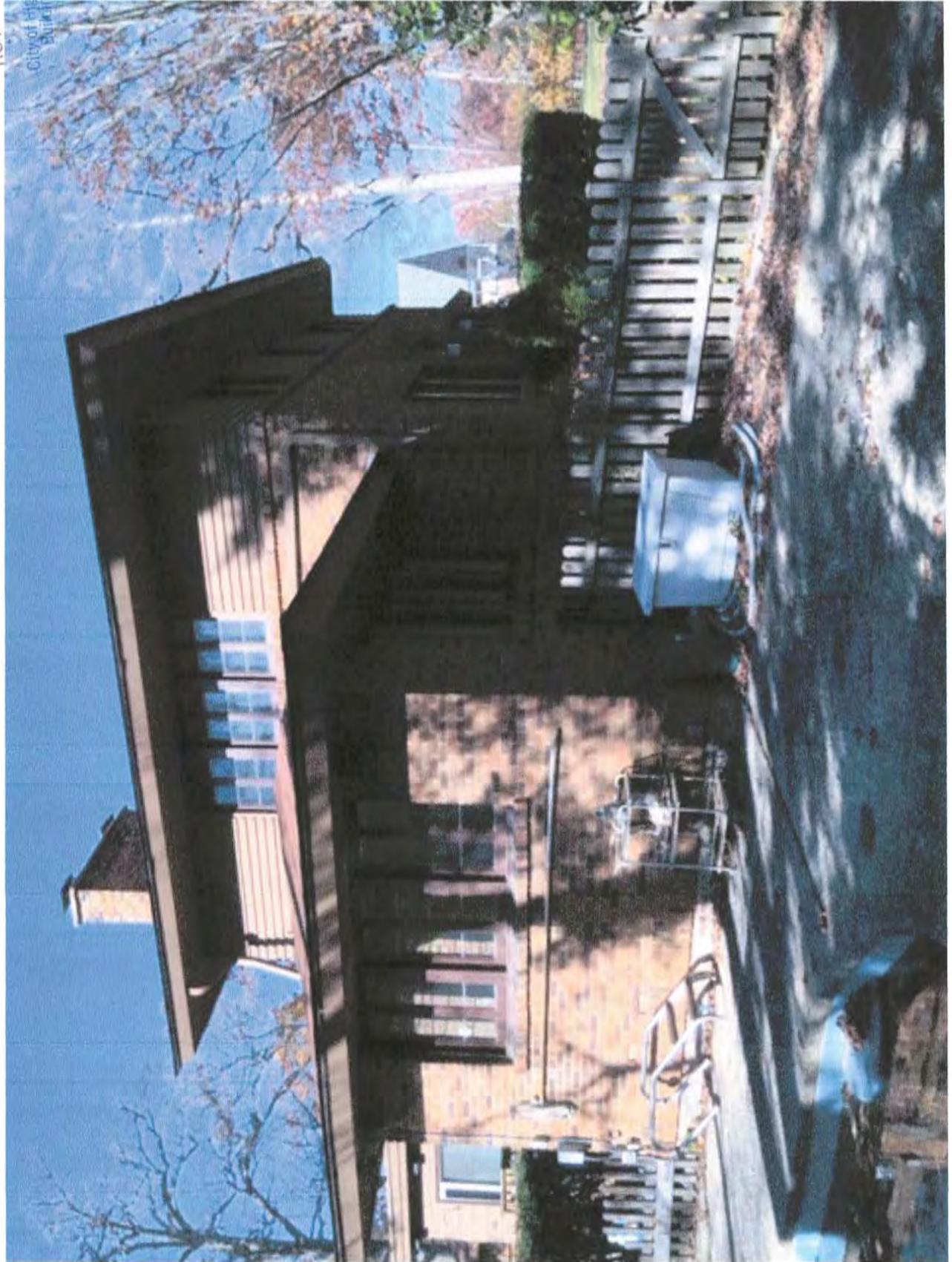
City of Highland Park
Building Dept.



1570 Hawthorne Ave

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City of Highland Park
Purchasing Dept.

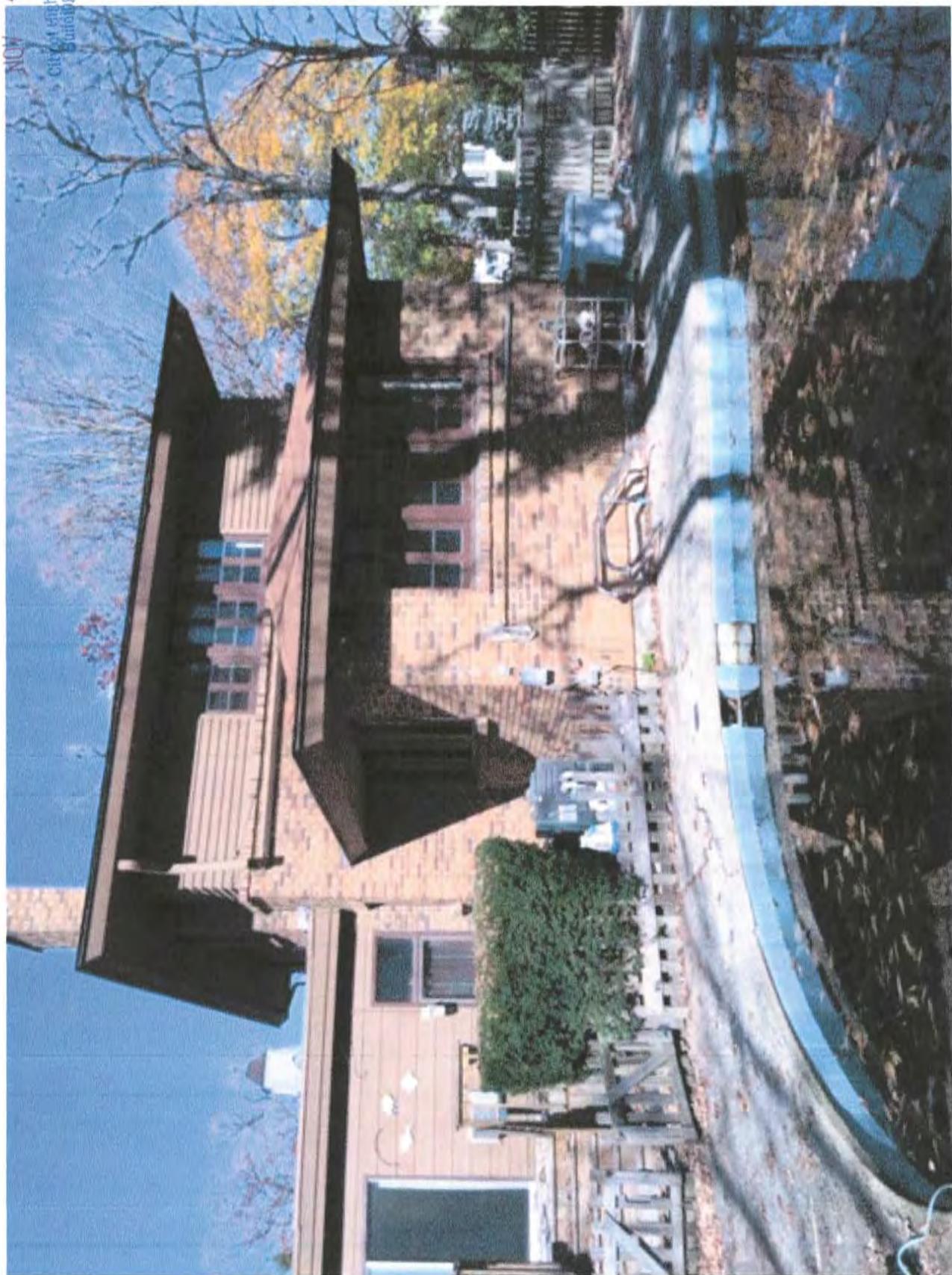


1570 Hawthorne Ave

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NOV 4 2015

City of Highland Park
Sustaining Dept.



1570 Hawthorne Ave

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NOV 4 2015

City of Highland Park
Building Dept.

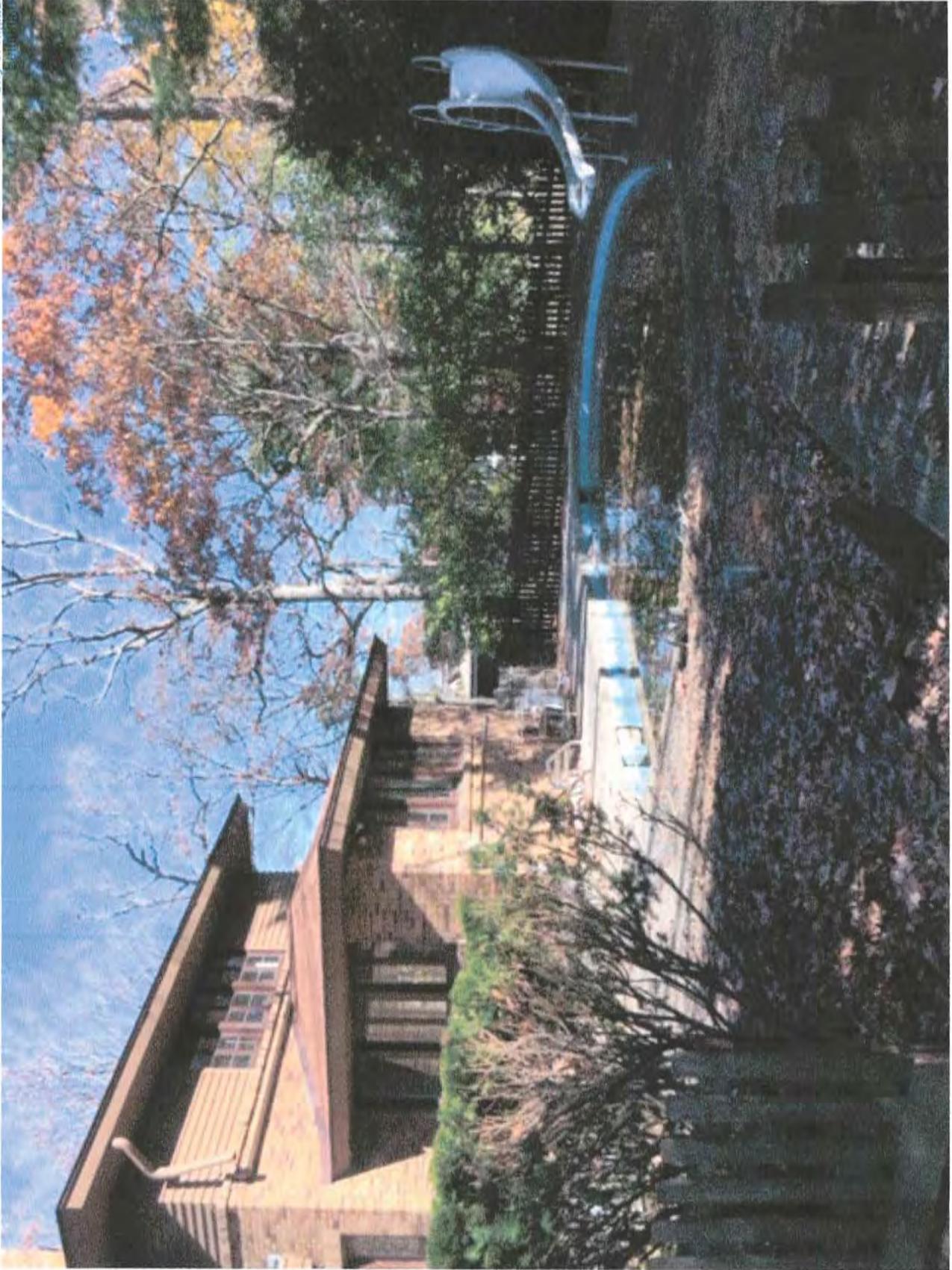


1570 Hawthorne Ave

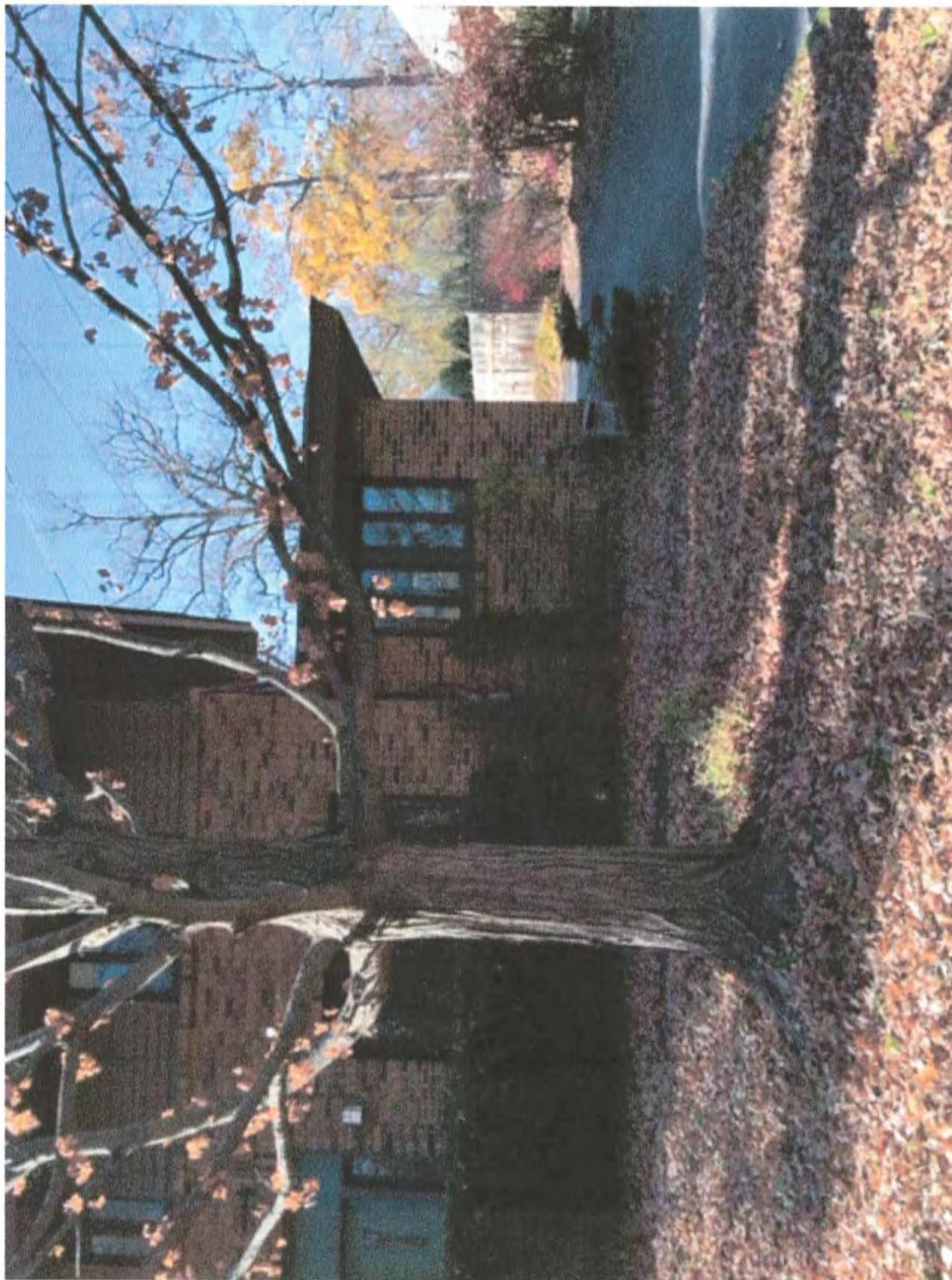
RECEIVED

NOV 4 2015

City of Highland Park
Engineering Dept.



1570 Hawthorne Ave





City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 1570
 STREET Hawthorne Ln
 ROLL # 25
 FRAME #s 15a,17a
 ROLL #
 FRAME #s

GENERAL INFORMATION

CLASSIFICATION building PRESENT USE single-family CONDITION excellent
SECONDARY STRUCTURES detached garage ORIGINAL USE single-family INTEGRITY minor alterations

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Prairie	NO. OF STORIES	2
ARCHITECTURAL DETAILS		EXT. WALLS (current)	brick wood clapboard
ORIGINAL CONSTRUCTION DATE	1925	EXT. WALLS (original)	brick wood clapboard
SOURCE	Prairie School Review 1976, 30	FOUNDATION	poured concrete
OVERALL SHAPE OR PLAN	rectangular	ROOF(type & materials)	hipped asphalt shingle
LANDSCAPE FEATURES	20' setback; on dead end residential street; side driveway; mature trees	WINDOW MATERIAL, TYPE(S)	wood casement 4 light
		PORCH	

SIGNIFICANT FEATURES: Paired 4 light casement windows; brick stringcourse, soldiercourse lintels, sills, and ornamental brick front entry surround; stained glass transom over front door; side wings flanking each side

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Front door

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: S

Significant (S) Contributing (C)
Non-Contributing (NC)

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) N

Criteria _____

CONTRIBUTING TO A NATIONAL REGISTER DISTRICT? (C or NC) C

Contributing secondary structure? (C or NC) C

LISTED ON EXISTING SURVEY:(IHSS, NR, etc.) HP



RESEARCH INFORMATION

HISTORY

HISTORIC NAME: Kline, Wilson House

COMMON NAME: _____

HISTORIC INFORMATION: _____

ARCHITECTURE

ARCHITECT Van Bergen, John

SOURCE Susan Benjamin

BUILDER _____

COST _____

OTHER ARCHITECTURAL INFORMATION: _____

AREA Central East

SURVEYOR Jennifer Kenny

DATE 12/08/1998

PIN _____

RESEARCHER _____

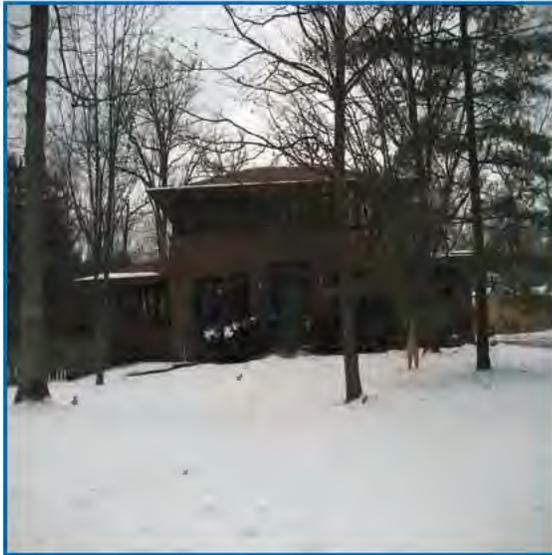
DATE _____



Lake County, Illinois

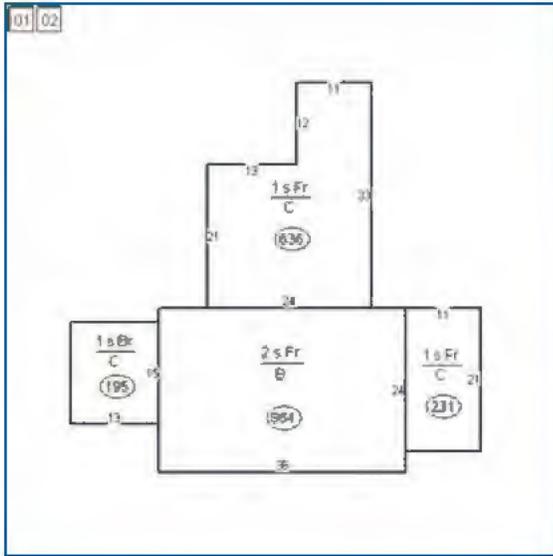
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-25-101-010	Neighborhood Number:	1825314
Street Address:	1570 HAWTHORNE ST	Neighborhood Name:	EAST Lincoln
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$129,026	Total Land Square Footage:	19410
Building Amount:	\$113,266	House Type Code:	22
Total Amount:	\$242,292	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2015	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1930 / 1930
		Condition:	Average
		Quality Grade:	VGd
		Above Ground Living Area (Square Feet):	2790
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	864
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	2
		Fireplaces:	1
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 528 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	528



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

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



Property Sales History

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
9/2/2015	\$682,500	Not validated	

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

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

<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1625101010>

City of Highland Park, Illinois

Building Department

APPLICATION FOR BUILDING PERMIT

RECEIVED
City of Highland Park

JUN 22 '62

Building Dept.

NOTE: No permit will be issued until this application has been approved by the Building Department

Date 6/22/62 PRINT OR TYPE Permit No. 11837

I, ARTHUR A. HEINEMAN, 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 hereinafter 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.

Actual or proposed use of building or structure <u>SWIMMING POOL</u> <u>FAMILY RECREATION</u>	Street Address <u>1570 HAWTHORNE LANE</u>
Actual or proposed location	Lot No. _____ Block _____ Subdivision _____

CONSTRUCTION DATA

	Type of Building	Overall Width	Overall Length	Total Height	Ground Area	Volume (cu. ft.)
Average Lot Width						
<u>120</u> ft						
Average Depth						
<u>210</u> ft						
Lot Area						
<u>25,200</u> sq ft						

NEW BUILDINGS

Type of construction planned	Number	Number	Type	Does Building Have	Yes	No
Stories		Shower Stalls	Heat	Basement		
Rooms		Kitchen Sinks	Fuel	Attic		
Bathrooms		Slop Sinks	Air Conditioning	Utility Room		
Plumbing Fixtures		Laundry Tubs	Roof	Attached Garage		
Lavatories		Floor Drains		Unattached Garage		
Toilets				Carport		

ALTERATIONS - ADDITIONS - ETC.

NOTE: Show number of buildings existing, lot data, etc. under CONSTRUCTION DATA above.

Work contemplated consists of CONSTRUCTION OF SWIMMING POOL

Type of construction planned	No. of rooms in present building	New Lavatories	New Electrical work	Yes	No
<u>Conc. bottom Fibreglass walls</u>			Explain	<input checked="" type="checkbox"/>	
No. of rooms being added		New Toilets	Heating Additions	Yes	<input checked="" type="checkbox"/> No
Existing ground area		New Showers	Explain		
Ground area of additions		New Kitchen Sinks	Fuel (Type)		
New Bath Rooms		New Laundry Tubs			
New Bath Tubs					

Remarks clarifying work See Plans.

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 labor, materials, appurtenances and other necessary expenses to completely erect, alter, construct or enlarge the building or structure. Such cost is itemized as follows:

	Full Name of Contractor	Address	Phone	Amount of Contract
General	<u>William J. Berris</u>	<u>33 N. FAIRLAWN AVE</u>	<u>LO-6426</u>	<u>\$ 3650.00</u>
Excavating <input checked="" type="checkbox"/>		<u>MUNDELEIN, ILL</u>		\$
Concrete <input checked="" type="checkbox"/>				\$
Masonry				\$
Plumbing <input checked="" type="checkbox"/>				\$
Carpentry				\$
Electric <input checked="" type="checkbox"/>				\$
Sheet Metal				\$
Structural Iron				\$
Plastering				\$
Heating				\$
Painting				\$
Architect	<u>None.</u>			\$
Owner				\$

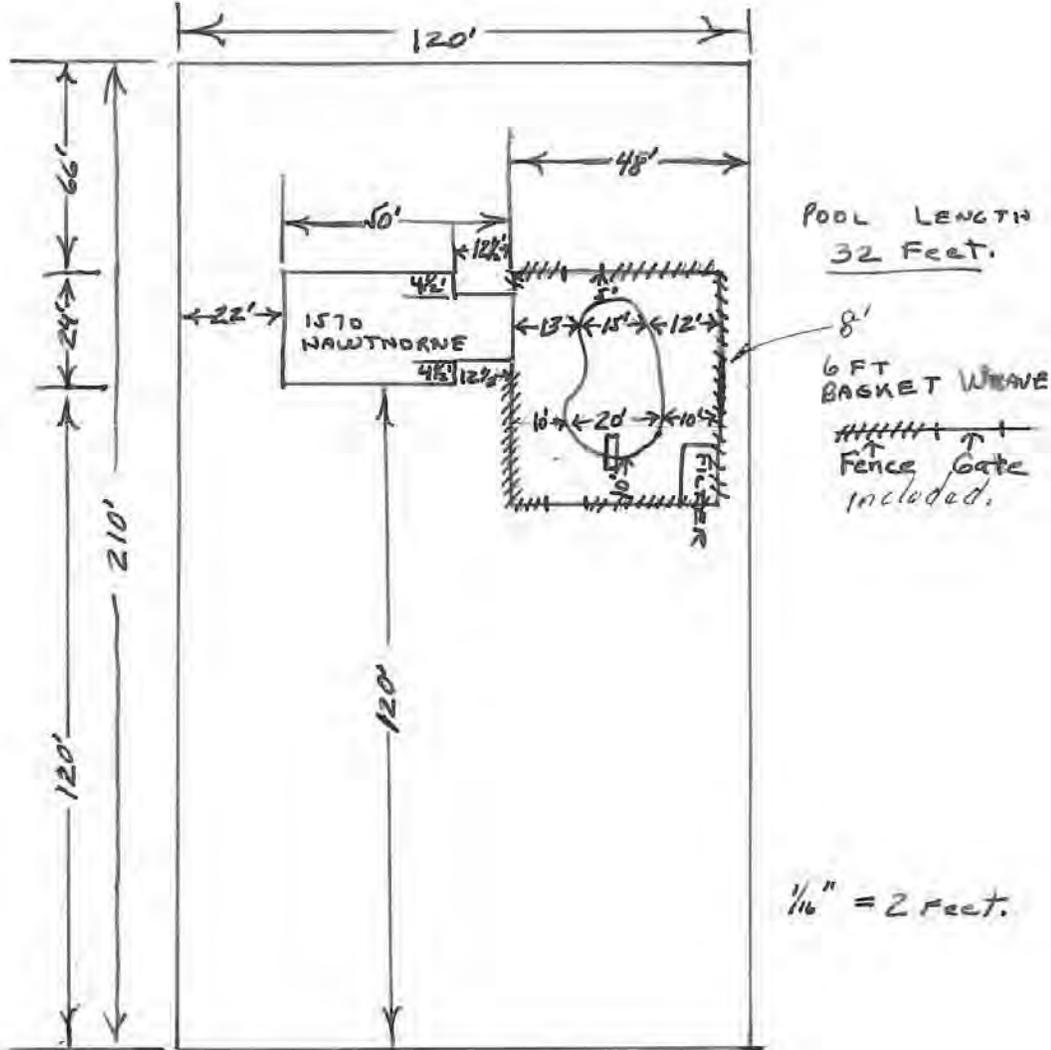
Total cost of building \$ 5100 Cost per square foot \$ _____ Cost per cubic foot \$ _____

1800 Bldg. incl. Fence.

021

PLOT PLAN

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:



1/16" = 2 Feet.

NOTE:
 Although the fee for building is based on all of the value for all classes of work, additional applications shall be filed before work can be started on sewer and water taps, electrical work, tank and oil burning equipment, sidewalk construction, driveway construction and such other work for which permits may be required. There is a street deposit required (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 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 owner 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 the Certificate of Occupancy has been issued. Said buildings and premises are to be used exclusively for

Private Swimming Pool for Smith Family Dwelling

No error or omission in either the plans or application, whether said plans and application have 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

Owner's Signature: *[Signature]* Address: 1570 HAWTHORNE LANE, HIGHLAND PARK Phone: 1D-2-7524

TO BE FILLED IN BY BUILDING DEPARTMENT			
Building Class	Existing Use	Proposed Use	Zone
Accessory	SFD	Private Swim Pool SFD	B-1
Plans Checked By	Date	Application Checked By	Date
ECU	6/22/62	ECU	6/22/62
Permit Authorized By	Date	Permit Issued By	Date
ECU	6/22/62		
Street Number	Issued by		Date
Building Fees Paid By	Address		Phone

WATER FILTERED
EVERY 8 HRS

CAPACITY

17,300 GALLONS WATER

Diaphragm Earth Filter
15 ft 30 gpm

SKIMMER

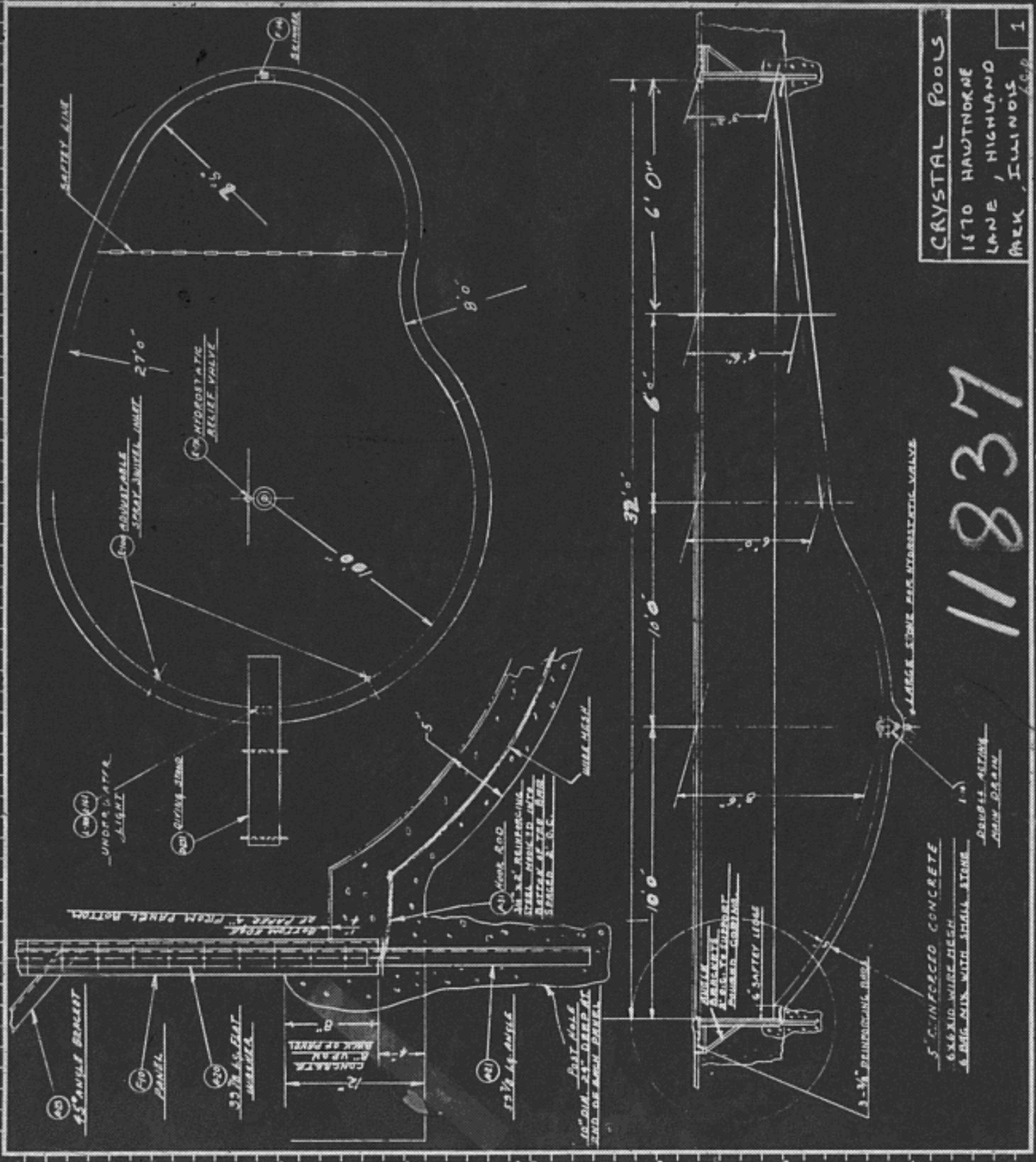
INLET

INLET

DRAIN (DOUBLE ACTING)

TO FILTER

36 GALLONS PER MINUTE



CRYSTAL POOLS
 1570 HAWTHORNE
 LANE, HIGHLAND
 PARK, ILLINOIS

11837

1

FIGURE N-1

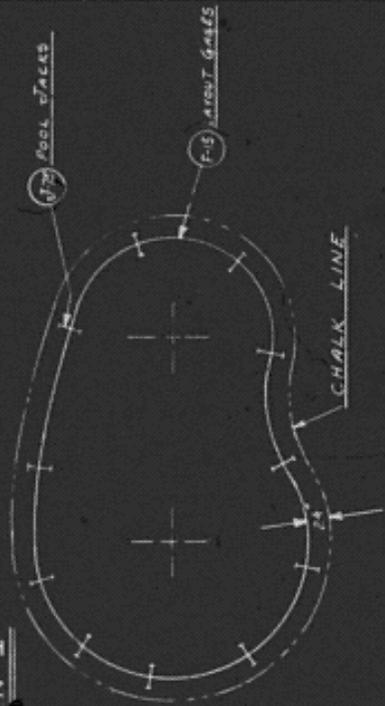


FIGURE N-2

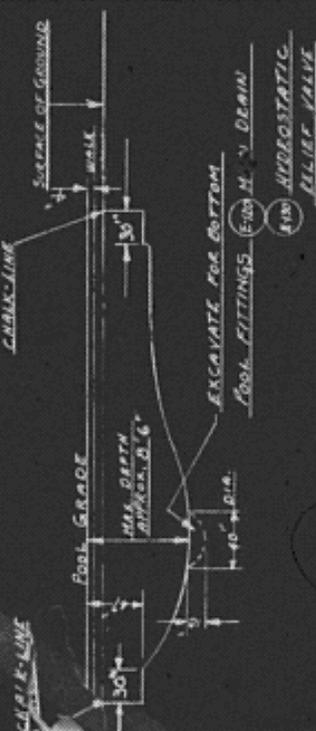


FIGURE N-3

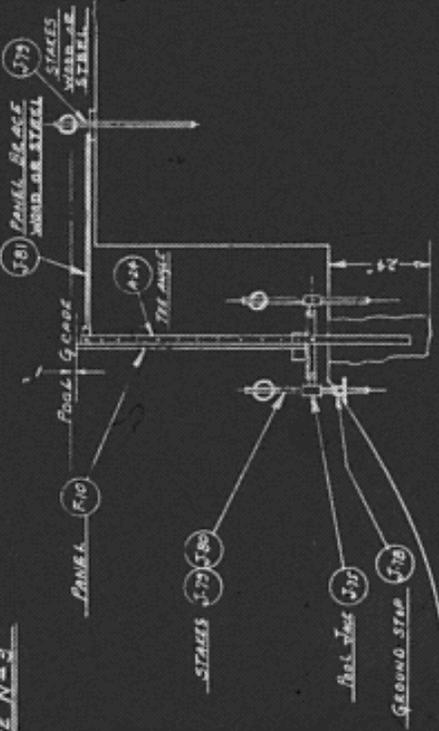


FIGURE N-4

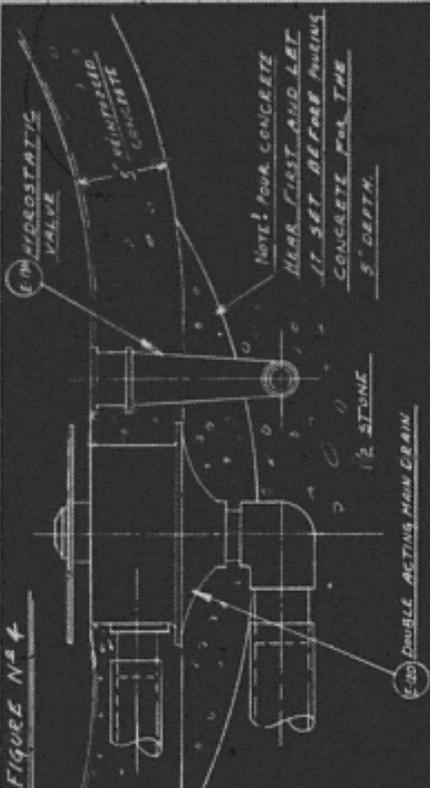


FIGURE N-5

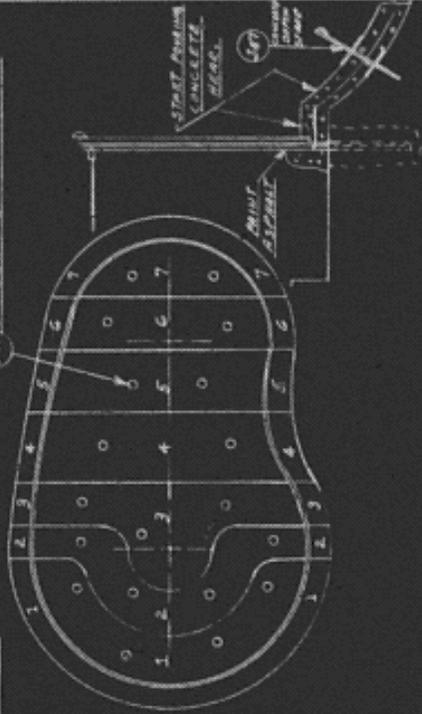
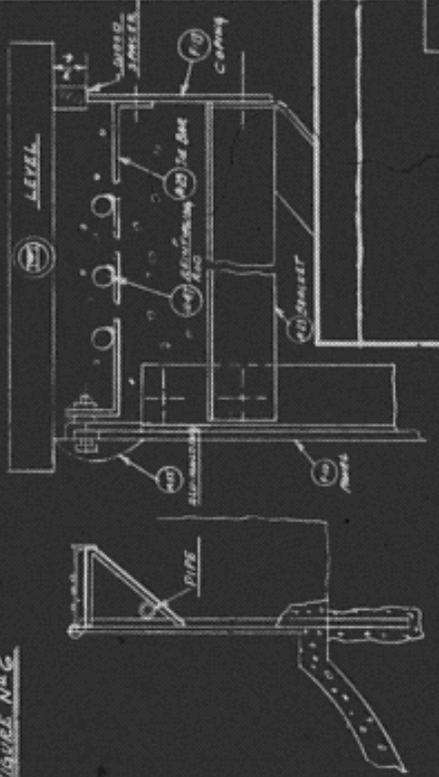
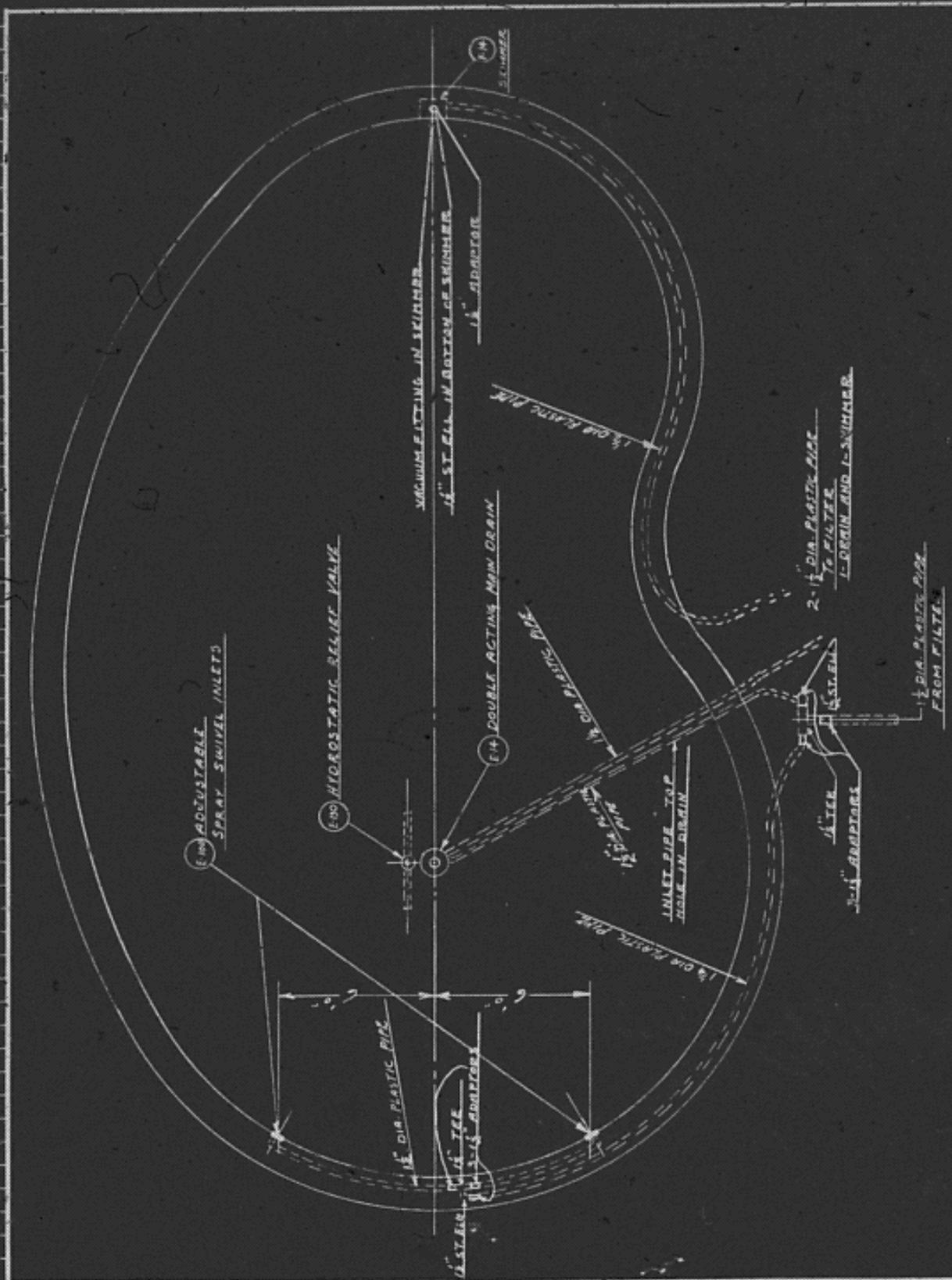


FIGURE N-6





- PLUMBING FITTINGS TO MAKE UP FILTER
- 2-1/8" GATE VALVES 1-1/2" TEE
 - 3-1/2" 3/4" NIPPLES 3-1/2" ADAPTORS
 - 2-1/2" ST. BLS 3" CLAMPS

11837

Called for fee 10/15/62 WRB

RECEIVED
City of Highland Park

OCT 11 '62

C5
I

City of Highland Park, Illinois

Building Department

APPLICATION FOR BUILDING PERMIT

NOTE: No permit will be issued until this application has been approved by the Building Department

Date _____ PRINT OR TYPE Permit No. 13024

I, BONDED BUILDERS, 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 hereinafter 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.

Actual or proposed use of building or structure	<u>Room Addition &</u>	Street Address	<u>1570 Hawthorn, Highland Park</u>
Actual or proposed location	<u>NEW KITCHEN CABINETS</u>	Lot No.	Block
			Subdivision

CONSTRUCTION DATA

	Type of Building	Overall Width	Overall Length	Total Height	Ground Area	Volume (cu. ft.)
Average Lot Width <u>120'</u> ft	<u>BRICK & FRAME</u>	<u>32'-0</u>	<u>50'-0</u>	<u>22'-0</u>	<u>1600</u> ϕ	
Average Depth <u>210'</u> ft	<u>FRAME</u>	<u>24'-0</u>	<u>20'-8"</u>	<u>12'-0</u>	<u>498</u> ϕ	
Lot Area <u>25200</u> sq ft						

NEW BUILDINGS

Type of construction planned	Number		Number	Type	Does Building Have	Yes	No
Stories		Shower Stalls		Heat	Basement		
Rooms		Kitchen Sinks		Fuel	Attic		
Bathrooms		Slop Sinks		Air Conditioning	Utility Room		
Plumbing Fixtures		Laundry Tubs		Roof	Attached Garage		
Lavatories		Floor Drains			Unattached Garage		
Toilets					Carport		

ALTERATIONS - ADDITIONS - ETC.

NOTE: Show number of buildings existing, lot data, etc. under CONSTRUCTION DATA above.

Work contemplated consists of NEW FRAME ADDITION + REPLACE KITCHEN WINDOW & CABINETS

Type of construction planned						
<u>FRAME</u>	No. of rooms in present building		New Lavatories	<u>2</u>	New Electrical Work	Yes No
	No. of rooms being added	<u>1</u>	New Toilets	<u>2</u>	Explain	<u>OUTLETS & LIGHTS</u>
	Existing ground area	<u>25200</u>	New Showers	<u>1</u>		
	Ground area of additions	<u>498</u>	New Kitchen Sinks		Heating Additions	Yes No
	New Bath Rooms	<u>2</u>	New Laundry Tubs		Explain	<u>FROM PREP. FURNACE</u>
	New Bath Tubs	<u>1</u>			Fuel (Type)	

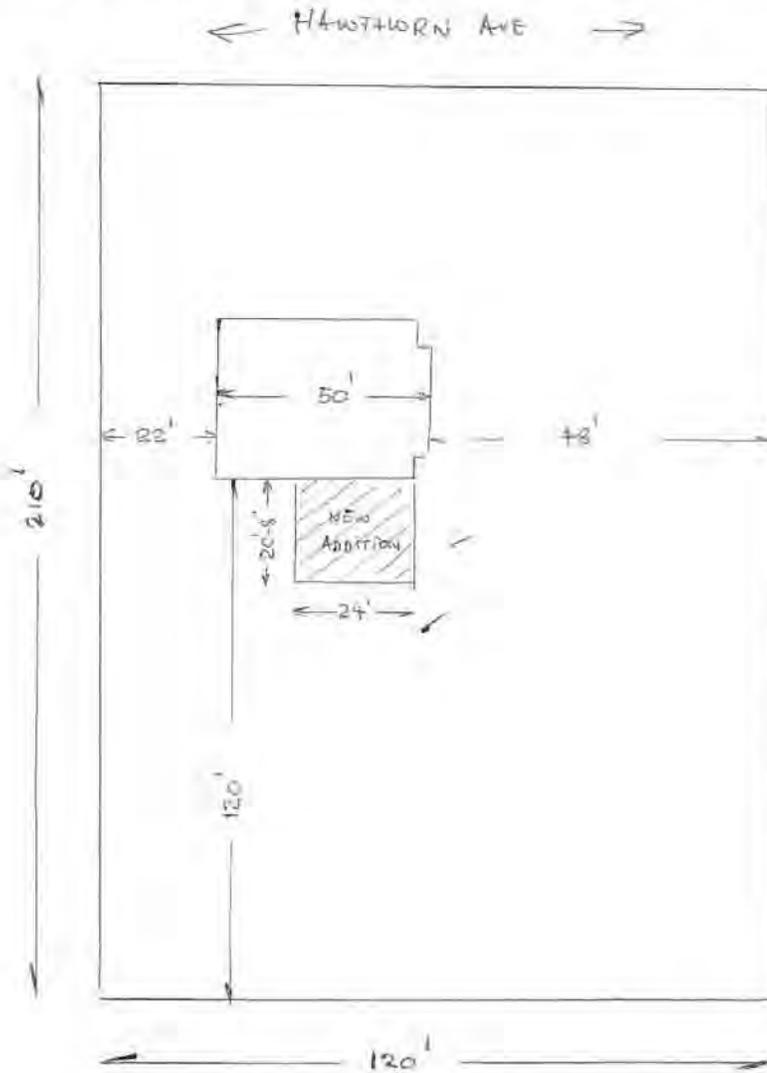
Remarks clarifying work _____

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 labor, materials, appurtenances and other necessary expenses to completely erect, alter, construct or enlarge the building or structure. Such cost is itemized as follows:

	Full Name of Contractor	Address	Phone	Amount of Contract
General	<u>BONDED BUILDERS</u>	<u>2 N 451 Mildred St.</u>		<u>\$ 8,600.- (Total)</u>
Excavating		<u>aka Elyon</u>	<u>MO 8-8894</u>	\$
Concrete				\$
Masonry				\$
Plumbing	<u>BALDASARY PLUMBING</u>	<u>MAYWOOD, Ill.</u>	<u>FIS-1054</u>	\$
Carpentry	<u>BONDED BUILDERS</u>			\$

PLOT PLAN

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:



NOTE:

Although the fee for building is based on all of the value for all classes of work, additional applications shall be filed before work can be started on sewer and water taps, electrical work, tank and oil burning equipment, sidewalk construction, driveway construction and such other work for which permits may be required. There is a street deposit required (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 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 owner 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 the Certificate of Occupancy has been issued. Said buildings and premises are to be used exclusively for:

RESIDENTIAL Single Family Dwelling - Addition

No error or omission in either the plans or application, whether said plans and application have 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

Owner's Signature *For [Signature]* Address *2545 Mildred St. Glen Ellyn, Ill.* Phone *MC 8-8894*

TO BE FILLED IN BY BUILDING DEPARTMENT			
Building Class <i>4B</i>	Existing Use <i>SFP</i>	Proposed Use <i>Single Family Dwelling - Addition</i>	Zone <i>B-1</i>
Plans Checked By <i>[Signature]</i>	Date <i>10/14/62</i>	Application Checked By <i>[Signature]</i>	Date <i>10/14/62</i>
Permit Authorized By <i>[Signature]</i>	Date <i>10/14/62</i>	Permit Issued By <i>[Signature]</i>	Date <i>10/14/62</i>
Street Number	Issued by	Date	
Building Fees Paid By	Address	Phone	

12 '67

approved as to zoning with B-1 Zoning Regulations

CITY OF HIGHLAND PARK - HIGHLAND PARK, ILLINOIS

APPLICATION FOR A PERMIT IS HEREBY MADE

CONSTRUCTION No. 14584

TO CONSTRUCT ALTER REPAIR WRECK

ISSUED BY G. George

DATE APPROVED 10/16/67

APPROVED BY W. Repko

ESTIMATED COST (EXCLUSIVE OF LAND) \$ 4600.00

1570 Hawthorn Lane 9 October 1967

ADDRESS OF PROPOSED WORK L 5, exc. N 10' 67 in NW fract 1/4 of Sect 25, 43, 12

LOT NUMBER BLOCK NUMBER SUB DIVISION Book 1800, Parcel 1619

ADDITION & GARAGE PERM INDEX NO.

BUILDING USE Addition Living Units 229.4

BEDROOMS BATHS EXT. WALL CONST. James Morrison, 1570 Hawthorn Lane 433-2237

OWNER WHEN COMPLETED PRESENT ADDRESS PHONE

ARCHITECT Accent Building Co., Inc., 9400 Tripp St., Skokie, OR 5-8254

GENERAL CONTRACTOR

EXCAVATOR Ned Const. Co., 1900 Garden St., Park Ridge, TA 5-2971

CONCRETE CONTRACTOR Accent Bldg. Co., Inc., 9400 Tripp St., Skokie, OR 5-8254

CARPENTRY Accent Bldg Co., Inc., 9400 Tripp St., Skokie, OR 5-8254

MASONRY

STRUCTURAL IRON Accent Bldg. Co., Inc., 9400 Tripp St., Skokie, OR 5-8254

PLASTERER OR DRYWALL Accent Bldg. Co., Inc., 9400 Tripp St., Skokie, OR 5-8254

ROOFING CONTRACTOR

ARCHITECTURAL AND SPECIAL PROVISIONS

Frame Garage Size 22/0 x 24/0 Addition- Brick Veneer, 10/9 x 21/4- See Attached Plans

483-30" roof overhang 11/48/67

ZONING B-1 FIRE DISTRICT NO CONST. CLASS 4B

MAX. HEIGHT 35' USE GROUP L3 APPEAL CASE 483

MINIMUM YARD SETBACKS FRONT 40' REAR 35'-3'

SIDE FRONT 12' SIDE 12'-3'

STREET OCCUPANCY FEE \$.00

BUILDING CONSTRUCTION FEE \$ 18.00

CERTIFICATE OF OCCUPANCY \$.00

DRIVEWAY PERMIT FEE \$.00

WRECKING FEE \$.00

GUARANTEE DEPOSIT \$ 7557.00

TOTAL FEE \$ 18.00

RESTORATION AND GUARANTEE DEPOSIT CHARGES \$

RELEASE APPROVED

AMOUNT RELEASED \$

NOTE: Additional applications shall be filed and permits obtained before starting on the plumbing work. sewer and water taps and stubs, electrical work, sidewalk construction. Heating and/or Air Conditioning work and such other work for which permits may be required. The Guarantee Deposit provides for 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 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 street, including walks, parkway and/or paving.

CONDITIONS: This permit authorizes only work for which a FEE has been noted and paid. The contractor shall construct work in accordance with the description set forth in the application, plans, and specifications and no error or omission in said application, plans, and specifications, as filed whether approved or not, shall relieve the permittee from conforming with the Building Code of Highland Park, Illinois and all other pertinent ordinances in the installation, alteration, or repair work of any such work.

NOTICE OF UNDERGROUND PUBLIC UTILITY FACILITIES Before excavating, grading or ANY other work below the surface of the ground, the under signed is responsible to notify the following utilities, securing location of and protection for all underground public utility facilities.

- NORTH SHORE GAS CO. 432-6000
COMMON WEALTH EDISON CO. 432-2900
ILL. BELL TELEPHONE CO. 611 REPAIR SERVICE
CITY WATER & SEWER DEPT. 432-0804 EXT. 72

By Geo. Daily OWNERS SIGNATURE

THIS PERMIT IS ISSUED WITH THE EXPRESS STIPULATION THAT IF THE EXISTING SIDEWALK IS IN BAD REPAIR IT SHALL BE RELAID AT THE OWNER'S EXPENSE.

1570 Hawthorn Ln. #14584

JOB ADDRESS

- ZONING COMPLIANCE
- SWIMMING POOLS
- DRIVEWAYS
- VENTILATION
- PARKWAY RESTORATION
- ROOFING
- FIRE PROTECTION

FINAL INSPECTION

FIRE PROTECTION

STEEL SETTING

CARPENTRY

MASONRY

FRAMING INSPECTION

SLABS - GARAGE & GRADE

SLABS - BASEMENT

FOUNDATION WALLS & DRAIN TILE

FOOTING & SOIL CONDITIONS

SITE INSPECTION

PERMITTED

5/13/68
Amended P.W.

4-4-68 Amended P.W.

3-11-68
Amended P.W.

12/1/67
Amended P.W.

11/28/67
Amended P.W.

11/6/67
Amended P.W.

010 I

CITY OF HIGHLAND PARK, ILLINOIS

INSPECTION RECORD

CITY OF HIGHLAND PARK, ILLINOIS

No. 14584

CERTIFICATE OF OCCUPANCY

DATE APPROVED 5-13-68

DATE ISSUED 6-3-68

010 I

1570 Hawthorn Lane
ADDRESS OF STRUCTURE

James Morrison
OWNER

Accent Building Co.
GENERAL CONTRACTOR

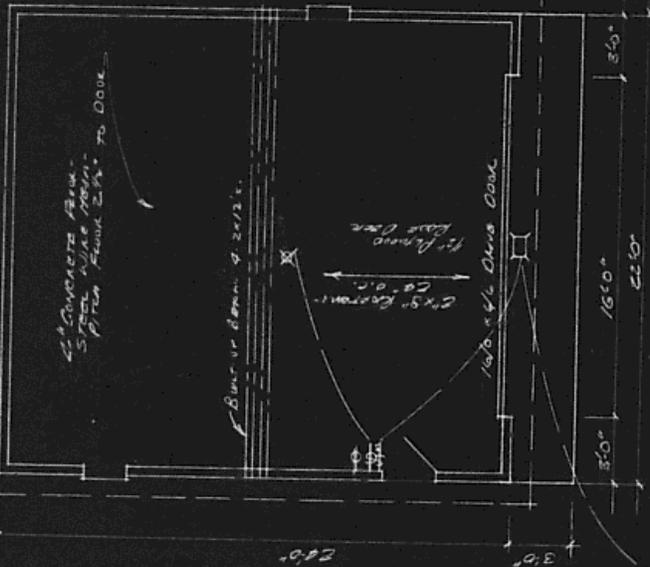
THIS IS TO CERTIFY THAT I HAVE THIS DATE INSPECTED THE ABOVE PREMISES AND THAT THE BUILDING SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF THE ORDINANCES OF THIS CITY APPLICABLE TO NEWLY CONSTRUCTED BUILDINGS, OR TO SUCH ALTERATIONS OR REPAIRS AS WERE COVERED BY THIS BUILDING PERMIT NUMBER AND THAT THE CONSTRUCTION, ALTERATION OR REPAIR HAS BEEN SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS UPON WHICH THE BUILDING PERMIT REQUIRED BY ORDINANCE WAS ISSUED.

THE FOLLOWING ITEMS ARE NOTED AS INCOMPLETE OR MISSING AND ARE LISTED AS EXCEPTIONS TO COMPLETION:
PLEASE CORRECT OR COMPLETE WITHIN _____ DAYS.

Walter Repholy
BUILDING INSPECTOR

1570 HAWTHORN LN.

WALL CONSTRUCTION: 2x4 STUDS 24" O.C.
 1/2" GYP BD, SHTG.
 1x8 DRAP FLESDING



Garage Plan
 Scale: 1/8" = 1'-0"

CONCRETE NOTE:
 REMAINING SOBS IN GARAGE AREA
 INSTALL 4" SLABS OVER THIS
 2" SAND FILL WITH 6" THICK
 CONC. AT PERIMETER OF SLAB



PLANS APPROVED
 SUBJECT TO CHANGES NOTED

City of Highland Park, Illinois
 10/16/1910

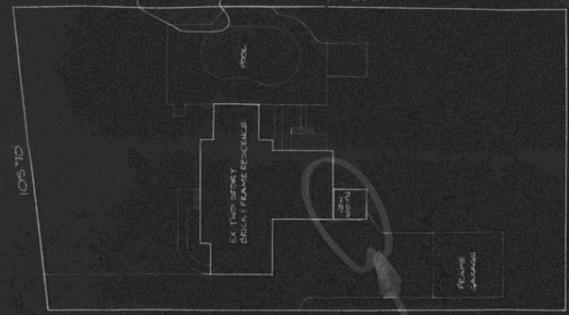
1570 Hawthorne Lane
 5807
 10/25/01

1570 HAWTHORNE



FLOOR PLAN - SCALE: 1/4" = 1'-0"

1570 HAWTHORNE LANE



Simple site plan, requirements:
 basement - 1111 sq. ft. living space
 all the floor - existing ground needs to be
 1' from floor, at top of slab,
 within 10' of any foundation edge

PLANS APPROVED
 10/25/01
 1570
 1570 P.O. 304

F.A.B. 4.5%
 TOTAL LOT AREA 19,440
 TOTAL ALLOW. F.A.G. 6,712
 TOTAL SQUARE FOOTAGE 4,559

REGISTERED PROFESSIONAL ARCHITECT
 SUBJECT TO THE DEPT.
 PLAN REVIEW CHECK LIST.

DATE: 10/25/01
 SIGNATURE: [Signature]
 REGISTERED PROFESSIONAL ARCHITECT



ALL PLUMBING FIXTURES, FITTINGS, AND ACCESSORIES TO BE SELECTED

FOUNDATION PLAN - SCALE: 1/4" = 1'-0"

GORDON REMODELS
 HIGHLAND PARK, ILLINOIS
 MARK T. GOLAN
 ARCHITECT, Ltd.
 1000 N. LAUREL ST. CHICAGO, ILL. 60610
 TEL: 312.462.1100
 FAX: 312.462.1101
 WWW.GOLANARCHITECT.COM

GENERAL NOTES

- Notify at least of any conditions which require deviation from these plans prior to commencement of such work.
- All work and materials shall comply with these plans and specifications, and applicable local and state codes, ordinances, and regulations, and any specifications and recommendations, accepted by planning and construction agencies.
- All footings shall be on a minimum 2,000 psi undisturbed soil. Notify architect if weaker soils are encountered or bearing depth shown on these plans.
- Follow ACI standards for all aspects of concrete work, including (but not limited to) but not limited to: mix design, curing, and cold weather concreting. Concrete mix shall be approved by the architect.
- Exterior dimensions are taken to face of framing. Interior dimensions are taken to face of drywall.
- Studs and other compressive members shall be construction grade lumber.
- Joist, rafters, headers, and other flexural members shall be min. 1,200 psi extreme fiber stress lumber.
- Bridge joists at max 8'-0" oc.
- Double floor joists under parallel eave lines.
- Interior partitions: 2x4 studs @ 16" oc.
- Door and window trim: match existing.
- Interior doors: match existing.
- Drywall shall be taped and finished. (Water resistant type at tub and shower).
- W/PAC wiring and layout shall be by mechanical contractor in accordance with ASHRAE standards. Tip off of existing system.
- Provide electrical service and electrical panel capacity as necessary for loading.
- Ceilinging shall be by electrical contractor.
- Recessed lighting shall be "IC" type cans for insulated ceilings.



NORTH

Light & Ventilation Data Schedule

Room	Area	Height	Lighting	Ventilation
Living Room	100 sq ft	8'0"	100 watts	100 cfm
Dining Room	100 sq ft	8'0"	100 watts	100 cfm
Kitchen	100 sq ft	8'0"	100 watts	100 cfm
Bathroom	50 sq ft	8'0"	50 watts	50 cfm
Bedroom	100 sq ft	8'0"	100 watts	100 cfm
Hallway	50 sq ft	8'0"	50 watts	50 cfm
Staircase	50 sq ft	8'0"	50 watts	50 cfm

NOTE: Windows to be double glazed with double glazing.



EAST

ELEVATIONS - SCALE 1/4" = 1'-0"



SECTION A - SCALE 1/4" = 1'-0"



RECEIVED FOR THE BOARD OF FIRE REGULATIONS
 BOARD OF FIRE REGULATIONS
 - - - - - TO THE LIST
 FOR REVIEW CHECK LIST.
 Date: 11/11/11
 Signature: [Signature]
 Approved: [Signature] Not Approved: []

GORDON
 MARK T. GOLIAN
 ARCHITECT, L.P.
 100 WEST 11TH STREET, NEW YORK, N.Y. 10011-3202
 DATE: 11/11/11
 SCALE: 1/4" = 1'-0"
 SHEET: 2
 OF: 2



Hawthorne Ln

Hawthorne Ln

EXHIBIT 2

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

Landmark Nomination Form

Date: May 16, 2016

1) Name of Property (original if known)	Wilson Cline House		
2) Street Address:	1570 Hawthorne Lane		
3) Legal description or P.I.N. (Permanent Index Number):	16-25-101-010		
4) Name and Address of Property Owner(s):	Michael & Karen Silverstein, [REDACTED]		
5) Present Use:	Single Family Residence	6) Past Use:	Single Family Residence
7) Architect:	John S. Van Bergen	8) Date of Construction:	1922
9) Written statement describing property and setting forth reasons it is eligible for landmark designation:			
<p>See attached document.</p> <p>(please include photos)</p>			
10) This structure is eligible for designation on the basis of the following criteria (see reverse page):	1, 4, 5, 6		
11) Name(s) of Applicant(s):	Lisa Temkin		
Address:	[REDACTED]		
Signature(s):	Lisa Temkin		
Address(es):			
12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):	Commissioner, Historic Preservation Commission		

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

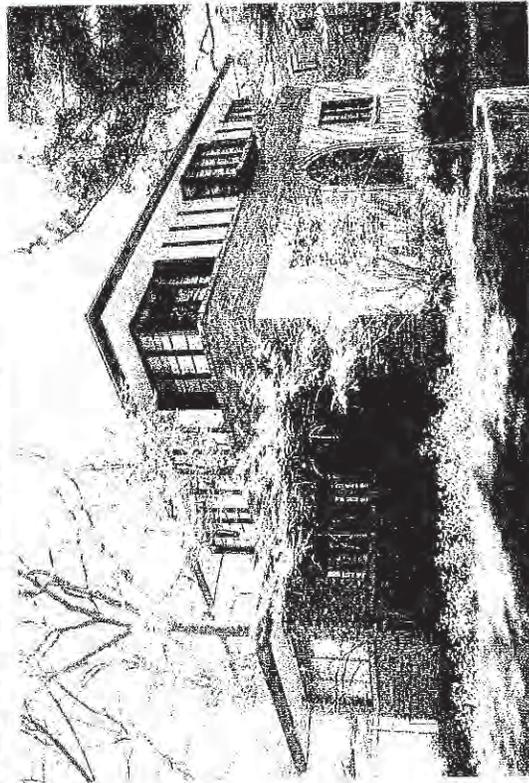
Criteria for Determining Highland Park Landmarks

In making decisions about which sites or structures qualify as Highland Park Landmarks the Historic Preservation Commission will decide within 45 days whether the nominated property meets one or more of the following criteria:

- (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, county, state, or country;
- (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;
- (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; and/or
- (9) It possesses or exhibits significant historical and/or archaeological qualities.

**Mr. and Mrs. James L. Whitehouse Residence and
Garage - 1937**

660 De Tamble - Highland Park, Illinois

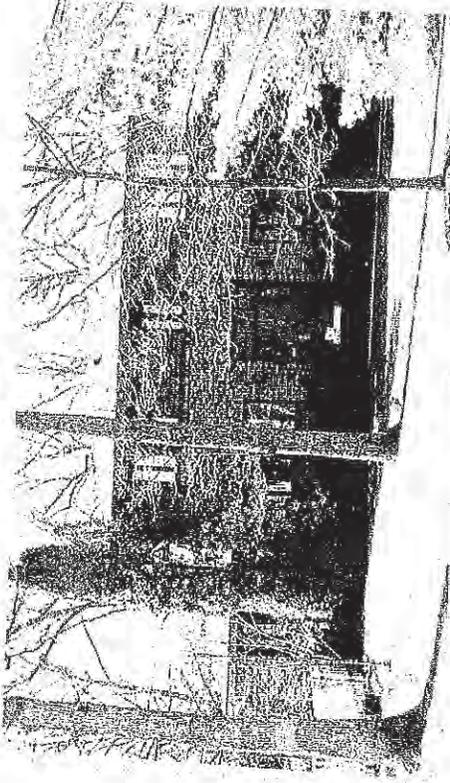


The simple refined house - the plan is a variation of the earlier "square" plan broadened into a rectangle and turned sideways. Also, the stair/entry core has evolved and divides the house in two halves - a transit area that divides the living and dining rooms.

The outstanding aesthetic characteristic of this design is the symmetrical front facade with the arched entry at its center.

There are some alterations; the veranda (originally open) is now enclosed, the low brick planters on either side of the front stairs have been removed and the garage has had a second story added. Blue prints exist and are dated April 23, 1937.

Wilson Kline Residence - ca. 1937
1570 Hawthorne Drive - Highland Park, Illinois



This house is very similar to the Whitehouse Residence, also in Highland Park.

Highland Park Landmark Nomination Form

- 1) Name of Property (original name): Wilson Cline House
- 2) Street Address: 1570 Hawthorne Ave., Highland Park
- 3) Legal description or PIN: 16-25-101-010
- 4) Name & address of Property Owner: William & Karen Silverstein, [REDACTED]
[REDACTED]
- 5) Present use: house unoccupied since current owner purchased fall 2015
- 6) Past Use: Single Family Home
- 7) Architect: John S. Van Bergen
- 8) Date of Construction: 1922
- 9) Written statement describing property & setting forth reasons it is eligible for landmark designation:

The residence is built in the Prairie Style and reflects Van Bergen's unique and complex details, such as the intricate brickwork, quality local materials, and the siting and scale of the house on the property. The arrangement of the rooms, including the now enclosed porch on the south side of the house, demonstrate Van Bergen's intention to use the natural landscape as a design element, placing what was once the open "verandah" among the trees and ravine (a pool has been added, trees removed). The veranda (open porch) with no windows or screens, allowed natural light and fresh air, the concept of bringing the "outside in". The use of high quality materials and craftsmanship and the prominent detailed entrance are original. The quarry tiles at the exterior front entrance are Van Bergen's signature and can be seen on every one of his designs, including Braeside School (and all his other HP designs). The square (as a shape), as seen in the tiles, is repeated throughout each of Van Bergen's designs, as an interior and exterior architectural detail. These features appear in most of Van Bergen's designs in a variety of ways and are seen throughout his entire career. The north and west additions, neither of which were designed by Van Bergen, were done in 1962 and 1991, and the front door was moved forward to be flush with the east facade. Despite the changes, the house received a rating of S for Significant in the survey and do not detract from the integrity of the house.

10) This structure is eligible for designation on the basis of the following criteria:

(1) It demonstrates character, interest or value as part of the development, heritage or cultural characteristics of the City, county, state or country;

(4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction or use of indigenous materials;

(5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, county, state, or country;

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

11) Name of Applicant: Lisa Temkin, [REDACTED]

12) Affiliation (Commission Member, Owner, City Council, Preservation Organization): Historic Preservation Commission since January 2009

Criteria 1: It demonstrates character, interest or value as part of the development, heritage or cultural characteristics of the City, county, state or country.

The Wilson Cline House at 1570 Hawthorne Lane was built in 1922 by John S. Van Bergen in the Prairie Style. Many of Chicago's great architects were living and working in Highland Park and the surrounding communities, leaving a large and excellent legacy for us to appreciate and study. The diversity of residential architectural styles is clearly evidenced in Highland Park and makes our neighborhoods particularly desirable. The house at 1570 Hawthorne is one of many design variations that evolved as Van Bergen matured as an architect.

The Prairie Style is known as a truly 'American' style of architecture developed by several very significant architects, including Frank Lloyd Wright, in the very early part of the 20th century. These architects were creating a style that dramatically diverged from the typical European architectural design and style that were commonly used all over the North Shore, Chicago, and the East Coast. The Cline House illustrates Van Bergen's ability to design well-built, well-designed houses for clients that were "middle-class", not necessarily the wealthy industrialists that many architects were seeking as clients. Van Bergen's sensibility was more about "good materials, good architecture, good siting" of the structure on the property to create the most natural, private and visually attractive environment. Van Bergen, like FLW, believed that a person didn't need to have tremendous wealth to have a well-designed house. This value is apparent in many of Van Bergen's designs and FLW's Ravine Bluffs in Glencoe, among others.

Criteria 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.

The Prairie Style was made famous by FLW though he is only one of many architects in Chicago that worked in the style. The Prairie Style is most commonly seen in the Midwest and was inspired by the open prairie landscape that is prevalent in the Midwestern states. Prairie structures are easily identifiable by specific architectural details commonly seen on Van Bergen designs and others. A low-pitched roof, built in gutter system, bands of windows--oftentimes-including corner windows. The structures have a horizontal or squat feeling and the choice of materials and the way they're used all reinforce the horizontal lines of the structure. Chicago and the surrounding suburbs have a wealth of Prairie structures built by Van Bergen and many of the other architects that worked in the style. The sheer number of structures in Chicago is due to the fact that the style was truly developed here. The legacy we have in Highland Park and Chicago metro area are evidence of the quality materials, craftsmanship and design that Van Bergen consistently used.

It should also be noted that Van Bergen was friends, neighbors and colleagues with landscape architect Jens Jensen. They collaborated on many projects in Highland Park over a period of about 12-15 years, incorporating the Prairie concept into the design of entire properties, from the landscape to the structures (including garages).

Criteria 5: It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, county, state, or country.

The Cline House demonstrates Van Bergen's skill, creativity and versatility as an architect. Van Bergen built schools (Braeside, Ravinia/Lincoln remodels, West Ridge, Chicago Junior School, etc), a commercial building (1884 Sheridan Rd.), apartment buildings (Oak Park), and an estate (Lake Forest), just to mention a few. The Prairie Style was made famous by Frank Lloyd Wright. Van Bergen worked for Wright starting in 1909 and was the architect to complete all the projects when Wright left the country. Before working for FLW, Van Bergen started his career as a draftsman for Walter Burley Griffin, another innovative architect working in the Prairie Style and one of the "Chicago 18". Van Bergen's creative use of space, siting, and indigenous and quality materials are evidenced by the legacy of his large body of work that still exists today. Highland Park has the highest density of Van Bergen structures, likely due to the fact that he lived and worked in Highland Park for 20 years. Van Bergen lived in Ravinia on Cedar Ave. (234 Cedar), and paid particular attention to quality craftsmanship and materials. Van Bergen also built homes in Ravinia for his mother and mother-in-law (290 Cedar), his sisters (291 Cedar and 1141 Linden), and his brother (1184 Wade St.). Van Bergen worked in the Prairie Style longer than his colleagues, into the late 1930's.

There are dozens of Van Bergen homes all over the North Shore, Barrington, Oak Park, Northfield, Minnesota, Santa Barbara and Montecito, California, just to name a few. Of Van Bergen's 50+ designs and remodels in Highland Park, all but 3 are still very well maintained and lived in. One house was lost to a fire (corner of Cedar and Wade).

Criteria 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 Wilson Cline house illustrates all the design elements that Van Bergen and the other Prairie architects used. The roofline, a low slung roof with deep eaves, create a visually horizontal structure. The materials in the Cline house are seen in all of Van Bergen's Highland Park designs--thin rectangular bricks laid in an unusual pattern create interest despite the simple material. The closed porch on the south side of the house would've been designed as an open veranda, to "to bring the outside in". There are many trees and plants around the east side of the veranda, creating shade, quiet and privacy--the idea of a "sanctuary", influenced by Van Bergen's friend Jens Jensen.

The lower two-thirds of the house are brick (a horizontal shape emphasized by horizontal mortar lines) with the upper third clad in wood. The visual effect of the two materials used in this way also accentuate the horizontal landscape. The windows all have horizontal panes of glass, mimicking the rectangular shape of materials and the house itself.

The front entrance also demonstrates Van Bergen's creative use of detailed and high quality brickwork. The entrance has been altered by making the door flush with the front facade (facing east) and could easily be restored to its original depth, recessed about 3 feet from its current location. Restoring the front entrance would draw the focus of the front facade to the door and entrance to the house. All the original brick is intact and in excellent condition.

The front entrance also has quarry tiles set into the cement entrance, Van Bergen's signature, which is seen on every one of his designs. Again, the use of the quarry tiles, an organic material that were found locally, repeats the square pattern. They are prevalent on Braeside School. One unusual element at the front entrance to the house is the transom window, now covered up. The transom was likely used to give light to the front hall since the property and neighborhood have dense tall trees. The

small windows flanking the door were common elements Van Bergen used, here, they are vertical rectangles.

The massing of the chimney is large and is in the center of the house. The living room fireplace is another tenet of Prairie style design--the fireplace is the gathering place for the family. FLW, Jensen and Van Bergen all used the concept of the hearth, the place people come together--same concept as the Council Ring.

Other Organic and quality materials commonly seen in Prairie style structures are stucco, wood—oak, cypress, flagstone and glass. All are present in the Cline house and remain in excellent condition. Again, the materials are used to emphasize the horizontal line. Little ornamentation or intricate design was used in Prairie designs either on the exterior or interior.

Additional information.

As mentioned, the small enclosed room on the north side of the house is not original to the house though the original brick was taken from the rear (west) wall of the house and reused on the front (east) facade of the north addition. The west addition in the rear was also added much later and is not sensitive to the style of the house or in the quality of materials or craftsmanship. The alterations could all easily be removed or modified without compromising the integrity of the original house.

The majority of Van Bergen's designs are not easily visible from the street. Valuing the siting of a house for purposes of natural light, privacy and the views from the interior, he built many of his designs on ravines, oftentimes at the intersection of 2 ravines—one reason many people are unaware of his large body of work as an architect (266 Delta Rd., 344 Bloom and many others). Awareness of siting is something seldom seen today. The placement of a house on a lot was, and still very important (garages, when they became useful due to cars, were always built behind the house. Van Bergen usually built houses set far back from the street—he wanted to create a feeling of being one with nature (Prairie Style tenet—remember Jens Jensen and FLW valued this as well). The Wilson house is set back from the street and likely had many more trees in 1922, providing privacy and quiet. Like many Van Bergen homes, this one is also in close proximity to a ravine where foliage creates

shade (no A/C in 1922) all around the house. The open veranda was strategically placed on the south side of the home, closest to the dense trees that provided screening, and had no windows or screens. Again, the concept of being in nature.

Every year the Frank Lloyd Wright Home & Studio host a house walk in Oak Park of some of the most significant private homes by FLW and others. The event is an Oak Park "tradition", drawing people from all over the world for the annual tour. This year on May 21 a Van Bergen house is being featured on the tour, evidence of Van Bergen's importance and talent.

<http://www.choosechicago.com/event/Wright-Plus-2016-The-Great-American-Housewalk/20839/>

In October of 2012, October became John Van Bergen Month when the HPC partnered with several other entities to create a large-scale month-long Public Education project, raising awareness in Highland Park and beyond. It was an honor to be nominated for a Governor's Hometown Award for Public Education for the Van Bergen project, which took a year to create. Mayor Rotering and I presented the project in Springfield.

Van Bergen Month was also the topic for a Landmarks Illinois Suburban Preservation Alliance meeting in December of 2012. I continue to receive emails from people all over Chicago and the country (recently someone in Denmark) inquiring about Van Bergen's work. To lose the Wilson Cline House would truly be a loss to our community, not to mention the body of Van Bergen's work. Marty Hackl's book about Van Bergen, his life, and his large contribution to Highland Park are well documented.

Van Bergen was civically minded and served on several local boards. He was the School District 108 architect for many years and consulted on many projects and repairs for the District.

Below is the entire list of known Van Bergen designed properties in Highland Park.

yr. built	Original Owner	Address
1920	John and Ruth Van Bergen	234 Cedar Ave.
1922	Wilson Kline Residence	1570 Hawthorne Dr.
1923	Paul Phelps Residence	1103 Linden Ave.
1924	Belle Bemis/Frank VB	295 Cedar Ave.
1924	Herman Pomper Residence	318 Maple Ave.
1924	Frank Von Geyso Residence	456 Woodland Ave.
1925	Herman Lanzl Residence	1635 Linden Ave.
1926	Moldaner & Humer Furriers	1894 Sheridan Rd.
1926	Clifford Raymond Remodel/Add	1050 Wade
1926 &	Harry S. Moses/Dudley Crafts	291 Marshman

'40	Watson	
1926	Jonas Steers Coach House Remodel.	132 Belle Ave.
1927	Ella Van Bergen/Frank VB	1184 Wade
1927 & '37	Ravinia School & Additions	763 Dean Ave.
1927 & '37	Braeside School & Additions	150 Pierce Rd.
1928	Raymond & May Watts	487 Groveland Ave.
1928	Herbert & Jessie VB Small	1141 Linden Ave.
1928	Mrs. Delia Fricke Residence**	1251 St. Johns Ave.
1929	Dr. Harry B. Roberts	344 Elm Pl.
1929	Lincoln School Clock	Lincoln Ave.
1930	Albert & Laura Stoddard	290 Cedar Ave.
1930	Frank Von Geyso Residence #2	450 Woodland Ave.
1935	Herman Black Residence	858 Baldwon
1935	John Shaver Residence	326 Delta Rd.
1936	R.K. Ohara Residence Remodel	319 Cedar
1936	E.L. Easton Residence Remodel.	575 Groveland
1936	Dr. George B. Lake Residence	344 Bloom St.
1937	James L. Whitehouse	660 De Tamble Ave.
1937	Lincoln School Additions	711 Lincoln Ave. West
1937	West Ridge School & Additions	636 Ridge Rd.
1938	Louis Haller Residence Remodel.	290 Marshman Ave.
1941	Albert Kurtzon Residence	266 Delta Rd.
1928/1948	Oscar H. Plotkin Residence Remodel.	77 S. Deere Park Dr.
1946	Mabel McKee House	511 Ravine Dr.
1946	Dr. Helen Sadler Residence	20 Acorn Ln.
1947	Albert Ramond Residence Remodel.	1881 Old Briar
1950	Harold White Res. #2	297 N. Deere Park Dr.
1946		2366 Egandale
1927 & 45	Mary Helmhold Residence Remod	288 N. Deere Park
1939	Myron Hexter Residence Remod	910 Judson
1921	Pierre Martineau Residence Remod	233 Woodland
1947/19	Alex/Alec Ross Residence	1000 Half Day

65		Remod		Rd.
1937	Morton Abelson Residence	Remod	834 Green Bay	Rd.

May 14, 2016 Landmark Nomination, 1570 Hawthorne Ave.

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

Landmark Nomination Form

Date: June 13, 2016

1) Name of Property (original if known)	Wilson Cline House		
2) Street Address:	1570 Hawthorne Lane		
3) Legal description or P.I.N. (Permanent Index Number):	16-25-101-010		
4) Name and Address of Property Owner(s):	William & Karen Silverstein, 1569 Forest Ave., Highland Park		
5) Present Use:	house unoccupied since	6) Date Purchased	Single Family Home
7) Architect:	John S. Van Bergen	8) Date of Construction:	1922
9) Written statement describing property and setting forth reasons it is eligible for landmark designation:			
<p>See attached document.</p> <p>(please include photos)</p>			
10) This structure is eligible for designation on the basis of the following criteria (see reverse page):	1, 4, 5, 6		
11) Name(s) of Applicant(s):	Christopher Enck		
Co-Applicants Address:	455 Birch, Winnetka		
Signature(s):			
Address(es):	660 De Tamble Ave. Highland Park		
12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):	Mr. Enck-Preservationist		

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

Criteria for Determining Highland Park Landmarks

In making decisions about which sites or structures qualify as Highland Park Landmarks the Historic Preservation Commission will decide within 45 days whether the nominated property meets one or more of the following criteria:

- (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, county, state, or country;
- (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;
- (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; and/or
- (9) It possesses or exhibits significant historical and/or archaeological qualities.

**Mr. and Mrs. James L. Whitehouse Residence and
Garage - 1937**

660 De Tamble - Highland Park, Illinois



A simple refined house - the plan is a variation of the earlier "square" plan broadened into a rectangle and turned sideways. Also, the stair/entry core has evolved and divides the house in two halves - a transit area that divides the living and dining rooms.

The outstanding aesthetic characteristic of this design is the symmetrical front facade with the arched entry at its center.

There are some alterations; the veranda (originally open) is now enclosed, the low brick planters on either side of the front stairs have been removed and the garage has had a second story added.

Blue prints exist and are dated April 23, 1937.

Wilson Kline Residence - ca. 1937

1570 Hawthorne Drive - Highland Park, Illinois



This house is very similar to the Whitehouse Residence, also in Highland Park.

Highland Park Landmark Nomination Form

- 1) Name of Property (original name): Wilson Cline House
- 2) Street Address: 1570 Hawthorne Ave., Highland Park
- 3) Legal description or PIN: 16-25-101-010
- 4) Name & address of Property Owner: William & Karen Silverstein, 1569 Forest Ave., Highland Park
- 5) Present use: house unoccupied since current owner purchased fall 2015
- 6) Past Use: Single Family Home
- 7) Architect: John S. Van Bergen
- 8) Date of Construction: 1922
- 9) Written statement describing property & setting forth reasons it is eligible for landmark designation:

The residence is built in the Prairie Style and reflects Van Bergen's unique and complex details, such as the intricate brickwork, quality local materials, and the siting and scale of the house on the property. The arrangement of the rooms, including the now enclosed porch on the south side of the house, demonstrate Van Bergen's intention to use the natural landscape as a design element, placing what was once the open "verandah" among the trees and ravine (a pool has been added, trees removed). The veranda (open porch) with no windows or screens, allowed natural light and fresh air, the concept of bringing the "outside in". The use of high quality materials and craftsmanship and the prominent detailed entrance are original. The quarry tiles at the exterior front entrance are Van Bergen's signature and can be seen on every one of his designs, including Braeside School (and all his other HP designs). The square (as a shape), as seen in the tiles, is repeated throughout each of Van Bergen's designs, as an interior and exterior architectural detail. These features appear in most of Van Bergen's designs in a variety of ways and are seen throughout his entire career. The north and west additions, neither of which were designed by Van Bergen, were done in 1962 and 1991, and the front door was moved forward to be flush with the east facade. Despite the changes, the house received a rating of S for Significant in the survey and do not detract from the integrity of the house.

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11) Name of Applicant: Lisa Temkin, 660 De Tamble Ave., HP

12) Affiliation (Commission Member, Owner, City Council, Preservation Organization): Historic Preservation Commission since January 2009

Criteria 1: It demonstrates character, interest or value as part of the development, heritage or cultural characteristics of the City, county, state or country.

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The Prairie Style is known as a truly 'American' style of architecture developed by several very significant architects, including Frank Lloyd Wright, in the very early part of the 20th century. These architects were creating a style that dramatically diverged from the typical European architectural design and style that were commonly used all over the North Shore, Chicago, and the East Coast. The Cline House illustrates Van Bergen's ability to design well-built, well-designed houses for clients that were "middle-class", not necessarily the wealthy industrialists that many architects were seeking as clients. Van Bergen's sensibility was more about "good materials, good architecture, good siting" of the structure on the property to create the most natural, private and visually attractive environment. Van Bergen, like FLW, believed that a person didn't need to have tremendous wealth to have a well-designed house. This value is apparent in many of Van Bergen's designs and FLW's Ravine Bluffs in Glencoe, among others.

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It should also be noted that Van Bergen was friends, neighbors and colleagues with landscape architect Jens Jensen. They collaborated on many projects in Highland Park over a period of about 12-15 years, incorporating the Prairie concept into the design of entire properties, from the landscape to the structures (including garages).

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The Cline House demonstrates Van Bergen's skill, creativity and versatility as an architect. Van Bergen built schools (Braeside, Ravinia/Lincoln remodels, West Ridge, Chicago Junior School, etc), a commercial building (1884 Sheridan Rd.), apartment buildings (Oak Park), and an estate (Lake Forest), just to mention a few. The Prairie Style was made famous by Frank Lloyd Wright. Van Bergen worked for Wright starting in 1909 and was the architect to complete all the projects when Wright left the country. Before working for FLW, Van Bergen started his career as a draftsman for Walter Burley Griffin, another innovative architect working in the Prairie Style and one of the "Chicago 18". Van Bergen's creative use of space, siting, and indigenous and quality materials are evidenced by the legacy of his large body of work that still exists today. Highland Park has the highest density of Van Bergen structures, likely due to the fact that he lived and worked in Highland Park for 20 years. Van Bergen lived in Ravinia on Cedar Ave. (234 Cedar), and paid particular attention to quality craftsmanship and materials. Van Bergen also built homes in Ravinia for his mother and mother-in-law (290 Cedar), his sisters (291 Cedar and 1141 Linden), and his brother (1184 Wade St.). Van Bergen worked in the Prairie Style longer than his colleagues, into the late 1930's.

There are dozens of Van Bergen homes all over the North Shore, Barrington, Oak Park, Northfield, Minnesota, Santa Barbara and Montecito, California, just to name a few. Of Van Bergen's 50+ designs and remodels in Highland Park, all but 3 are still very well maintained and lived in. One house was lost to a fire (corner of Cedar and Wade).

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The Wilson Cline house illustrates all the design elements that Van Bergen and the other Prairie architects used. The roofline, a low slung roof with deep eaves, create a visually horizontal structure. The materials in the Cline house are seen in all of Van Bergen's Highland Park designs--thin rectangular bricks laid in an unusual pattern create interest despite the simple material. The closed porch on the south side of the house would've been designed as an open veranda, to "to bring the outside in". There are many trees and plants around the east side of the veranda, creating shade, quiet and privacy--the idea of a "sanctuary", influenced by Van Bergen's friend Jens Jensen.

The lower two-thirds of the house are brick (a horizontal shape emphasized by horizontal mortar lines) with the upper third clad in wood. The visual effect of the two materials used in this way also accentuate the horizontal landscape. The windows all have horizontal panes of glass, mimicking the rectangular shape of materials and the house itself.

The front entrance also demonstrates Van Bergen's creative use of detailed and high quality brickwork. The entrance has been altered by making the door flush with the front facade (facing east) and could easily be restored to its original depth, recessed about 3 feet from its current location. Restoring the front entrance would draw the focus of the front facade to the door and entrance to the house. All the original brick is intact and in excellent condition.

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small windows flanking the door were common elements Van Bergen used, here, they are vertical rectangles.

The massing of the chimney is large and is in the center of the house. The living room fireplace is another tenet of Prairie style design--the fireplace is the gathering place for the family. FLW, Jensen and Van Bergen all used the concept of the hearth, the place people come together--same concept as the Council Ring.

Other Organic and quality materials commonly seen in Prairie style structures are stucco, wood—oak, cypress, flagstone and glass. All are present in the Cline house and remain in excellent condition. Again, the materials are used to emphasize the horizontal line. Little ornamentation or intricate design was used in Prairie designs either on the exterior or interior.

Additional information.

As mentioned, the small enclosed room on the north side of the house is not original to the house though the original brick was taken from the rear (west) wall of the house and reused on the front (east) facade of the north addition. The west addition in the rear was also added much later and is not sensitive to the style of the house or in the quality of materials or craftsmanship. The alterations could all easily be removed or modified without compromising the integrity of the original house.

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1924	Frank Von Geyso Residence	456 Woodland Ave.
1925	Herman Lanzl Residence	1635 Linden Ave.
1926	Moldaner & Humer Furriers	1894 Sheridan Rd.
1926	Clifford Raymond Remodel/Add	1050 Wade
1926 &	Harry S. Moses/Dudley Crafts	291 Marshman

'40	Watson	
1926	Jonas Steers Coach House Remodel.	132 Belle Ave.
1927	Ella Van Bergen/Frank VB	1184 Wade
1927 & '37	Ravinia School & Additions	763 Dean Ave.
1927 & '37	Braeside School & Additions	150 Pierce Rd.
1928	Raymond & May Watts	487 Groveland Ave.
1928	Herbert & Jessie VB Small	1141 Linden Ave.
1928	Mrs. Delia Fricke Residence**	1251 St. Johns Ave.
1929	Dr. Harry B. Roberts	344 Elm Pl.
1929	Lincoln School Clock	Lincoln Ave.
1930	Albert & Laura Stoddard	290 Cedar Ave.
1930	Frank Von Geyso Residence #2	450 Woodland Ave.
1935	Herman Black Residence	858 Baldwon
1935	John Shaver Residence	326 Delta Rd.
1936	R.K. Ohara Residence Remodel	319 Cedar
1936	E.L. Easton Residence Remodel.	575 Groveland
1936	Dr. George B. Lake Residence	344 Bloom St.
1937	James L. Whitehouse	660 De Tamble Ave.
1937	Lincoln School Additions	711 Lincoln Ave. West
1937	West Ridge School & Additions	636 Ridge Rd.
1938	Louis Haller Residence Remodel.	290 Marshman Ave.
1941	Albert Kurtzon Residence	266 Delta Rd.
1928/1948	Oscar H. Plotkin Residence Remodel.	77 S. Deere Park Dr.
1946	Mabel McKee House	511 Ravine Dr.
1946	Dr. Helen Sadler Residence	20 Acorn Ln.
1947	Albert Ramond Residence Remodel.	1881 Old Briar
1950	Harold White Res. #2	297 N. Deere Park Dr.
1946		2366 Egandale
1927 & 45	Mary Helmhold Residence Remod	288 N. Deere Park
1939	Myron Hexter Residence Remod	910 Judson
1921	Pierre Martineau Residence Remod	233 Woodland
1947/19	Alex/Alec Ross Residence	1000 Half Day

65		Remod	Rd.
1937	Morton Abelson Residence	Remod	834 Green Bay Rd.

May 14, 2016 Landmark Nomination, 1570 Hawthorne Ave.

EXHIBIT 3



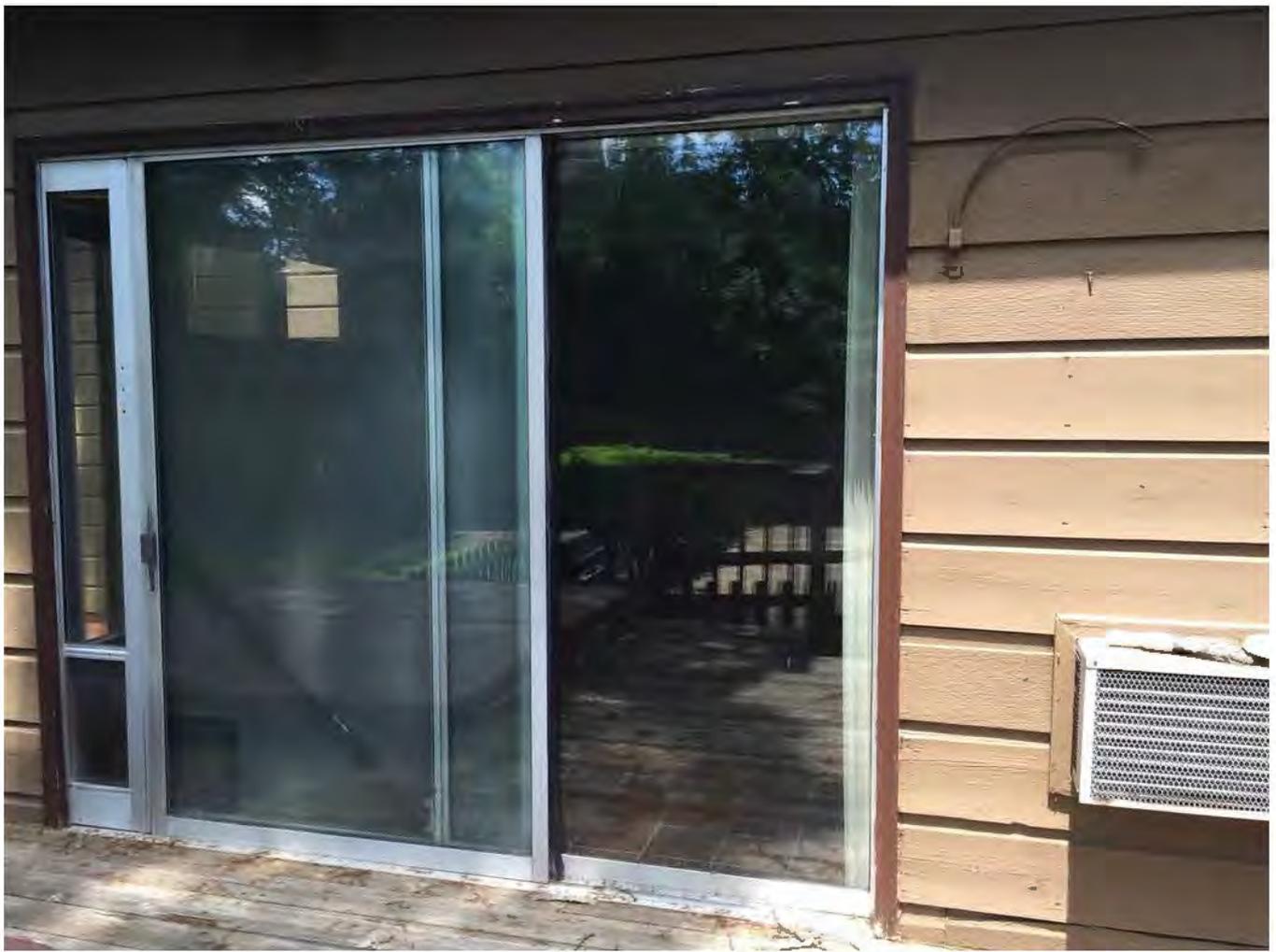








EXHIBIT 4

Wilson Kline Residence - ca. 1922

1570 Hawthorne Drive - Highland Park, Illinois



■ Though very similar in plan to the Whitehouse Residence (also in Highland Park), this design is more than a decade earlier and is much more spacious.

There have been some heavy handed alterations and additions over the years and the house retains little original character. As seen in the above photo, the front door has been pushed out into what was a sheltered entry portal. This ruins the dimensions of the facade, flattening it, making it just a single flat surface. This also hides the interesting brick pattern around the portal.

That alteration along with the current monochromatic paint scheme and roof color blur the original rich textural character of the structure.



Click on photos to enlarge

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EXHIBIT 5

ARCHITECTURAL RESOURCES IN HIGHLAND PARK
Central Avenue/ Deerfield Road Area
Central East Highland Park Area
A Summary and Inventory

HISTORIC PRESERVATION ADVISORY COMMISSION

Prepared by:
Historic Certification Consultants
1105 West Chicago Avenue, Suite 201
Chicago, Illinois 60622

July 15, 1999

Architectural Resources in Highland Park, Illinois:
A Summary and Inventory
Central East Area
Central Avenue/Deerfield Road Area

City of Highland Park

1707 St. Johns Ave.
Highland Park IL, 60035
(847)432-0800

Daniel Pierce, Mayor

City Council

Michael C. Brenner
Michael C. Belsky
Peter J. Koukos
Steven W. Mandel
Karen S. May
Marilyn N. Weinger

Historic Preservation Commission

Elliot Miller, Chairman
Richard Becker, Vice-Chairman
Barbara Becker
Howard Eglit
Joe Harrison
Daniel W. Kahn
Diana Melichar
Louis Natenshon
Sandra Werner

Karen S. May, City Council Liaison
Mike Evans, Park District Liaison
Julia Johnas, Library Liaison
Leah Axelrod, Citizen Advisor
Susan Benjamin, Citizen Advisor

Prepared for the Highland Park Historic Preservation Commission by:
Historic Certification Consultants
1105 West Chicago Ave., Suite 201
Chicago, IL 60622

1999

SURVEY METHODOLOGY

Every principal structure and most secondary structures on every street within the two survey areas have been viewed and evaluated by a team of field surveyors. A complete database by property address has been created, as well as an individual data form with one black and white photograph for each principal structure and each secondary structure in the survey areas. The database and individual data forms both include the following information: use, condition, integrity, architectural style, construction date, architect or builder when known, architectural features, alterations, and a significance rating. The forms contain current photographs of the primary and secondary structures at each address, and are archived at the City of Highland Park Department of Community Development.

Several ways of collecting information were used to complete the database and data form for each principal structure surveyed. (See sample survey form in Appendix C) The surveyor recorded most items based on observation in the field – use, architectural style, description of architectural features, and any alterations. The surveyor also estimated a date of construction and indicated it with a “c.” Available building permit records in the offices of the city of Highland Park were used to verify construction and alteration dates and information from them was recorded on the back of the forms. A variety of published texts, walking tours, and guidebooks on Highland Park architecture were also consulted.²

The main sources used to determine architectural styles were *A Field Guide to American Houses* by Virginia and Lee McAlester (1985) for high-style buildings and *Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley* by John A. Jakle, Robert W. Bastian, and Douglas K. Meyer (1989) for vernacular building types.³ Descriptions of specific architectural features relied on the *Old-House Dictionary* by Steven J. Phillips (1989).

In the field, the surveyor made a judgment on the integrity and the significance of each structure based on specific evaluation criteria. The survey forms were later reviewed in the office so that an individual building could be evaluated within the context of the city as a whole.

EVALUATION CRITERIA

All principal buildings in the areas surveyed were evaluated for local architectural significance using the criteria for architectural significance as stated in the Highland Park Ordinance. An "S"

² These included: Philip Berger. *Highland Park: An American Suburb at its Best*, Marvyn Wittelle. *Pioneer to Commuter: The Story of Highland Park; Heritage and Grace House Tour*, September 28, 1997; *Highland Park by Foot or Frame, an architectural and historical odyssey*, 1980; *Ravinia.. A Symphony of styles*, September 8, 1996.

³ Additional Sources include: John M. Baker, *American House Styles: A Concise Guide* New York: W. W. Norton & Co., 1994.; John J.-G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, New York: W. W. Norton and Co., 1981.

indicates that the building would be eligible for listing as an individual local landmark. A "C" indicates that it would be a contributing building in a locally designated historic district. An "NC" would be a building that is non-contributing to the time period of significance for a local historic district. Although the local ordinance itself only uses the contributing and non-contributing ratings, the use of "S" in this survey is a way of distinguishing from among contributing buildings those that are exceptional. Since there is no age limit in the local ordinance, buildings less than fifty years old with exceptional architectural merit could be ranked significant. Integrity, that is, the degree of original design and historic material remaining in place, was factored into the evaluation. No building was considered locally significant if it had more than minor alterations. Similarly, buildings that might otherwise be considered contributing because of age and historic style, but that have been greatly altered, were ranked as non-contributing. Buildings were evaluated primarily for their architectural significance, with historical significance, known in only a few cases, being a secondary consideration. It is possible that a building could be elevated to a locally significant ranking and thus considered for individual local landmark designation by the Historic Preservation Commission if additional historic research identifies an association with important historical figures or events. For some buildings whose significant historic features have been concealed or altered, they might also be re-ranked as locally significant if unsympathetic alterations are removed and significant historic features restored.

Second, all principal and secondary structures on a property were analyzed for potential National Register listing. A "Y" (Yes) indicates that the surveyed building likely would be a good candidate for individual listing on the National Register. An "N" (No) indicates that it would not. "Criteria" refers to the National Register criteria which were considered. Only criterion "C," architectural significance, was used in evaluating potential National Register eligibility. Criteria "A" and "B" which refer to historical events and persons, were not considered. For the question, contributing to a National Register District, a "C" building would be a good contributing building in a National Register historic district. A "NC" building would not. Some buildings are already listed on the National Register or in a National Register district. If so, they are marked Y or C just as those that are likely but unlisted candidates, and they are marked "NR" under "listed on existing survey."

The other notations under "listed on existing survey" include IHSS, which indicates the building was included in the Illinois Historic Structures Survey, completed by the State Historic Preservation Office in the early 1970s; HP, which indicates the building was previously surveyed in the c.1980 local survey on file in the Highland Park Community Development Department; and HPL, which indicates the building has been designated a local landmark.

Architectural integrity is evaluated by assessing what alterations to the original historic structure have occurred. Structures were considered unaltered if all or almost all of their historic features and materials were in place. Minor alterations were those considered by the field surveyor to be reversible. Generally, aluminum, vinyl or other siding installed over original wood clapboard siding is considered a reversible alteration. Major alterations include irreversible changes and additions. These include porches and other architectural detailing that have been completely removed and for which there is no actual physical evidence or photo documentation to accurately reproduce them; window changes in which the original window opening size has been altered and there is no

EXHIBIT 6

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 1570
 STREET Hawthorne Ln
 ROLL # 25
 FRAME #s 15a, 17a
 ROLL #
 FRAME #s

GENERAL INFORMATION

<u>CLASSIFICATION</u>	building	<u>PRESENT USE</u>	single-family	<u>CONDITION</u>	excellent
<u>SECONDARY STRUCTURES</u>	detached garage	<u>ORIGINAL USE</u>	single-family	<u>INTEGRITY</u>	minor alterations

ARCHITECTURAL INFORMATION

<u>ARCHITECTURAL STYLE/TYPE</u>	Prairie	<u>NO. OF STORIES</u>	2
<u>ARCHITECTURAL DETAILS</u>		<u>EXT. WALLS (current)</u>	brick wood clapboard
<u>ORIGINAL CONSTRUCTION DATE</u>	1925	<u>EXT. WALLS (original)</u>	brick wood clapboard
<u>SOURCE</u>	Prairie School Review 1976, 30	<u>FOUNDATION</u>	poured concrete
<u>OVERALL SHAPE OR PLAN</u>	rectangular	<u>ROOF (type & materials)</u>	hipped asphalt shingle
<u>LANDSCAPE FEATURES</u>	20' setback; on dead end residential street; side driveway; mature trees	<u>WINDOW MATERIAL, TYPE(S)</u>	wood casement 4 light
		<u>PORCH</u>	

SIGNIFICANT FEATURES: Paired 4 light casement windows; brick stringcourse, soldiercourse lintels, sills, and ornamental brick front entry surround; stained glass transom over front door; side wings flanking each side

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Front door

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: S

Significant (S) _____ Contributing (C) _____
Non-Contributing (NC) _____

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) N

Criteria _____

CONTRIBUTING TO A NATIONAL REGISTER DISTRICT? (C or NC) C

Contributing secondary structure? (C or NC) C

LISTED ON EXISTING SURVEY:(IHSS, NR, etc.) HP



RESEARCH INFORMATION

HISTORY

HISTORIC NAME: Kline, Wilson House

COMMON NAME: _____

HISTORIC INFORMATION: _____

ARCHITECTURE

ARCHITECT Van Bergen, John

SOURCE Susan Benjamin

BUILDER _____

COST _____

OTHER ARCHITECTURAL INFORMATION: _____

AREA Central East

SURVEYOR Jennifer Kenny

DATE 12/08/1998

PIN _____

RESEARCHER _____

DATE _____

EXHIBIT 7

Van Bergen was to spend almost an entire year working for Wright and what a year it was! Van Bergen's own words best describe his tenure in Wright's office. When he first came to Wright's office the others still remaining were "...for a while, Marion Mahoney, Alfred MacArthur, Taylor Wooley and William Drummond as chief draftsman. Miss Isabel Roberts was Wright's secretary. One or two other draftsmen came for short intervals.

"When Wright finally went off with Mrs. Cheney, I was the only one (except for Miss Roberts) on the payroll. I doubt if I ever received my last few weeks pay (quite the custom with FLW). I completed the work then in the office, with much help from Miss Roberts." ⁶ "It fell to my lot to try to clean up whatever was being constructed, and believe me, the contractors did their best to slick over their work and insisted that the Boss told them to omit items called for in both plans and specs. Then too, Wright had collected most of his fees in advance and owners were ready to murder him could they have laid hands on him. As a very inexperienced draftsman and superintendent you can imagine my plight." ⁷ During this time, "...clients were ready to chew me up when they learned that FLW had gone. I learned a lot during those trying weeks." ⁸ While Griffin took great pains in explaining things, "F.L.W. always took the attitude that everyone in his office was trying to copy his work and seemed very jealous of any draftsman who tried to get ahead. He never had a good word for any of his old men. Walter Griffin was 'that draftsman who went to Australia' and so on." ⁹

Finally, in December 1909, Van Bergen left Wright's office and only Isabel Roberts remained. Soon after, Wright closed his Oak Park studio forever and turned his practice over to others. However there was still much mopping up to do with old Wright clients. Many of these clients, including the Coonleys, hired William Drummond. In June 1910 Van Bergen went to work for William Drummond who was doing, among other things, repair work on the Coonley's residence.

According to Van Bergen, "...The Coonleys were very disgusted with FLW's action of running off to Europe and any construction they had in mind would have been given to Drummond. Most of the roofing tile on their Riverside home had disintegrated and they commissioned Drummond to remove said roofing tile and re-cover with a hoped for permanent make. I superintended this repair work and remember it was quite extensive and very expensive. As I remember, the new tile was slightly darker in color. F.L.W. many times used much inferior materials in order to get his selection of color. Cost or permanency didn't matter much." ¹⁰

Such experiences must have had a strong influence on Van Bergen throughout his career. Most of his own buildings have the reputation of being extremely well built.

JOHN S. VAN BERGEN " ARCHITECT "
OAK PARK ILLINOIS "

John S. Van Bergen, Architect

While still in Drummond's employ, Van Bergen went back to Chicago Technical School in November 1910 and received his certificate and then his license in March, 1911. He left

Drummond in June as his own commissions started coming in. During the next several years, commissions came in so quickly that Van Bergen himself had to hire draftsmen of his own to help get the work out.

Even though he was very busy with his own practice he was one of the few old friends who maintained a working relationship with Frank Lloyd Wright. From 1911 until the Wright's tragedy in 1914 (the murder of Mrs. Cheney, her children and others - and the fire destroying much of Wright's Wisconsin retreat, "Taliesin", by an angry servant) Van Bergen made several trips to Taliesin and was probably involved in several of Wright's projects during that time. Thankfully Van Bergen was not at Taliesin during that tragic day; he had left a week or so before. The story he often told his daughters is that if he were at his usual place in the dining room for that fateful meal, he would have been the first one out the door during the fire and thus the first one murdered.

Afterwards, his and Wright's paths crossed less often. As Wright struggled with the ups and downs of his own life and career working his way from one scandal to the next, Van Bergen settled down and pursued a much more quiet struggle. From 1911 until 1917 Van Bergen had no less than 36 commissions and projects. These were the years he designed the "Prairie" houses that he is best known for. Yet he felt that he should not be judged by these designs alone, for they were still immature. He felt that his better work had mostly been since that time. The work that really defines Van Bergen as a mature architect certainly was created after World War I. Before the war, it had been a busy time and Van Bergen was gaining much experience, but he seemed to have little time to reflect on and to distill all the experiences and influences that he had encountered. He had, by the end of the teens, already met and worked with [Jens Jensen](#), the great landscape architect, but Jensen's influence barely began to show until the 1920s, when the two men lived near each other in Highland Park and became close friends.

When World War I arrived, Van Bergen, with all other architects at the time, had suddenly to face the prospect of no work at all for possibly several years. As he described it: *"I was in business for myself at this time and I found that World War I in Europe, with U.S. joining in 1917 caused a general unrest and a great fear. People were doubling up their families and would not think of expanding on their own. The future looked very black."*

He went on: *"I designed [an 18 apartment building in Oak Park, Ill.](#) during that time and the owner was one who could see into the future.. There were over 200 vacant apartments in Oak Park at the time and banks tried to discourage him, but this building was half filled and completely rented before I completed it. It must have been the modern planning and type of building that filled the project. It is greatly desired, even to this day, so I am told."* **11**

This however was the last client willing to take a gamble, and Van Bergen's career came to a dead stop. So in March 1918, he enlisted in the army and was ready to go to Europe. On April 6, 1918, however, the Army appointed him First Lieutenant in the Quartermaster Corps and stationed him in Washington D.C. until October when he was sent to Fort Sheridan, Illinois. His experience as an architect, as well as his age (he was 33) and probably some physical reasons kept him away from the front. Soon, on August 18th of the same year, he was appointed Captain. On August 1st, 1919, he was discharged.

During his time at Fort Sheridan, the influenza outbreak was claiming many soldiers in the army. Hospital beds were in very short supply as sick soldiers were shipped back home by the thousands. Van Bergen was given the job of overseeing the quick conversion of existing buildings into hospital wards.

At this same time, another volunteer was working at Fort Sheridan as a "Gray Lady". Ruth Bemis, was from Highland Park, Illinois, near Fort Sheridan. Among her duties, she cared for the

comfort of the sick soldiers by reading to them and other miscellaneous jobs.



Ruth Bemis as a young woman.

Photo courtesy of Joan Kopplin

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EXHIBIT 8

John Van Bergen

John S. Van Bergen (1885-1969)



Biography

John Shellette Van Bergen was born in Oak Park, Illinois. As a young man he worked for an uncle who was a speculative residential contractor. He became interested in architecture, and, through family connections was hired as an apprentice by Walter Burley Griffin. Griffin had worked for Frank Lloyd Wright's before starting his own practice in 1905. Van Bergen studied for the architecture license examination at the Chicago Technical College, and, in 1909, was the last employee hired by Frank Lloyd Wright at his Oak Park Studio.

Van Bergen was licensed in 1911 and opened his first office in Oak Park. His early projects, mostly in Oak Park, were predominantly residential and largely in the style of the Prairie School, which he learned in Griffin's and Wright's studios.

For these private homes, his designs expressed the casual side of prairie architecture through his selection of material, roof lines, or detailing.

He did his World War I at Fort Sheridan where he worked on the conversion of existing buildings into hospitals. After his discharge in 1919, he married, settled in Ravinia and resumed his practice. He lived in Highland Park for 26 years and did some of his best work here. His wife, Ruth was the office and business manager for the practice.

Besides raising their two daughters in Highland Park, the Van Bergens were active in the community. He was on the Buildings and Grounds Committee for School District 108, he founded the organization, "The Friends of Our Native Landscape" with his neighbor and friend, Jens Jensen and his wife was active in the garden club.

At the end of the Second World War they sold their home in Highland Park and moved to a rural area in Hawthorne Woods; later they moved to Lake Barrington. His private architectural practice was slowing considerably, largely due to the boom of mass produced tract housing that was fueled by the needs of returning veteran. Although this was not Van Bergen's primary interest, he became in essence, a small developer, buying large tracts of land, subdividing and selling the lots, sometimes with a home of his own design.

In 1955 the Van Bergens moved just outside of Santa Barbara, California. His younger brother and sister, whom he had persuaded to move to Highland Park in the Twenties, had already moved to California. This time it was older brother's John turn to move to be near them. Van Bergen's architecture practice continued, on a diminished scale in California. Again, he augmented it by subdividing tracts of land for residential development. Tragedy occurred in 1964. His home and studio were destroyed in a wildfire and he lost virtually all his drawings and other records of his 44 years as a designer. They rebuilt their home, but after a series of strokes, John Van Bergen died in 1969 at the age of 84.

Significance

Until recently, Van Bergen has primarily been known as an assistant to Frank Lloyd Wright, and the one who was left to wrap up the practice and complete the projects under construction in 1909 when Wright eloped with Mamah Cheney. In recent years there has been a re-evaluation of the Prairie School and Van Bergen's stature as a major architect has emerged.

Featured Events

Jun

21

"Visions of Highland Park Past & Present" Exhibition

This June art, photography and memorabilia will be displayed throughout Highland Park's historical City Hall. The artwork will depict our community's unique past and present. Artwork from the 19th and 20th Century on loan from The Highland Park Historical Society archives, will be exhibited with juried artwork from present day North Shore artists', visions of Highland Park. This exhibit honors the important milestone of The Highland Park Historical Society's 50th Anniversary.

Please donate to help us preserve history

Donate



Marion Mahoney Griffin, who also worked for Wright at that time, wrote in her autobiography:

"The enthusiastic and able young men as proved in their later work were doubtless as influential in the office later as were these early ones but Wright's early concentration on publicity and his claims that everybody was his disciple had a deadening influence on the Chicago group."

The Prairie School is usually thought to have ended before World War 1. Not true. Van Bergen continued to design in the Prairie Style throughout the 1920's and well into the Thirties and he did some of his best work in this period. By this time the automobile is a part of suburban life and Van Bergen's designs started to include attached garages. This is an example of how he strove to keep up with technology and meet his clients' needs

His house and studio, which he built at 234 Cedar Street in 1920, is a fine example of his approach to the prairie style. Van Bergen and the landscape architect Jens Jensen were neighbors. The older Jensen became a mentor to Van Bergen and collaborated on several projects. Van Bergen was inspired by Jensen's love of the area's indigenous prairie setting and he created buildings that were harmonious with their natural surroundings.

Van Bergen designed Braeside School (one of the few Prairie designed schools ever built) in 1927 and an addition ten years later. He regarded it as his masterwork.

Unlike many important architects, Van Bergen is not known for designing mansions or tall buildings. Instead his best works are schools and a series of modestly sized, single family homes. His work shows that brilliant, innovative design can accompany affordability and livability. His excellent sense of proportion and use of stratified stonework resulted in structures, which are so visually striking that they are often mistaken for the work of better known Prairie architects. The importance of Van Bergen's work is just beginning to be appreciated and Highland Park is fortunate to have so many good examples of his mature style.

Bibliography and Internet Resources

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EXHIBIT 9

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, January 14, 2016, at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park
Historic Preservation Commission
Thursday, January 14, 2016
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Minutes**
 - A. December 10, 2015 Regular Meeting
- IV. **Scheduled Business**
 - A. **Determination of Significance**
 - 804 Moseley Avenue
 - 436 Hazel Avenue
 - 1463 Arbor Avenue
 - 2944 Greenwood
 - 1127 Ridgewood Drive
- V. **Discussion Items**
 - Staffing changes
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for February 11, 2016
- VIII. **Adjournment**

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

MEETING DATE: Thursday, December 10, 2015

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

CALL TO ORDER

At 7:31 p m., Chairwoman Thomas called the meeting to order & asked Staff to call the roll.

ROLL CALL

Commissioners Present: Chairwoman Thomas, Commissioners Bramson, Temkin, Becker, Fradin, Curran

Commissioner Absent: Reinstein,

Ex-Officio Member Present: Benjamin

Park District Liaison Present: Mike Evans

Library Liaison Present: Julia Johnas

Councilman Present: Blumberg

Student Council Absent: Bartell

Staff declared that a quorum was present.

Staff Present: Cross

Also Present: Cerabona

APPROVAL OF MINUTES

1. Commissioner Temkin moved to approve the November 12, 2015, regular meeting minutes as amended. Commissioner Bramson seconded the motion.

On a roll call vote

Voting Yea: Chairwoman Thomas, Commissioners Bramson, Temkin, Becker, Fradin, Curran

Voting Nay: None

Chairwoman Thomas declared that the motion passed unanimously.

SCHEDULED BUSINESS

Chairwoman Thomas advised this evening's order will change, having the Certificate of Appropriateness first.

1. Certificate of Appropriateness

- a. 132 Bell Avenue – Conversion of an existing screen porch into an enclosed four-season porch on the rear of the property

Staff reviewed the plan:

- Converting screened-in porch to a four-season room over the ravine
- Standards were referenced; none conflicting

1 Applicants, Mr. & Mrs. Bruce Wright, introduced themselves.

2
3 Some HPC comments are:

- 4 • Perfect mirror image of the front

5
6 Commissioner Curran moved to approve the Certificate of Appropriateness.

7
8 On a roll call vote

9 Voting Yea: Chairwoman Thomas, Commissioners Bramson, Temkin, Becker, Fradin, Curran

10 Voting Nay: None

11
12 Chairwoman Thomas declared that the motion passed unanimously.

13
14 2. Determination of Significance

15 a. 1725 Elmwood Drive

16 Staff reviewed the plan:

- 17 • Mid-Century traditional house
- 18 • Single-car garage; forward design
- 19 • Upper story
- 20 • Built in 1952
- 21 • Fritz Huszagh is the architect
- 22 • Listed as a Job C

23
24
25 Park District Liaison Mike Evans arrived at 7:37 p.m.

26
27 Applicant, Vu Trieu, with North Shore Development Group advised:

- 28 • House is 1,200 sq. ft.; tearing down and building a 3,600 sq. ft. house

29
30 Commissioner Bramson moved that the house does not meet any of the landmark criteria. Commissioner Fradin
31 seconded the motion.

32
33 On a roll call vote

34 Voting Yea: Chairwoman Thomas, Commissioners Bramson, Temkin, Becker, Fradin, Curran

35 Voting Nay: None

36
37 Chairwoman Thomas declared that the motion passed unanimously.

38
39 b. 1570 Hawthorne Avenue

40 Staff reviewed the proposal:

- 41 • Built in 1922
- 42 • Prairie style
- 43 • Jolin Van Bergen is the architect
- 44 • Additional room built in rear and another room attached to that as well
- 45 • Swimming pool
- 46 • Detached garage
- 47 • Doorway has been modified

48
49 Audience Member, Marty Hackl, stated:

- 50 • The house marries different elements of Mr. Van Bergen
- 51 • Additions are easily reversible
- 52 • Porch on left is original
- 53 • House is original; woodwork has been painted

- 1 • Is structurally sound
2 • Eaves are stucco
3 • Perfect house to restore
4

5 Councilman Blumberg stated:

- 6 • Neighborhood is fairly eclectic
7 • Nearby homes were compared
8

9 Applicant is Cal Bernstein, Attorney at Law, Samuels & Bernstein, 491 Laurel Avenue, Highland Park, IL.
10

11 Some HPC comments are:

- 12 • Why do they want to tear the house down? Mr. Bernstein advised – they want to tear down and enlarge
13 their property. He noted the owners learned this house retains little character.
14 • Did the realtor tell the owners the house has a Significant status? Mr. Bernstein advised – he doesn't
15 know
16 • Meets #1,3,4,5, & 6 landmark criteria
17 • Disagree with #3 landmark criteria
18 • Meets #1, 4, 5, & 6 landmark criteria with a one-year delay
19

20 Commissioner Curran moved that this home meets #1, 4, 5, & 6 landmark criteria. Commissioner Temkin seconded
21 the motion.
22

23 On a roll call vote

24 Voting Yea: Chairwoman Thomas, Commissioners Bramson, Temkin, Becker, Fradin, Curran

25 Voting Nay: None
26

27 Chairwoman Thomas declared that the motion passed unanimously.
28

29 Ex-Officio Member Benjamin asked about a Planned Development (with back yard). Councilman Blumberg
30 stated a PUD is intended to address development. It is an important house in Highland Park. Combined and
31 separate pin numbers were discussed. It was stated that consolidated lots can change setbacks.
32

33 Councilman Blumberg noted these important topics and issues could be discussed as a future agenda item. He
34 stated an opportunity should be investigated to change the code, educate the owner, and address tear down
35 delays, etc.
36

37 Commissioner Temkin stated it is important as a body of work; there is nothing wrong with this house.
38

39 Planning and zoning issues were addressed. Multi-family, commercial situations, new constructions were
40 referenced.
41

42 Commissioner Bramson asked if this house can be moved elsewhere. Commissioner Temkin stated it's not
43 practical. Commissioner Bramson suggested Mr. Bernstein advise the owners to relocate the house (for a tax
44 incentive). She stated there is a difficulty saving homes in Highland Park.
45

46 Student Council Bartell departed at 8:21 p m.
47

48 Councilman Blumberg suggested forming a Task Force with the Applicant to find a buyer to relocate the
49 house.
50
51
52
53
54
55

1 **DISCUSSION ITEMS**

- 2
3 • Thank You to Outgoing Commissioners

4
5 Planner Cross presented Resolutions which Chairwoman Thomas read for Commissioners Curran & Bramson.
6 An applause was given to these outgoing Commissioners. Commissioner Curran thanked everyone for being a
7 part of this very qualified group. Commissioner Bramson stated she became an HPC Commissioner because she
8 bought a landmark home. Commissioner Curran gave a history on how she became an HPC Commissioner.
9

10 Planner Cross advised two new Commissioners will begin their term in January, 2016.

- 11
12 • Landmark Signs

13
14 Commissioner Bramson shared information on custom-designed signs (atop street signs; street sign toppers for
15 \$175.00 apiece). She noted different shapes are an option. Commissioner Bramson will forward information to
16 Planner Cross who advised this project can be slated for 2016.

17
18 Commissioner Curran suggested note (thank you) cards with an HPC logo to be given to those who have
19 opened their homes for tours.

20
21 Chairwoman Thomas suggested that pictures of residents' homes could be developed also (to be sold and to
22 raise money).
23

24
25 **BUSINESS FROM THE PUBLIC**

26
27 There was no Business from the Public.

28
29 **OTHER BUSINESS**

- 30
31 1. Next meeting is scheduled for January 14, 2016.
32

33 **ADJOURNMENT**

34
35 Commissioner Fradin moved to adjourn the meeting at 8:45 p.in. Commissioner Bramson seconded the motion.
36

37 On a roll call vote

38 Voting Yea: Chairwoman Thomas, Commissioners Bramson, Temkin, Becker, Fradin, Curran

39 Voting Nay: None
40

41 Chairwoman Thomas declared that the motion passed unanimously.
42

43
44 Respectfully Submitted,
45

46
47
48 Gale Cerabona

49 Minute Taker
50

51
52 **MINUTES OF NOVEMBER 12, 2015, WERE APPROVED WITHOUT CORRECTIONS**

EXHIBIT 10

TRL CONSTRUCTION

1002 Keystone, Northbrook, IL 60062

312-953-0828

My name is Ted Cohn, I have been in the construction business over 35 years and owning my own company over 30 years.

TRL Construction and Design is an award winning contractor, winning awards in Glencoe for outstanding development. The company has been in business for over 30 years, specializing in home renovations and building new homes. We pride ourselves on the small details and communication with our clients. Most of our work is based in the North Shore area, Highland Park, Glencoe, Northbrook, Lake Forest and Winnetka.

References are available upon request.

TRL CONSTRUCTION

1002 Keystone, Northbrook, IL 60062

312-953-0828

7/10/16

ADDITIONAL DEMO COST

1570 Hawthorne, Highland Park, IL 60035

On July 8, 2016, I obtained the following estimates from the demolition contractor my company has used for many years.

Cost to demo the pool and backfill with dirt - \$11,000.00

Demolition of the rear of the house can be done as follows:

1. The roof and walls have to be dismantled by hand to separate addition properly.
2. All existing plumbing, electrical and utilities have to be disconnected.
3. Then addition can be carefully dismantled.

TOTAL COST OF DEMOLITION REAR OF HOME - \$23,000.00

VERY IMPORTANT – Once demo is done it will not be possible to restore the original Van Bergen style. From what I see, there was very little (if any) original material used in building this addition.

GARAGE – Cost to demolition existing garage - \$4,000.00

Demolition of addition on the north side of the house – The demolition is similar to the rear addition demo. It has to be dismantled by hand along with the disconnection of utilities. I was asked to save the brick because it is original to the house. The brick is not the original brick, it is a substitute brick that the prior

builder used. It is my opinion, most of the materials used on both additions are not original Van Bergen materials.

COST OF NORTH SIDE DEMOLITION - \$28,000.00

Total additional demolition costs: \$66,000.00

TRL Construction



Ted Cohn

TRL CONSTRUCTION

1002 Keystone, Northbrook, IL 60062

312-953-0828

7/10/16

1570 Hawthorne, Highland Park, IL 60035

FRONT DOOR ENTRY

On July 6, 2016 I inspected the front door entry in an attempt to determine if it could be restored to its original state which I am advised was a recessed portal entry approximately four feet with original brickwork on each side. It is my professional opinion it cannot be restored because the original brick was removed, no such brick is available and the door height would be less than five feet due to the existing floor joists and headers. Specifically:

- (1) The original brick on the south and north walls of the entrance has been removed and is nowhere to be found
- (2) At some point, construction occurred which brought the front door forward 4 feet so the entrance to the house is flush with the exterior. When the construction was done

- a new landing was built with floor joists with new tile and new headers above where the existing door once stood.
- (3) If we were to move the entryway west 4 feet, the door height would be less than 5 feet due to the existing floor joists and headers which would violate Code requiring a minimum door height of 6 feet 6 inches.
 - (4) I cannot give a price for moving the front door to its original location. It cannot be done because the original brick was removed and proper door height cannot be achieved.

TRL Construction


Ted Cohn

TRL CONSTRUCTION

1002 Keystone, Northbrook, IL 60062

312-953-0828

SUMMARY AND PROPOSAL

1570 Hawthorne, Highland Park, IL 60035

Dear Mr. Silverstein,

I wanted to give you a little summary of my walk-through that I had with my subcontractors on May 26th, 2016.

The home is in very bad condition, the basement foundation has three very wide cracks. In order to repair this we will have to cut out the sections, underpin the existing foundation and fill in with new concrete. There is no existing drain tile in the basement, which has probably been the cause of the flooding. There are also existing signs of mold in several areas of the basement.

On the first and second floor all the walls and ceilings will have to be removed along with the insulation. Removal of drywall and insulation is mandatory since significant amounts of mold and mildew are present. Once drywall and insulation is removed a mold specialist will have to come in to do mold remediation on all open framing.

The plumber determined that the entire plumbing system in the home is showing signs of corrosion in the pipes. ALL existing copper and PVC and waste lines will have to be replaced with new piping along with a new water service coming into the home.

The electrical, at least a majority, is not up to code, 65% of the home is not wired in conduit. I propose rewiring the entire home and installing a new 200amp service.

The heating, I recommend installing Rheem 90% high-efficiency units with all new ductwork throughout the home.

All flooring needs to be removed due to buckling and warped joists. This is due to high humidity and possible flooding.

All bathrooms and kitchen need to be completely gutted and replaced.

All windows need to be replaced.

As a general contractor I would recommend the house be demolished and start over. The home was severely neglected by the previous owner.

I have been in business for 30 years, I have done residential and commercial construction, renovations and additions in the North Shore area.

Cost to repair/restore/remodel

Demolition	\$20,000.00
Mold Remediation	\$27,500.00
Repair Concrete Foundation & Install Drain Tile	\$19,000.00
Reframe/Carpentry - Material Included	\$55,000.00
Insulation & Drywall	\$44,000.00
New Flooring – Throughout	\$31,000.00
New Windows	\$42,000.00
Allowance – Kitchen Build Out	\$60,000.00
Allowance – Bathrooms/Fixtures/Tile	\$68,000.00
Allowance – Finish Trim Carpentry	\$60,000.00
HVAC	\$25,000.00
General Contractor Fee	\$86,300.00
GRAND TOTAL	\$537,800.00

EXHIBIT 11

FRONT ENTRY

Current space into
which recessed door
would have to fit



Current front
vestibule floor



FRONT ENTRY

Current space
into which
recessed door
would have to fit



Front door
and transom
(covered)



No brick to restore
original portal



FRONT ENTRY

Front door
and transom
(covered)

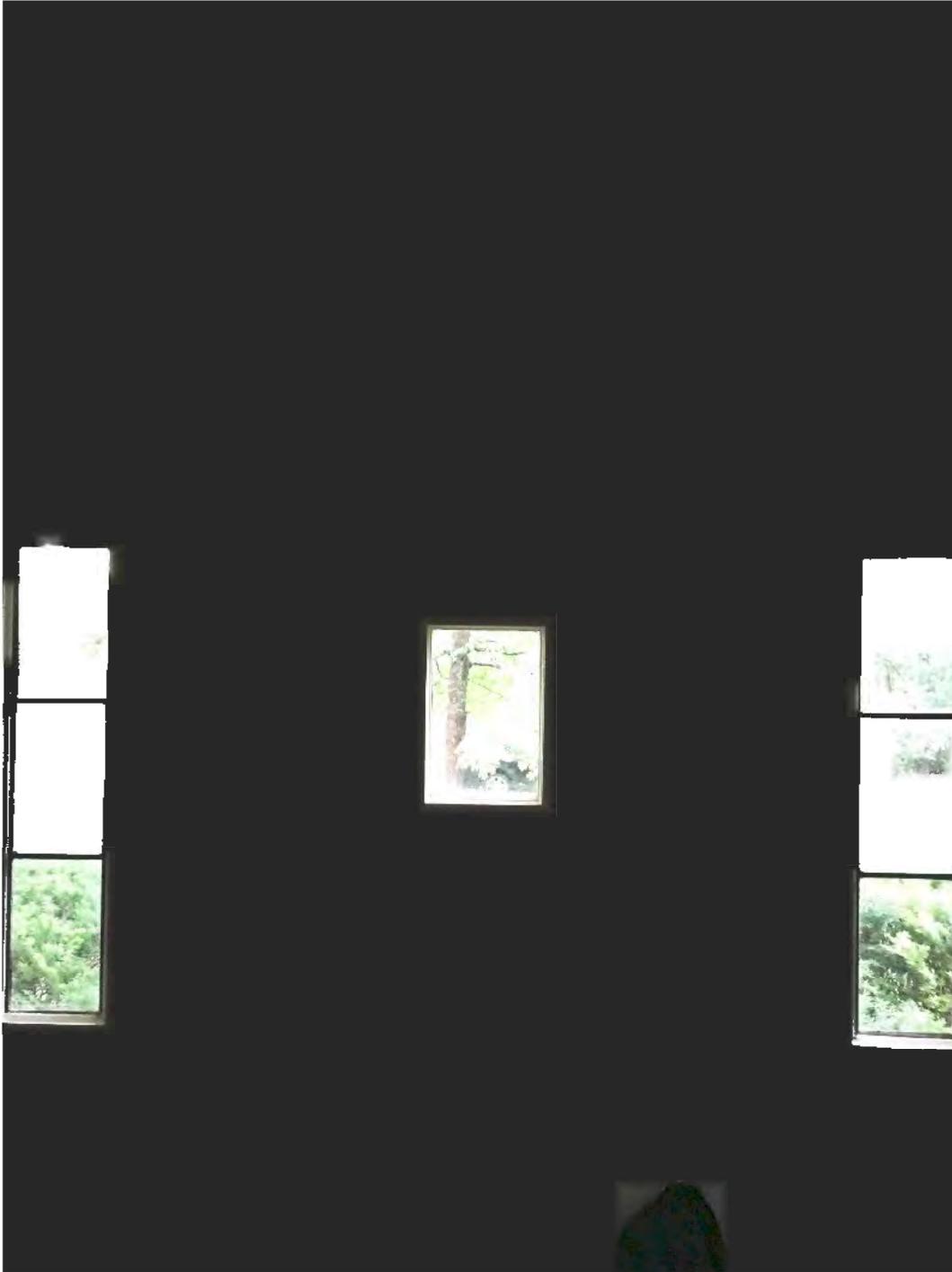


EXHIBIT 12







EXHIBIT 13

From: [Lisa Temkin](#)
To: [Andy Cross](#)
Cc: [Barbara Thomas](#)
Subject: Re: HPC - extra research for a demo
Date: Tuesday, November 24, 2015 4:43:30 PM
Attachments: [PastedGraphic-1.tiff](#)

Andy,

Interestingly, the house at 1570 appears most similar to my house in form, but the materials are different. I believe it was built a year before my house—in 1936. I'll bring Marty's book, which you can also view on-line. The house recently sold and if you read the add, leads a buyer to believe that they can just tear the house down. The house is very solid and in very good condition. Though the house is painted and decorated in a way that is not consistent with the Prairie Style, the house has been well maintained and is in good condition.

Part of the importance of ANY of VB's work in HP (and the general Chicago area) is the huge body of work that was built and still exists here. I only know of 2 that were torn down in HP—295 Cedar and the one at the end of Marshman—and a third one that burned down (which was a Lawrence Buck/VB house) at corner of Wade and Cedar.

This house on Hawthorn, though in need of cosmetic work, has been modified, but nothing that can't be removed and brought back to the way it was intended. The exterior and interior colors and decor (from the real estate photos) show no sensitivity to what the house is. Tony Blumberg grew up across the street and knows lots about all the owners so he can likely help us out. I do know the former owners who made a donation to the VB project. Julie Deutsch was the realtor.....take a look at the ad—I just sent it to Tony a couple days ago. Pretty disappointing that she wouldn't have told a buyer the significance of VB. Not sure if she told them they'd need to come to us. There's no question this house will meet criteria.

Will come prepared.

Lisa

Lisa Temkin, M.S.
Global Educational Consultants
660 De Tamble Ave.
Highland Park, IL 60035
T: 847.644.6673
F: 847.266.1077
E: lisa@GloEduCon.com
W: www.GloEduCon.com



On Nov 24, 2015, at 3:39 PM, Cross, Andy <across@cityhpil.com> wrote:

Lisa,

I'm writing to you as one of the leading Van Bergen researchers in the City. A demolition permit application has been submitted for the house at 1570 Hawthorne Avenue. As you may recall, it's on the Van Bergen walking tour. I will do research on my end to write a complete summary on the house and allow the HPC to have an informed discussion about it. But I'd like to ask if you have additional information available on the house, or if you would like to help explain the historical and architectural significance of the house to the Commission on December 10.

Is that something you can help me with?

-Andy

Andy Cross, AICP
Planner II
City of Highland Park
1150 Half Day Road
Highland Park, IL 60035
www.cityhpil.com
(847) 926-1856

<Location map 1570 Hawthorn.png><Site Pics 1570 Hawthorn.pdf><County Assessor Info 1570 Hawthorn.pdf><Van Bergen Architectural Tour Brochure.pdf>

EXHIBIT 14

August 13, 2013

Highland Park Preservation Commission
Highland Park Illinois

To Whom It May Concern:

Well over a year ago Scott Canel approached me to ask if I would testify on his behalf regarding his desire to take down the house at 1427 Waverly in Highland Park. At the time I declined not because of the quality of the house, but because of my status as a historian of the North Shore's historic residential architecture and my relationship to the preservation community. I also believed that as a practicing architect my comments could be seen as a potential conflict of interest.

As a board member of LPCI in its early days (1970s), I thought it a tragedy to take down old buildings because, more often than not, they were replaced by poorly designed badly built new structures. If we look at the new "French Chateaux" and "McMansion" built as speculative houses during the 1990s that were replacing the North Shore's older housing stock, this seemed to be the case. The real estate crash of 2008 seems to have slowed this process and the houses now going up seem to be of a higher and more sophisticated quality. The nomination for 1427 Waverly argues that the quality and type of construction of this house is "truly irreplaceable in this day and age." As a practicing architect and a member of the *Institute for Classical Architecture and Art* I can tell you that this is not the case. Given the desire to do so and sufficient funds, houses with the level of detail and quality of construction of the great houses built at the beginning of the 20th century can be created.

I have read the landmarks nomination and wish to offer the following comments, both as a practicing architect and a historian:

What is being nominated? The integrity of the original house has been severely compromised by an awkward addition and bad interior remodeling. The swimming pool addition is ungainly and incompatible with the symmetry, balance, and style of the original block. The same is true of the garage and servant's quarters which are in a totally different architectural style. I had assumed that these were a later addition because they are so different from the original house. Imagine my shock to learn that this French wing was part of the original design. It is no wonder that by the 1930s Walcott was denouncing the lack of integrity of his earlier work in an article he published in *the Architectural Record* for November 1936. Conceived as a classical symmetrical Georgian Revival house, 1427 Waverly has asymmetrical appendages which are as large as the original house. As for the enclosed swimming pool addition, I know that it is the position of Landmark legislation to consider additions as also having historical and architectural significance; however the nomination makes no mention of this addition or of its architectural significance and authorship.

The nomination questions the authorship of the house, suggesting that it is by Arthur Heun who designed 1425 Waverly for Ernest Loeb, Allen Loeb's brother. According to the nomination Arthur Heun was hired to design 1427 Waverly and then fired. The nomination also suggests that David Adler may have had something to do with the design of this house. The first claim of Heun's involvement in the final design is unsubstantiated and the second claim of possible involvement by David Adler is absurd. I have been in Heun's 1425 Waverly as well as in the J. Ogden Armour Estate (now Lake Forest Academy). The Armour Estate is featured in my *North Shore Chicago* houses book written with Susan Benjamin. In my judgment 1427 is not the work of Arthur Heun. It lacks the finesse, refined sense of proportion and detail seen in these houses. I do not pretend to be an expert on the work of Walcott and Work although I do know a bit about Robert Work. Work was Howard Van Doren Shaw's employee until he left to be David Adler's partner after the death of Adler's partner Henry Dangler.

My understanding is that landmark legislation exists to protect structures of historic importance and artistic merit as they contribute to the public domain. The stipulation in most landmark provisions covering structures and portions of structures are that they can be seen from a *public way*. 1427 Waverly is at the end of a private drive and it is only the swimming pool addition that is partially visible from Ravine Drive at the bottom of the bluff in the winter when there are no leaves on the trees. We have, over the years done work on two houses on Waverly and built a new house on 1547 Knollwood Lane. I was never aware that there was a house located behind 1425 Waverly.

I have first hand knowledge of Work's house at 2340 Egandale Road having done a large addition and interior remodeling to this building. Work does not have an identifiable style and there is no evidence that his work had an influence on his contemporaries. Quite the opposite is the case. At the Egandale house, the entry loggia reminds me of the entry to Adler's William McCormick Blair house and the stairway details inside the house are reminiscent of Shaw's work. There is no way to know except from building permits that the Egandale house and the Waverly house are by the same hand.

I have had a chance to read the Commission's planning report for 1427 Waverly Rd. dated July 11, 2013 which tries to bolster the original argument for Landmark criteria number 5, pertaining to the significance and influence of the house's architects. There are two referenced citations on page 4 of the report which I would like to address.

Regarding the suggestion that Walcott somehow knew the famous French architect Le Corbusier and introduced him to Buckminster Fuller, who was in Chicago in the 1920s and early 1930s, I think the quote has been misinterpreted. There is no mention of Walcott or Fuller in either Le Corbusier's book, *When the Cathedrals Were White*, written about his first trip to America or in the encyclopedic biography of LeCorbuier by Nicholas Fox Weber which quotes from hundreds of Le Corbusier's letters written over the entire span of his life. I assume that Walcott didn't introduce Le Corbusier to anyone, but that the quote which says, "was first called to my attention" is referring to Le Corbusier's published work. Over my years as a teacher I have introduced hundreds of students to Le Corbusier, whose work I admire.

Lastly Paul Schweiker was clearly the most distinguished architect to have worked for Russell Walcott. Schweiker built International Style modern buildings, and clearly the time he spent in Walcott's office had no influence on his built work. In Schweiker's oral history transcribed by Betty Blum for the Art Institute Libraries, Schweiker says the following: he is talking about his friend Lehland Atwood, "Lee was a single man in a rather obscure office of Russ Walcott and I had gone to work there." Describing Walcott's architecture, Schweiker say. "It was sort of a minor version of Adler's." When asked about Robert Work who was David Adler's partner when Schweiker worked for Adler, he says, "It was generally known in the office that Robert Work's presence there was not as a skilled practitioner as much as simply a name under the state law as a registered architect. This gave Adler the sanction to practice architecture in the state of Illinois." Adler never passed the Illinois licensing exam. When he was finally granted a license by the state in recognition of his accomplishments, he terminated his partnership with Work, suggesting as Schweiker points out, that Work made no artistic contribution to Adler's practice. William Keck also mentions Walcott in his oral history, but only in relation to Lehland Atwood who also worked for the Keck and Keck. I would suggest that the July 11 document misrepresents both Schweiker's opinion of Walcott and Work, as well as other references in their oral history collection, for the purpose of strengthening the argument for their importance.

In the two recent books on the North Shore's historic homes, my book written with Susan Benjamin includes no work by or reference in the text to Walcott and Work. Arthur Millers's book *Classic Country Estates of Lake Forest* does not include any of the five Lake Forest houses by Walcott and Work cited in the Preservation Commission's report dated July 11, 2013. The only reference in Miller's book to Work is in the citation of Adler's firm as Adler and Work, and the only mention of Russell Walcott is in the caption to the photograph of David Adler's home on page 248. Walcott is mentioned as one of a number of architects "fascinated with small French manor houses." At the time Miller and his co-authors did not feel that Walcott and Work were of sufficient importance to include in their book any discussion of their Lake Forest houses, the merit of their work, or their influence, if any, on other residential architects. It is my

understanding that both Susan Benjamin and Arthur Miller have now testified in support of criteria 5 and in favor of the Involuntary Landmarking of 1427 Waverly.

While I am not familiar with all the Walcott and Work extant buildings listed in the report I have seen the Trowbridge Photo Archive and do not believe that 1427 Waverly is representative of their best work. Therefore I would respectfully submit that 1427 Waverly does not meet criteria 5 because it is not visually identifiable as the work of the Walcott and Work firm and because it had no identifiable influence on other practitioners. I would also submit that it does not meet criteria number 6. It is not architecturally, visually, aesthetically or culturally significant, and in no way is it innovative. As to the artistic merit of the house, in my opinion, the proportions of the front of the house and the scale of the stone entry surround are less than masterful and the back of the house facing south is totally undistinguished. Of the interior spaces, the entry hall and stair are the best features, however they don't begin to compare to the classical hall and stair in Adler's Mrs. Kersey Coats Reed house in Lake Forest a structure which was also featured in my book on North Shore houses.

While I support the Commissions efforts to preserve Highland Park's older housing stock, I do not believe that a sufficient number of Landmark criteria have been met to warrant the designation of this house.

Respectfully Submitted,

Stuart Cohen
Fellow American Institute of Architects
Professor of Architecture Emeritus University of Illinois Chicago
Contributing Member Society of Architectural Historians
Member of the Institute for Classical Art and Architecture

EXHIBIT 15

Ryerson and Burnham Archives, Ryerson and Burnham Libraries
The Art Institute of Chicago

Finding Aid Published: 2012

National Register of Historic Places Nomination Collection, 1981-2005

Accession Number: 2011.2

COLLECTION SUMMARY:

TITLE: National Register of Historic Places Nomination Collection, 1981-2005

EXTENT: 4 linear feet (8 boxes)

REPOSITORY: Ryerson and Burnham Archives, Ryerson and Burnham Libraries,
The Art Institute of Chicago
111 S. Michigan Ave., Chicago, IL 60603-6110
(312) 443-7292 phone
rbarchives@artic.edu
<http://www.artic.edu/aic/libraries/rbarchives/rbarchives.html>

ABSTRACT: This collection contains documentation related to various historic properties and places in Illinois and Indiana that have been nominated to the National Register of Historic Places (NRHP). Documented projects in this collection include both successful nominees as well as those ultimately not added to the NHRP.

PHYSICAL DESCRIPTION: Typescript papers and photocopies.

ORIGINATION: Illinois Historic Preservation Agency

ACQUISITION INFORMATION: These materials were a gift of the Illinois Historic Preservation Agency, date unknown.

HISTORICAL NOTE:

The Illinois Historic Preservation Agency is a government agency of the State of Illinois, created by the Historic Preservation Agency Act. The Agency's primary purpose "is to preserve and protect public and private historic properties and library collections, while at the same time making those properties and collections accessible to the public." Historic sites under the Agency's care include Frank Lloyd Wright's Dana-Thomas House, the Cahokia Mounds, and Lincoln's New Salem site. Additionally, the Agency oversees the Abraham Lincoln Presidential Library and Museum, which is home to the Agency's collection of more than 12 million items of Illinois history. The IHPA also administers all state and federal historic preservation and incentive programs in Illinois, including the National Register of Historic Places.

SCOPE AND CONTENT NOTE:

This collection contains documentation related to various historic properties and places in Illinois and Indiana that have been nominated to the National Register of Historic Places (NRHP). Documented projects in this collection include both successful nominees as well as those ultimately not added to the NHRP. All but one item in this collection exists within Illinois; that remaining item from a border city in Indiana has been included due to its proximity to the state line. As with NRHP nominees in other states, the style, period, and type of sites documented here is greatly varied. Because many NRHP nomination forms are already readily available online, the scope of this collection has been limited to successfully nominated sites whose documentation is not currently available (as of late 2011), or unsuccessful nominations whose documentation may not be retained or disseminated by the IHPA.

ORGANIZATION AND ARRANGEMENT:

Originally, materials in this collection were arranged into four groupings: Group I, sites within Chicago; Group II, historic districts within Chicago; Group III, sites within Cook County; and Group IV, sites in all other counties and cross-county sites. In order to simplify browsing in this finding aid, the collection has been arranged in one grouping, organized alphabetically first by city, and then within city by building name. Cross-county sites are listed at the end of the alphabet. However, the material is still physically arranged by Group, Box and Folder, and should be requested using this information.

CONTROLLED ACCESS POINTS:

This collection and other related materials may be found under the following headings in online catalogs:
Historic buildings--Illinois.
Architecture--Conservation and restoration--Minnesota.
Historic sites--Conservation and restoration.

ABBREVIATIONS:

Abbreviation	Definition
AIC	Art Institute of Chicago
GP-BOX.FF	Group #, Box #, Folder #
NRHP	National Register of Historic Places

PHYSICAL LOCATION:

The collection is housed in the Ryerson and Burnham Libraries' on-site stacks.

ACCESS RESTRICTIONS:

This collection may be used by qualified readers in the Reading Room of the Ryerson and Burnham Libraries at The Art Institute of Chicago. Collections maintained on-site are available for patron use without prior arrangement or appointment. Collections maintained in off-site storage will be retrieved with advance notification; please consult the Archivist for the current retrieval schedule. For further information, consult <http://www.artic.edu/aic/access/access.html>

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PREFERRED CITATION:

National Register of Historic Places Nomination Collection, Ryerson and Burnham Archives, The Art Institute of Chicago.

PROCESSING INFORMATION:

This collection was processed by Ryerson and Burnham Archives staff in 2011 and 2012.

ITEM INVENTORY:

LOCATION	CONTENTS	DATES	ITEMS
<hr/>			
ALTAMONT, IL:			
GP-BOX.FF IV-2.47	Wright, Dr. Charles M., House. 3 West Jackson St.		
ARCOLA, IL:			
GP-BOX.FF IV-2.28	Arcola Carnegie Public Library. 407 East Main St.		
ASSUMPTION, IL:			
GP-BOX.FF IV-2.6	Illinois State Bank Building. 201 N. Chestnut		
ATLANTA, IL:			
GP-BOX.FF IV-5.31	Downey Building . 110-112 Southwest Arch St.		
AURORA, IL:			
GP-BOX.FF IV-3.32	Aurora College Complex. 347 S. Gladston Ave.		
GP-BOX.FF IV-3.33	Aurora College Complex; Eckhart, Davis, &Wilkinson Halls. 347 S. Gladston Ave.		
GP-BOX.FF IV-3.41	Aurora Watch Factory . 603-621 LaSalle St. No NRHP listing.		
GP-BOX.FF IV-3.43	Elgin Milk Condensing Company (Illinois Condensing Company). Brook and Water St. No NRHP listing.		
GP-BOX.FF IV-3.34	G.A.R. Memorial Building. 23 East Downer Pl.		
GP-BOX.FF IV-3.35	Healy Chapel. 332 West Downer Pl.		

- GP-BOX.FF IV-3.36 Hotel Arthur.
2-4 North Broadway
- GP-BOX.FF IV-3.37 Hotel Aurora.
2 North Stolp Ave.
- GP-BOX.FF IV-3.38 Hoyt Brother Manufacturing Co..
42 W. Galena Blvd. No NRHP listing.
- GP-BOX.FF IV-3.39 Judson, Lewis B., House.
460 West Galena Blvd. No NRHP listing.
- GP-BOX.FF IV-3.42 Stolp Woolen Mill Store.
2 West Downer Pl.
- GP-BOX.FF IV-3.40 The Aurora-Leland.
7-9 South Stolp Ave. No NRHP listing.

BARRINGTON, IL:

- GP-BOX.FF II-1.1 Barrington Historic District.
602 S. Hough St.
- GP-BOX.FF IV-4.2 Jewel Tea Company, Inc..
511 Lake Zurich Rd.

BATAVIA, IL:

- GP-BOX.FF IV-3.6 United Methodist Church of Batavia.
8 N. Batavia Ave. (Illinois Rte. 31)

BEARDSTON, IL:

- GP-BOX.FF IV-1.22 Park House.
200 W. Second. No NRHP listing.

BELLE RIVE, IL:

- GP-BOX.FF IV-3.25 Judd, C.H., Place.
2050 E & 225N County Rd. . No NRHP listing.

BELVIDERE, IL:

- GP-BOX.FF IV-1.13 Lampert/Wildf lower House.
410 East Lincoln Ave.
- GP-BOX.FF IV-1.14 Walker, Colonel Joel, House.
223 East Lincoln Ave. No NRHP listing.

BERWYN, IL:

- GP-BOX.FF III-1.1 American State Bank.
6801 Cermak Rd.
- GP-BOX.FF III-1.2 Berwyn Health Center.
6600 W. 26th St.

BLUE ISLAND, IL:

- GP-BOX.FF III-1.3 DeWitt School.
2413 Canal. No NRHP listing.
- GP-BOX.FF III-1.4 Weber, Billy, House.
12956 Greenwood Ave. No NRHP listing.
- GP-BOX.FF III-1.5 Young, Joshua P., House.
2445 High St.

BROOKFIELD, IL:

- GP-BOX.FF III-1.6 Grossdale Station.
8820 1/2 Brookfield Ave.

BROWNSTOWN, IL:

- GP-BOX.FF IV-2.49 Dycus, Floyd and Glenora, House.
305 South Second St.

CAMBRIDGE, IL:

- GP-BOX.FF IV-3.13 Henry County Courthouse.
307 W. Center Courthouse

CAMP POINT, IL:

GP-BOX.FF IV-1.1 Thomas, F.D., House.
321 North Ohio

CARBONDALE, IL:

GP-BOX.FF IV-3.18 Fuller, R. Buckminster and Anne Hewlett Dome Home.
407 S. Forest Ave.

GP-BOX.FF IV-3.19 Illinois Central Railroad Depot.
111 South Illinois Ave.

GP-BOX.FF IV-3.20 Reef House.
411 S. Poplar St.

CARROLLTON, IL:

GP-BOX.FF IV-3.7 Carrollton Courthouse Square Historic District.
Bounded by alleys 1/2 block south of S. Main St., 1/2 block east of W. Fifth St., 1/2 block north of N. Main St., and 1/2 block west of W. Sixth St.

GP-BOX.FF IV-3.9 Margaret Black Farmstead.
R.R. 3, Box 118

GP-BOX.FF IV-3.8 Walnut Hall; Rainey, Henry Thomas Farm; Curtius, Luman Homenstead.
Rural Route #1, on State Route #108

CAYUGA and CHENOA, IL:

GP-BOX.FF IV-5.28 Route 66, Cayuga and Chenoa.
Route 66, between just north of Township Road 2200 North and just south of Township Road 3000 North

CHAMPAIGN, IL:

GP-BOX.FF IV-1.24 First Presbyterian Church of Champaign.
301 West Hill. No NRHP listing.

GP-BOX.FF IV-1.25 Georgian, The.
1005 South Sixth St. No NRHP listing.

GP-BOX.FF IV-1.26 Phi Delta Theta Fraternity House.
309 East Chalmres St.

GP-BOX.FF IV-1.28 Vriner's Confectionery .
55 Main St.

GP-BOX.FF IV-1.23 Alpha Phi Fraternity House-Beta Alpha Chapter.
508 East Armory Ave.

GP-BOX.FF IV-1.27 Virginia Theater.
203 West Park Ave.

CHARLESTON, IL:

GP-BOX.FF IV-2.15 Pemberton Hall and Gymnasium.
Eastern Illinois University

GP-BOX.FF IV-2.16 Will Rogers Theatre and Commerical Block.
705-715 Monroe Ave.

CHATHAM, IL:

GP-BOX.FF IV-5.22 Caldwell-Farmstead.
Illinois Rt. 4, 2 miles south of U.S. Rt. 36 Intersection

GP-BOX.FF IV-5.23 Caldwell-Thomas House.
Illinois Rt. 4, 2 miles south of U.S. Rt. 36 Intersection

CHENOA, IL:

GP-BOX.FF IV-5.21 Scott, Matthew T., House.
227 1st Ave.

CHICAGO, IL:

GP-BOX.FF I-1.24 5510 North Sheridan.
5510 N. Sheridan

GP-BOX.FF I-1.1 Anderson-Carlson Building.
2044-2048 W. Farwell Ave.

GP-BOX.FF I-1.2 Aquitania, The .
5000 Marine Dr.

GP-BOX.FF I-1.3 Armour Square.
3309 S. Shields Ave.

GP-BOX.FF I-1.4 Automatic Electric Company Buidling.
1001 W. Van Buren St.

GP-BOX.FF I-1.5 Buckingham Building.

	59-67 E. Van Buren St.
GP-BOX.FF I-1.6	Calumet Park. 9801 South Ave. G.
GP-BOX.FF I-1.7	Central Park Theater. 3531-39 W. Roosevelt Rd.
GP-BOX.FF I-1.8	Chicago and North Western Railroad Depot. 6088 N. Northwest Hwy.
GP-BOX.FF I-1.9	Chicago and North Western Railway Powerhouse. 211 N. Clinton St. No NRHP listing.
GP-BOX.FF I-1.10	Chicago Club. 81 E. Van Buren St.
GP-BOX.FF I-1.11	Chicago Telephone Company Kedzie Exchange. 17 S. Homan Ave.
GP-BOX.FF I-1.12	Chicago Varnish Company Building. 33 W. Kinzie St.
GP-BOX.FF I-1.19	Clarke, Henry B., House. 1827 S. Indiana Ave.
GP-BOX.FF I-1.13	Cornell Square. 1809 W. 50th St.
GP-BOX.FF I-1.14	Crane Company Building. 836 S. Michigan Ave.
GP-BOX.FF I-1.15	Davis Square. 4430 S. Marshfield Ave.
GP-BOX.FF I-1.16	Fuller Park. 331 W. 45th St.
GP-BOX.FF II-1.2	Garden Homes Historic District. S. Wabash Ave., E. 87th St., S. Indiana Ave., E. 89th St.
GP-BOX.FF I-1.17	Graceland Cemetery . 4001 N. Clark St.
GP-BOX.FF I-1.18	Hanson, Anton E., House. 7601 S. Ridgeland Ave.
GP-BOX.FF I-1.20	Illinois Institute of Technology Academic Campus . 31st St., State St., 35th St., and Dan Ryan Expressway
GP-BOX.FF II-1.3	Maxwell Street Market Historic District. Roosevelt Rd, Liberty and Maxwell St., Union St., Halsted St.
GP-BOX.FF I-1.22	Maxwell-Briscoe Automobile Co. Showroom. 1737 S. Michigan Ave.
GP-BOX.FF I-1.21	May ward, Isaac N., Rowhouses. 119, 121, 123 W. Delaware Pl.
GP-BOX.FF I-1.23	Motor Row. 14th and 24th S. Michigan Ave.
GP-BOX.FF II-1.4	Motor Row Historic District. S. Michigan Ave., Cermak Rd., 24th Pl.
GP-BOX.FF I-1.25	Narragansett, The. 1640 E. 50th St.
GP-BOX.FF I-1.26	Noble-Seymour-Crippen House. 5622-5624 N. Newark Ave.
GP-BOX.FF II-1.5	North Mayfair Bungalow Historic District. W. Foster Ave., N Pulaski Rd., N. Kilbourne Ave., W. Lawrence Ave.
GP-BOX.FF II-1.6	Norwood Park Historic District. Harlem Ave., Nagle Ave., Bryn Mawr Ave., Avondale St.
GP-BOX.FF I-1.27	Palmolive Building. 919 N. Michigan Ave.
GP-BOX.FF II-1.7	Pilsen Historic District. W. 16th St., W. Cermak Rd., S. Halsted St., S. Western Ave.
GP-BOX.FF I-1.28	Reid House. 2013 S. Prairie Ave.
GP-BOX.FF I-1.29	Roche-Tait House (Martin Roche, John Tait). 3614 S. Martin Luther Kind Dr.
GP-BOX.FF II-1.8	Rogers Park Manor Bungalow Historic District. W. Lunt Ave., N. Western Ave., W. Farewell Ave., N. California Ave.
GP-BOX.FF II-1.9	Schorsch Irving Park Historic District. Grace St., Patterson Ave., N. Austin Ave., N. Melvena Ave.
GP-BOX.FF II-1.10	South Park Manor Historic District . S. King Dr., S. State St., 75th St., 79th St.
GP-BOX.FF I-1.30	South Water Market. W. 14th Pl., S. Racine Ave., S. Morgan St., and W. 16th St. rail embankment
GP-BOX.FF I-1.31	Thompson & Taylor Spice Company Building. 500 W. Cermak Rd. . No NRHP listing.
GP-BOX.FF I-1.32	U.S. Post Office (Chicago, IL).

433 W. Van Buren St.

- GP-BOX.FF I-1.33 University Apartments.
1401-1451 E. 55th St.; 1401-1450 E. 55th St.
- GP-BOX.FF II-1.11 Uptown Square Historic District.
4520-4850 (even) & 4601-4833 (odd) N. Broadway, 1020-1212 (even) & 941-1211 (odd) W Lawrence, 4734-4760 (even) N. Racine, 4730 N. Sheridan, 1050 W. Wilson, and 1100-1116 W. Leland
- GP-BOX.FF I-1.34 Washington Park.
E. 51st St., S. Cottage Grove Ave., E. 60th St., S. King Dr.
- GP-BOX.FF II-1.12 Washington Square Historic District.
Washington Square, portions of 800 and 900 blocks of N. Dearborn St., 22-28 & 27-31 W. Chestnut St., 60 W. Walton St.
- GP-BOX.FF I-1.35 West Town State Bank Building.
2400 W. Madison St. No NRHP listing.
- GP-BOX.FF I-1.36 Wooden Alley .
1535 North; Between Astor and State
- GP-BOX.FF II-1.13 Wrightwood Bungalow Historic District.
4600- and 4700-blocks Wrightwood Ave.

CHICAGO HEIGHTS, IL:

- GP-BOX.FF III-1.7 Flat Iron Building .
1441-1449 Emerald Ave.

CICERO, IL:

- GP-BOX.FF III-1.8 Morton, J. Sterling, High School, East Auditorium.
2423 South Austin Blvd. No NRHP listing.

CLARKSVILLE, IL:

- GP-BOX.FF IV-2.9 Millhouse Blacksmith Shop.
corner of Main and Poplar St. No NRHP listing.

CLINTON, IL:

- GP-BOX.FF IV-2.27 Magill House.
100 North Center St.

CRYSTAL LAKE, IL:

- GP-BOX.FF IV-5.20 Palmer, Colonel Gustavus A., House.
5516 Terra Cotta Rd. (Illinois Route 176)

DECATUR, IL:

- GP-BOX.FF IV-5.34 Decatur Downtown Historic District.
Appx 10 blocks in downtown Decatur centered around Merchant St.; roughly bound by North, Water, Wood, and Church St.
- GP-BOX.FF IV-5.35 Roosevelt Junior High School.
701 West Gran Ave.
- GP-BOX.FF IV-5.36 Transfer House.
1 Central Park East
- GP-BOX.FF IV-5.37 West End Historic District.
Roughly Bounded by S. Fairview Ave. and Park Pl.; Fairview Park; Westdale Ave., W. Main St., and Glencoe Ave.; Forest and Sunset Ave.

DEKALB, IL:

- GP-BOX.FF IV-2.23 Glidden, Joseph F., House.
921 West Lincoln Highway

DES PLAINES, IL:

- GP-BOX.FF III-1.9 Des Plaines Methodist Camp Ground.
1250 Campground Rd.
- GP-BOX.FF III-1.10 Des Plaines Theater.
1476 Miner St. No NRHP listing.

DIXON, IL:

- GP-BOX.FF IV-5.24 Brookner, Christopher, House.
222 North Dixon Ave.
- GP-BOX.FF IV-5.25 Nachusa House .
215 S. Galena Ave.

DWIGHT, IL:

- GP-BOX.FF IV-5.29 Ambler's Texaco Gas Station.
Route 17 and Old Route 66
- GP-BOX.FF IV-5.30 Pioneer Gothic Church .
201 North Franklin

EARLVILLE, IL:

- GP-BOX.FF IV-2.24 Nisbet Homestead Farm.
R.R. #3, Suydam Rd.

EAST DUBUQUE, IL:

- GP-BOX.FF IV-3.27 East Dubuque School.
Montgomery Ave.

EFFINGHAM, IL:

- GP-BOX.FF IV-2.48 Watson-Hough House.
611 South Maple St.

ELGIN, IL:

- GP-BOX.FF IV-3.44 Elgin Historic District.
Portion of the near east side residential area of Elgin
- GP-BOX.FF IV-3.46 Pelton, Ora, House.
214 South State St.
- GP-BOX.FF IV-3.45 Elgin Tower Building.
100 E. Chicago St.

ELMHURST, IL:

- GP-BOX.FF IV-2.33 Elmhurst Historic Business District.
Crescent St., Forest St., Hillside St., and Main St.". No NRHP listing.
- GP-BOX.FF IV-2.29 Emery, Jr., William H., House.
281 Arlington
- GP-BOX.FF IV-2.30 Henderson, Frank B., House.
301 S. Kenilworth
- GP-BOX.FF IV-2.31 Pentecost, John L., House.
259 Cottage Hill Ave.
- GP-BOX.FF IV-2.32 Robinwood.
208 Arlington

EVANSTON, IL:

- GP-BOX.FF III-1.12 Evanston Lakeshore Historic District.
SE Evanston between Northwestern University, Lake Michigan, Clavary Cemetery, and Chicago Ave.
- GP-BOX.FF II-1.14 Oakton Historic District.
Oakton St., Howard St., Ridge Ave., Asbury Ave.
- GP-BOX.FF III-1.13 Perkins, Dwight, House.
2319 Lincoln St. No NRHP listing.
- GP-BOX.FF III-1.14 Roycemore School.
640 Lincoln St. No NRHP listing.
- GP-BOX.FF III-1.15 Shakespeare Garden.
Campus of Northwestern University. No NRHP listing.
- GP-BOX.FF III-1.16 Suburban Apartment Building.
The Ridgwood, The Greenwood, The Judson, The Melwood, 1209-17 Maple Ave, The Hereford, The Boylston,
1401-07 Elmwood, The Evanston, Colonnade Court, Michigan-Lee
- GP-BOX.FF III-1.17 Visitation (Marywood) Academy .
2100 Ridge Ave. No NRHP listing.
- GP-BOX.FF III-1.18 Warren, Edward Kirk, House and Garage.
2829 and 2831 Sheridan Pl.
- GP-BOX.FF III-1.19 Woman's Christian Temperance Union Administration Building.
1730 Chicago Ave. No NRHP listing.
- GP-BOX.FF III-1.11 Homestead, The.
1625 Hinman Ave. No NRHP listing.

FAIRBURY, IL:

- GP-BOX.FF IV-5.27 Beach, Thomas A., House.
402 E. Hickory Street

FLORA, IL:

GP-BOX.FF IV-2.12 Meyer, Pearl and Bess, House.
233 East 2nd St.

GP-BOX.FF IV-2.13 Shriver House.
117 East Third

GALENA, IL:

GP-BOX.FF IV-3.28 Wenner, Charles House.
Rocky Road (Rural Route 1)

GENESEO, IL:

GP-BOX.FF IV-3.14 Atkinson Hall.
108 West Main St. No NRHP listing.

GENEVA, IL:

GP-BOX.FF IV-3.47 Fabyan Villa.
1511 S. Batavia Ave., Rt. 31

GP-BOX.FF IV-3.48 Riverbank Laboratories.
1512 S. Batavia Ave.

GLEN ELLYN, IL:

GP-BOX.FF IV-2.34 Glen Ellyn Historic District.
Downtown Glen Ellyn within Oak St., Essex St., Crescent St., Park St., Hill St., Prospect St., Western St., Highland St. ". No NRHP listing.

GP-BOX.FF IV-2.35 Main Street Historic District.
North Residential Section on Main St. between Anthony and Maple St.

GLENCOE, IL:

GP-BOX.FF III-1.20 Glasner, William A., House.
850 Sheridan Rd. No NRHP listing.

GP-BOX.FF III-1.21 Montgomery, John Rogerson, House.
15 Old Green Bay Rd.

GOLDEN, IL:

GP-BOX.FF IV-1.2 Exchange Bank.
Quincy St.

GRAFTON, IL:

GP-BOX.FF IV-4.16 Duncan Farm.
Rte 100 Pere Marquette State Park. No NRHP listing.

HIGHLAND PARK, IL:

GP-BOX.FF IV-4.14 "City Building".
667 Central. No NRHP listing.

GP-BOX.FF IV-4.82 "Stonemede".
3107 Dato. No NRHP listing.

GP-BOX.FF IV-4.88 "Villa Ensor".
200 Vine Ave. No NRHP listing.

GP-BOX.FF IV-4.3 Adams, Mary W., House.
1923 Lake Ave.

GP-BOX.FF IV-4.4 Apartments and Stores.
447 Roger Williams. No NRHP listing.

GP-BOX.FF IV-4.5 Baldauf, Arthur J., Residence.
1419 Waverly Rd. No NRHP listing.

GP-BOX.FF IV-4.7 Beatty, Ross J., Second, House ("Halycon Hall").
344 Ravine Dr.

GP-BOX.FF IV-4.6 Beatty, Ross, House.
1499 Sheridan Rd.

GP-BOX.FF IV-4.8 Becker, A.G., House and Property.
405 Sheridan Rd. No NRHP listing.

GP-BOX.FF IV-4.9 Bemis, Belle, Duplex.
295 Cedar. No NRHP listing.

GP-BOX.FF IV-4.10 Benson, August, House.
1674 Green Bay Rd. No NRHP listing.

GP-BOX.FF IV-4.11 Braeside School.
142 Pierce Rd. No NRHP listing.

GP-BOX.FF IV-4.12 Campbell, Albert, House.

- 434 Marshman
- GP-BOX.FF IV-4.13 Churchill, Richard House.
1214 Green Bay Rd.
- GP-BOX.FF IV-4.15 Clifford, Raymond, House.
1050 Wade. No NRHP listing.
- GP-BOX.FF IV-4.17 Colburn, D.S., House.
610 Green Bay Rd. No NRHP listing.
- GP-BOX.FF IV-4.18 Dean, A., Richmond.
180 Beech St. No NRHP listing.
- GP-BOX.FF IV-4.19 Deere Park Bridge.
South Deere Park Dr. No NRHP listing.
- GP-BOX.FF IV-4.20 Dubin, Henry, House.
441 Cedar
- GP-BOX.FF IV-4.21 Ev erhardt, George, House ("Miralago").
2789 Oak St. No NRHP listing.
- GP-BOX.FF IV-4.22 Evert, W., House.
2687 Logan
- GP-BOX.FF IV-4.23 First National Bank of Highland Park.
513 Central Ave. No NRHP listing.
- GP-BOX.FF IV-4.24 Florsheim, Harold, House and Property .
650 Sheridan Rd.
- GP-BOX.FF IV-4.25 Frank Green's Tea Room.
1869 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.26 Friedman, Robert, House.
2130 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.27 Gey so, Mrs. Frank, Houses.
450, 456 Rd.
- GP-BOX.FF IV-4.28 Goldberg, Julius, House.
185 Vine. No NRHP listing.
- GP-BOX.FF IV-4.29 Gradle, Walter, House.
2401 Egandale. No NRHP listing.
- GP-BOX.FF IV-4.30 Granv ille-Mott House.
80 Laurel Ave.
- GP-BOX.FF IV-4.31 Hately, Walter C., House.
246 Beech. No NRHP listing.
- GP-BOX.FF IV-4.32 Hessler Farm.
82 Green Bay Rd. No NRHP listing.
- GP-BOX.FF IV-4.33 Highland Park Presbyterian Church.
330 Laurel Avenue. No NRHP listing.
- GP-BOX.FF IV-4.34 Highland Park Water Tower.
West Side of Green Bay Rd, North of Central
- GP-BOX.FF IV-4.35 Hirsch, Milton, House.
65 Prospect Ave. No NRHP listing.
- GP-BOX.FF IV-4.36 Historic Resources of Highland Park.
Incorporation limits of Highland Park. No NRHP listing.
- GP-BOX.FF IV-4.37 Holmes, Samuel, House.
2693 Sheridan Rd.
- GP-BOX.FF IV-4.38 Humer Building.
1894 Sheridan Rd.
- GP-BOX.FF IV-4.40 James, Jean Butz, Museum of Historical Society .
326 Central Ave.
- GP-BOX.FF IV-4.39 Jens Jensen Park (formerly Station Park).
corner St. John's and Roger St. No NRHP listing.
- GP-BOX.FF IV-4.41 Kimball Coach House.
750 Kimball Rd. No NRHP listing.
- GP-BOX.FF IV-4.42 Kline, Wilson, House.
1570 Hawthorne. No NRHP listing.
- GP-BOX.FF IV-4.43 Krenn-Dato Speculativ e House.
3268 Summit. No NRHP listing.
- GP-BOX.FF IV-4.44 Kunstadter, Sigmund, House.
1436 Waverly. No NRHP listing.
- GP-BOX.FF IV-4.45 Kurtzon, Albert J., House.
266 Delta. No NRHP listing.
- GP-BOX.FF IV-4.46 Lacey, Kenneth, House.
3121 Dato. No NRHP listing.
- GP-BOX.FF IV-4.47 Lanzl, Haerman, House.
1635 Linden
- GP-BOX.FF IV-4.48 Lichtstern, E., House.
105 South Deere Park Dr.
- GP-BOX.FF IV-4.49 Lightning Products, Inc..

- 1549 West Park Ave. No NRHP listing.
- GP-BOX.FF IV-4.59 Loeb, Allan, House ("Oakcliffe").
1427 Waverly. No NRHP listing.
- GP-BOX.FF IV-4.50 Loeb, Ernest, House and Property .
1425 Waverly
- GP-BOX.FF IV-4.51 Mandel, Robert, House and Coachhouse.
1249, 1237 Sheridan Rd.". No NRHP listing.
- GP-BOX.FF IV-4.52 Middleton, John, House.
185 Maple
- GP-BOX.FF IV-4.54 Millard, George Madison, House.
1689 Lake Ave.
- GP-BOX.FF IV-4.56 Millard, Sylvester, House.
1623 Sylvester Pl.
- GP-BOX.FF IV-4.57a Montgomery, Palmer, House.
184 Moraine Rd. No NRHP listing.
- GP-BOX.FF IV-4.57b Multiple resource nomination.
- GP-BOX.FF IV-4.58 North Shore Sanitary District Tower.
Cary Ave. at Lake Michigan
- GP-BOX.FF IV-4.60 Obee House.
1642 Green Bay Rd.
- GP-BOX.FF IV-4.61 Old Baptist Church.
745 Judson. No NRHP listing.
- GP-BOX.FF IV-4.62 Old Briar Gate Station (now, Brencor, Inc. Radiation Equipment).
1495 Old Deerfield Rd. No NRHP listing.
- GP-BOX.FF IV-4.53 Old Fire Station and Police Building .
675 Central Ave. No NRHP listing.
- GP-BOX.FF IV-4.66 Old Pure Oil Gas Station.
1454 Old Deerfield Rd. No NRHP listing.
- GP-BOX.FF IV-4.63 Pick, George, House.
970 Sheridan Rd.
- GP-BOX.FF IV-4.65 Prall, Colonel, Residence ("Prallmere").
126 Edgecliff. No NRHP listing.
- GP-BOX.FF IV-4.67 Ravinia School.
763 Dean Ave. No NRHP listing.
- GP-BOX.FF IV-4.68 Ravinia Station.
510 Roger Williams Ave. No NRHP listing.
- GP-BOX.FF IV-4.69 Retail Store Building.
1882-8 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.70 Rosenwald, Marion and Albert Stern House.
855 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.71 Rosewood Park (formerly, Julius Rosenwald estate).
Roger Williams Ave., Lake Michigan
- GP-BOX.FF IV-4.72 Sandwick Hall (Highland Park High School).
433 Vine Ave. No NRHP listing.
- GP-BOX.FF IV-4.74 Schaffner, Robert C., House.
35 Ravine Dr. No NRHP listing.
- GP-BOX.FF IV-4.73 Seyfarth, Robert E., House.
1498 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.75 Shaver, John, House.
326 Delta. No NRHP listing.
- GP-BOX.FF IV-4.76 Sheahan Farmhouse.
1756 Sunset Rd. No NRHP listing.
- GP-BOX.FF IV-4.77 Sheridan-Park Apartments.
430 Park Ave. No NRHP listing.
- GP-BOX.FF IV-4.78 Snite, John Taylor, House.
225 North Deere Park Ave. E.
- GP-BOX.FF IV-4.55 Soule, C.S., House.
304 Laurel
- GP-BOX.FF IV-4.79 Sproate, William E., Property .
2788 Roslyn Ln. No NRHP listing.
- GP-BOX.FF IV-4.80 Stewart, Alexander, House.
1442 Forest Ave. No NRHP listing.
- GP-BOX.FF IV-4.81 Stoddard, Albert S. and Laura Stoddard, House.
290 Cedar. No NRHP listing.
- GP-BOX.FF IV-4.83 Straus, Martin L., House.
945 Dean Ave. No NRHP listing.
- GP-BOX.FF IV-4.84 Swanson, Hilmer, House.
711 Marion. No NRHP listing.
- GP-BOX.FF IV-4.85 Sweeny Farmhouse.
3543 Krenn. No NRHP listing.

- GP-BOX.FF IV-4.86 Thayer, Clarence Holmes, House ("Verde Vista").
325 Orchard. No NRHP listing.
- GP-BOX.FF IV-4.64 The Power Plant.
525 Elm Pl. No NRHP listing.
- GP-BOX.FF IV-4.87 Van Bergen, John S., House .
234 Cedar. No NRHP listing.
- GP-BOX.FF IV-4.89 Villa Saint Cyril.
1111 St. Johns. No NRHP listing.
- GP-BOX.FF IV-4.90 Watson, Dudley Crafts, House.
291 Marshman. No NRHP listing.
- GP-BOX.FF IV-4.91 Watts, May T., House.
487 Groveland. No NRHP listing.
- GP-BOX.FF IV-4.92 Whitehouse, James L., House.
660 De Tamble. No NRHP listing.
- GP-BOX.FF IV-4.93 Winchester House and Barn.
2145 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.94 Wood, General Robert E., House.
54 Laurel Ave. . No NRHP listing.
- GP-BOX.FF IV-4.95 Yerkes, Chas. T., Horse Trough and Fountain.
SE corner Sheridan and Forest. No NRHP listing.
- GP-BOX.FF IV-4.96 Zahnle, Casper, Homestead.
1520 Ridge Road. No NRHP listing.

HINSDALE, IL:

- GP-BOX.FF IV-2.36 Bassett, Orland P., House.
329 East Sixth St.
- GP-BOX.FF IV-2.38 Downtown Hinsdale Historic District.
Bounded by Maple St., Lincoln St., Garfield St., Second St.
- GP-BOX.FF IV-2.39 Immanuel Evangelical Church.
302 South Grant St.
- GP-BOX.FF IV-2.37 Peabody, Francis Stuyvesant, House.
8 East Third St.

JERSEYVILLE, IL:

- GP-BOX.FF IV-3.26 Jerseyville Downtown Historic District.
Bounded by 1/2 block north of exchange, 1/2 west of Lafayette, to Prairie, to 1/2 block east of Jefferson

KANKAKEE, IL:

- GP-BOX.FF IV-3.31 Swannell, Charles E., House.
901 South Chicago

KENILWORTH, IL:

- GP-BOX.FF III-1.22 Hiram, Baldwin, House.
205 Essex Rd.
- GP-BOX.FF III-1.23 Wild Flower and Bird Sanctuary (Mahony Park).
Sheridan Rd. at southeastern boundary of village

KEWANEE, IL:

- GP-BOX.FF IV-3.15 Kewanee Hotel.
125 North Chestnut

LAGRANGE, IL:

- GP-BOX.FF III-1.24 Purple, George E., House.
338 Sunset Ave.

LAKE BLUFF, IL:

- GP-BOX.FF IV-4.97 Armour, Lester, House.
Between Sheridan Rd. and Lake Michigan
- GP-BOX.FF IV-5.1 Ely, Mrs. C. Morse, House.
111 Moffett Rd.
- GP-BOX.FF IV-5.2 Griffith, John, Store Building.
103-113 East Scranton Ave.

LAKE FOREST, IL:

- GP-BOX.FF IV-5.3 Lake Forest Cemetery .
1525 North Lake Rd.

- GP-BOX.FF IV-5.4 Leonard, Clifford Milton, Farm.
550,561,565,570,575,579 Hathaway Circle, 1190 Inverlieth Rd.
- GP-BOX.FF IV-5.5 Morse, Robert Hasmer, House.
1301 Knollwood Circle
- GP-BOX.FF IV-5.6 Reed, Mrs. Kersey Coates, House.
1315 North Lake Rd.
- GP-BOX.FF IV-5.7 Swift, Louis F., House ("Westleigh").
255 East Foster Pl.

LANSING, IL:

- GP-BOX.FF III-1.25 Ford Airport Hanger.
SE corner Glenwood-Lansing Rd. and Burnham Ave.

LEMONT, IL:

- GP-BOX.FF III-1.26 Lemont Methodist Episcopal Church .
306 Lemont St. . No NRHP listing.

LEWISTON, IL:

- GP-BOX.FF IV-3.4 First Presbyterian Church.
101 North Main St.

LIBERTYVILLE, IL:

- GP-BOX.FF IV-5.8 Adler, Mrs. Isaac D., House.
1480 North Milwaukee Ave.
- GP-BOX.FF IV-5.9 Cook Memorial Library .
413 North Milwaukee Ave.
- GP-BOX.FF IV-5.10 Lewis, Lloyd, House.
153 Little St. Mary's Road
- GP-BOX.FF IV-5.11 Public Service Building .
344-354 North Milwaukee Ave.

LINCOLN, IL:

- GP-BOX.FF IV-5.32 Allen Chapel African Methodist Episcopal Church .
902 Broadway
- GP-BOX.FF IV-5.33 Foley, Stephen A., Judge, Home.
427 Tremont St.

MAHOMET, IL:

- GP-BOX.FF IV-1.29 Mahomet Graded School.
Main St.

MAKANDA, IL:

- GP-BOX.FF IV-3.22 Giant City Stone Fort Site.
50 feet east Stone Fort Rd.

MARSHALL, IL:

- GP-BOX.FF IV-2.10 First Congregational Church.
202 North Sixth St.
- GP-BOX.FF IV-2.11 Harlan Hall.
603 Locust St.

MATTOON, IL:

- GP-BOX.FF IV-2.17 Cleveland, Cincinnati, Chicago, and St. Louis Railroad Station.
Rear of 1632 Broadway. No NRHP listing.
- GP-BOX.FF IV-2.18 Illinois Central Railroad Depot.
1718 Broadway Ave

MENDON, IL:

- GP-BOX.FF IV-1.3 Lewis Round Barn.
2007 E 1250th, Adams County Fairgrounds

METTAWA, IL:

- GP-BOX.FF IV-5.12 Stevenson, Adlai E., II, Farm.
25200 North St. Mary's Rd.

MICHIGAN CITY, IN:

GP-BOX.FF IV-5.18 Chicago South Shore and South Bend Railroad Historic District .
North Carroll Ave.

MILLEIDGEVILLE, IL:

GP-BOX.FF IV-1.20 Steffens, Joseph, House.
off Elkhorn St.

MORRIS, IL:

GP-BOX.FF IV-3.11 Morris Downtown Commercial Historic District.
Liberty St. bounded by the railroad (north), Illinois St (south), Fulton and Wauponsee St. (west), and Franklin (east)

MOUNT CARROLL, IL:

GP-BOX.FF IV-1.21 Mark, Caroline, Home.
222 East Lincoln St.

MOUNT OLIVE, IL:

GP-BOX.FF IV-5.38 Soulsby Service Station.
102 South Route 66 St.

MOUNT STERLING, IL:

GP-BOX.FF IV-1.15 Mount Sterling Commerical Historic District.
Bounded by Brown County Courthouse on the north, the alley east of Capitol on th east, South St. on south, and the alley of Capitol on the west.

MURPHYSBORO, IL:

GP-BOX.FF IV-3.23 Hennessy , Cornelius Building.
1023 Chestnut St.

GP-BOX.FF IV-3.21 M & O Railroad Depot (Mobile and Ohio).
1701 Walnut St.

GP-BOX.FF IV-3.24 Murphy sboro Elk Lodge.
1329 Walnut St.

NILWOOD, IL:

GP-BOX.FF IV-5.39 Route 66, Girard to Nilwood.
Route 66 between Illinois Route 4 south of Girard and linois Route 4 in Nilwood

NIOTA, IL:

GP-BOX.FF IV-3.12 Cambre House and Farm.
R.R.

NORTH CHICAGO, IL:

GP-BOX.FF IV-5.13 Holy Family Church.
1840 Lincoln St.

OAK BROOK, IL:

GP-BOX.FF IV-2.40 Butler School.
1200 31st. St. (Oak Brook Rd.)

GP-BOX.FF IV-2.41 Saint Joseph's Seminary .
Between 31st & 35th St. East of Summit (Midwest) Ave. No NRHP listing.

OAK PARK, IL:

GP-BOX.FF II-1.15 Gunderson Historic District.
Madison St., Harrison St., Gunderson St., S Ridgeland Ave.

GP-BOX.FF III-1.27 Marshall Field and Company Store.
1144 W. Lake St.

GP-BOX.FF III-1.28 Oak Park Conservatory .
615 Garfield St.

GP-BOX.FF III-1.30 Scoville Place.
NW corner of Lake St and Oak Park Ave.

OAKLAND, IL:

GP-BOX.FF IV-2.19 Rutherford, Dr. Hiram, House and Office.
14 South Pike St.

OLD SHAWNEETOWN, IL:

GP-BOX.FF IV-3.5 Peeples, Robert and John McKee, Houses.
Main St.

OLYMPIA FIELDS, IL:

GP-BOX.FF III-1.29 Olympia Fields Country Club.
2800 Country Club Dr.

ORION, IL:

GP-BOX.FF IV-3.16 Music Pavilion, The.
1208 5th St.

GP-BOX.FF IV-3.17 West Water Tower and Ground Storage Tank.
310 11th Ave.

ORLAND PARK, IL:

GP-BOX.FF III-1.31 Humprey, John, House.
9830 W. 144th Pl. No NRHP listing.

GP-BOX.FF III-1.32 Twin Tower Sanctuary.
9967 W. 144th St.

PALESTINE, IL:

GP-BOX.FF IV-2.20 Harper, John B., House.
102 N. Lincoln

PARIS, IL:

GP-BOX.FF IV-2.44 Paris Carnegie Public Library.
207 South Main St.

GP-BOX.FF IV-2.45 Pine Grove Community Club.

GP-BOX.FF IV-2.46 Pine Grove School House.
. No NRHP listing.

PAW PAW, IL:

GP-BOX.FF IV-5.26 Wright, Stephen, House.
612 Chicago Rd.

PAXTON, IL:

GP-BOX.FF IV-3.1 Paxton Carnegie Public Library.
254 South Market St.

GP-BOX.FF IV-3.2 Paxton Water Tower and Pumphouse.
145 South Market St.

PLANO, IL:

GP-BOX.FF IV-4.1 Steward, Lewis, House.
611 East Main St.

PLATO CENTER, IL:

GP-BOX.FF IV-3.50 Muirhead, Robert, House.
Rohrsen Rd. No NRHP listing.

PONTIAC, IL:

GP-BOX.FF IV-5.19 Livingston County Courthouse.
112 West Madison

PRINCETON, IL:

GP-BOX.FF IV-1.17 Greenwood Cottage.
543 East Peru St.

GP-BOX.FF IV-1.18 Skinner, Richard M., House.
627 East Peru St.

QUINCY, IL:

GP-BOX.FF IV-1.6 Downtwon Quincy Historic District.
Between 4th & 8th St, North side of Hampshire to South side of Jersey St.

- GP-BOX.FF IV-1.4 Newcomb, Richard F., House.
1601 Maine St.
- GP-BOX.FF IV-1.7 Quincy Northwest Historic District.
Bounded by Broadway, North Second, Locust and North Twelfth St.
- GP-BOX.FF IV-1.5 Quincy East End Historic District.
Significant portion of residential East End
- GP-BOX.FF IV-1.9 Wood, Ernest M., Office and Studio.
126 North 8th St.
- GP-BOX.FF IV-1.10 Woodland Cemetery .
1020 South Fifth St.
- GP-BOX.FF IV-1.8 One Thirty North Eighth Building.
130 North 8th

RANTOUL, IL:

- GP-BOX.FF IV-1.30 Chanute Field Historic District.
Rantoul National Aviation Center. No NRHP listing.

RIVERDALE, IL:

- GP-BOX.FF II-1.16 Pacesetter Gardens Historic District.
13604-13736 S Lowe Ave.

ROBINSON, IL:

- GP-BOX.FF IV-2.21 Robinson High School Auditorium/Gymnasium.
200 block East Highland Ave.

SAINT CHARLES, IL:

- GP-BOX.FF IV-3.49 Hunt House.
304 Cedar Ave.

SANDWICH, IL:

- GP-BOX.FF IV-2.25 von KleinSmid Mansion.
218 West Center

SCALES MOUND, IL:

- GP-BOX.FF IV-3.29 Allan, James, House.
309 N. Railroad St. No NRHP listing.

SCHAUMBURG, IL:

- GP-BOX.FF III-1.33 Schweikher, Paul, House and Studio.
645 South Meacham Rd.

SHIPMAN, IL:

- GP-BOX.FF IV-5.40 Little Red School.
Virginia St. No NRHP listing.

SKOKIE, IL:

- GP-BOX.FF III-1.34 Harrer Building.
8051 Lincoln Ave.

SOMONAUK, IL:

- GP-BOX.FF IV-2.26 Somonauk United Presbyterian Church.
Governor Beveridge and Chicago Roads. No NRHP listing.

STOCKTON, IL:

- GP-BOX.FF IV-3.30 Townsend Home.
117 N. Canyon Park Rd.

TAMMS, IL:

- GP-BOX.FF IV-1.12 Chicago and Eastern Illinois Railroad Depot.
Front Street

TAYLORVILLE, IL:

- GP-BOX.FF IV-2.8 Courthouse Square Historic District.
Walnut St. (west), Vine St (north), Walnut St. (east), Adams St. (south); boundaries

GP-BOX.FF IV-2.7 Taylorville Chautauqua Auditorium.
Manners Park

TISKILWA, IL:

GP-BOX.FF IV-1.19 Lone Tree School.
19292 250 North Ave.

TOLEDO, IL:

GP-BOX.FF IV-2.22 Ward, Thornton, Estate.
1387 U.S. Route 40

URBANA, IL:

GP-BOX.FF IV-1.35 "Lincoln".
1000 block of South Race St.

GP-BOX.FF IV-1.31 Alpha Delta Pi Sorority House.
1202 West Nevada St.

GP-BOX.FF IV-1.32 Elm Street Court.
1-8 Elm St.

GP-BOX.FF IV-1.33 First Methodist Episcopal Church.
304 South Race St. No NRHP listing.

GP-BOX.FF IV-1.34 Kappa Kappa Gamma Sorority House.
1102 South Lincoln Ave.

GP-BOX.FF IV-1.36 Ricker, Nathan C., House.
612 West Green St.

GP-BOX.FF IV-2.1 University of Illinois at Urbana-Champaign, Astronomical Observatory.
901 South Mathews Ave.

GP-BOX.FF IV-2.2 University of Illinois at Urbana-Champaign, Buildings by Nathan Clifford Ricker.
Three of five buildings on the north end of campus facing Green St., one at Burrill Ave. between Springfield Ave. and Green St., one on Springfield Ave.

GP-BOX.FF IV-2.4 University of Illinois at Urbana-Champaign, Women's Gynasium.
906 South Goodwin Ave.

GP-BOX.FF IV-2.5 University of Illinois at Urbana-Champaign, Women's Residence Hall/West Residence Hall.
1111 West Nevada St.

GP-BOX.FF IV-2.3 Warm Air Research Residence.
1108 West Stoughton St.

URSA, IL:

GP-BOX.FF IV-1.11 Ursa Town Hall.
109 South Warsaw St.

VANDALIA, IL:

GP-BOX.FF IV-2.50 Central School.
211 N. Kennedy (U.S. Rte. 51). No NRHP listing.

VERNON TOWNSHIP, IL:

GP-BOX.FF IV-5.14 Knopf Cemetery.
Eastside of Arlington Heights Rd., 3/4 of a mile south of Illinois Rt. #83". No NRHP listing.

VERSAILLES, IL:

GP-BOX.FF IV-1.16 DeWitt, Benjamin, House.
N/A. No NRHP listing.

WAUKEGAN, IL:

GP-BOX.FF IV-5.15 Karcher Hotel.
405 Washington St.

GP-BOX.FF IV-5.16 Waukegan Building.
4 South Genesee St.

WEST FRANKFORT, IL:

GP-BOX.FF IV-3.3 West Frankfort City Hall.
108 North Emma St.

WHEATON, IL:

GP-BOX.FF IV-2.42 Grand Theater.
123 North Hale St.

WHITE HALL, IL:

- GP-BOX.FF IV-3.10 White Hall Historic District.
Bounded by Bridgeport, Jacksonville, Ayers, and Main St.

WILMETTE, IL:

- GP-BOX.FF III-1.35 Bailey -Michelet House.
1028 Sheridan Rd.
- GP-BOX.FF III-1.36 Bersbach, Alfred, House.
1120 Michigan Ave.
- GP-BOX.FF III-1.37 Gross Point Village Hall.
609 Ridge Rd.
- GP-BOX.FF III-1.38 Linden Avenue Terminal .
330 Linden Ave.
- GP-BOX.FF II-1.17 Oak Circle Historic District.
318-351 Oak Circle
- GP-BOX.FF II-1.18 Ouilmette North Historic District.
46-block extending from Chestnut Ave., excluding Sheridan Rd., continue on Lake Ave., and 13th St.

WINFIELD, IL:

- GP-BOX.FF IV-2.43 Hedges Station.
(No Number at Present) North Winfield Rd. No NRHP listing.

WINNETKA, IL:

- GP-BOX.FF III-1.39 Burnham, Anita Willets, Log House.
1140 Willow Rd.
- GP-BOX.FF III-1.40 Maverick Lloyd, Lola, House.
455 Birch St.

WINTHROP HARBOR, IL:

- GP-BOX.FF IV-5.17 Paddock, Henry I., House.
346 Sheridan Rd.

XENIA, IL:

- GP-BOX.FF IV-2.14 Paine House.
Route 1. Box 19 A

CROSS-COUNTY SITES:

- GP-BOX.FF IV-5.41 Illinois round barns.
Includes McCarty Round Barn, Tillery Round Barn, Schultz Barn, Kleinkopf Barn, Forehand Barn, George Barn, White Barn, Bruce Round Barn, Otte Round Barn, Lewis Round Barn, and others.
- GP-BOX.FF IV-5.42 Illinois State Parks (lodges and cabins).

EXHIBIT 16

From: [Lisa Temkin](#)
To: [Andy Cross](#)
Cc: [Marty Hackl](#); [Tony Blumberg](#)
Subject: Re: 1570 Hawthorne Lane
Date: Monday, November 30, 2015 1:56:51 PM
Attachments: [PastedGraphic-1.tiff](#)

Andy,

It's likely that Marty will tell you that he's put everything in his book. Quite honestly, the condition of the house is good—it's solid and well-built. The house could be nominated—it IS part of the large body of VB work in HP. As I mentioned to you earlier, there's 1 VB that burned down (it appears to have been a Lawrence Buck) and then there's the 295 Cedar—Susan B. nominated the house, but Danny Kahn refused to even discuss the nomination (Jason Berry will likely remember it). The last house on Marshman was also either torn down or drastically changed. Other than that, they're all still standing.

Lisa

Lisa Temkin, M.S.
Global Educational Consultants
660 De Tamble Ave.
Highland Park, IL 60035
T: 847.644.6673
F: 847.266.1077
E: lisa@GloEduCon.com
W: www.GloEduCon.com



On Nov 30, 2015, at 1:23 PM, Cross, Andy <across@cityhpil.com> wrote:

Marty,

Perhaps Lisa has already mentioned it, but the City has received a demolition permit application for 1570 Hawthorne. As you probably know, the house was designed by Van Bergen c. 1930 and appears in your book (see attached scan).

I'm writing to ask if you have any background information specific to this house that may be helpful for the Historic Preservation Commission's discussion at the upcoming meeting on December 10. I've located two old building permits from the 1960's for modifications on the property: one for a swimming pool and another for an \$8,600

addition. Do you know how heavily the house has been modified, or how the additions have impacted the original VB design?

Any knowledge and background you can share about this house would be most welcome. I would also like to extend an invitation to attend the HPC's December 10 meeting, if you're interested. I know they'd love to hear from you personally about this house. But I certainly understand if you'd prefer not to attend.

So what do you know about the Hawthorne house?

-Andy

Andy Cross, AICP
Planner II
City of Highland Park
1150 Half Day Road
Highland Park, IL 60035
www.cityhpil.com
(847) 926-1856

<Hack1 Book Entry - 1570 Hawthorne.pdf>

EXHIBIT 17

Isabel Bemis/Frank Van Bergen Residence - 1924, and Garage - 1934

295 Cedar - Highland Park, Illinois



When Ruth Van Bergen's father, Clarence died, her mother, Belle Bemis had this duplex house built.

Sometime later Frank Van Bergen moved into the other half. Then, sometime in the 1930's, Frank moved to his mother, Ella Van Bergen's house at [1184 Wade](#) and she moved here, probably to be closer to John and Ruth who lived down the street at 234 Cedar.

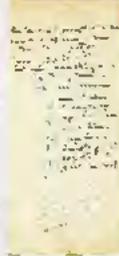
Ruth Van Bergen's sister, Claribel and her husband, Warren [Spahr](#) also lived here (temporarily) while their Van Bergen-designed house was being built in Glen Ellyn, Illinois.

The house is divided evenly and symmetrically into two halves with a common entrance. In 1934, Frank Van Bergen built the garage. The cedar roof shingles have been replaced and a small sunroom addition was added to the east side of the structure in 1947 - otherwise it remains very much as it was originally.



Click on photos to enlarge

Click  for credits



Far Left: Ella Van Bergen in her garden.
Left: Ella and Jessie at the 1933
World's Fair in Chicago.

**[Back](#) **[Next](#)
**[To Beginning](#)
**[To Biography](#)
[To Index](#)********

THE WORK of JOHN S. VAN BERGEN, ARCHITECT

ADDENDUM (DECEMBER 2008)
TO THE
THIRD EDITION
by
MARTIN HACKL



Isabel Bemis/Frank Van Bergen Residence 1924 and Garage - 1934

(book page 96)

Demolished in 2007

In 2006 , this property was bought by both neighbors on either side wanting to split the lot and expand their own houses. When the owners applied for a demolition permit, a hearing in front of the Highland Park Preservation Commission determined that the house was eligible for landmark status, and a one-year demo delay was imposed.

The purpose of a demolition delay is to allow time for another buyer to come forward wishing to preserve the property. A buyer did come forward, but the owners would not sell, and the Commission chose not to enforce its mandate.

Though the building was still in a remarkable state of preservation , it was wantonly demolished in 2007. Though this author and others requested to make further documentation and to salvage artifacts from the building, we were not allowed to by the owners, as we had publicly fought it's demolition and caused them much inconvenience.

The house had a unique history and contained some unique features, the most interesting being that some of the house, such as carpentry, was done by John Van Bergen himself with his brother Frank. Unlike the majority or other architects, (then and now) Van Bergen grew up in the building trades and always had a "hands on" understanding about building design, technology and maintenance that he was very proud of.

Inside the house, an interesting and unusual feature was the sliding staircase up to the attic. It was a simple and ingenious mechanism of ropes, weights and pulleys with the stringers and slider track made only of wood, and still functioned perfectly. According to an interview I had several years ago with Van Bergen's daughter, Nancy VB Brigham, her father designed and built this staircase himself.

Also intact were original light fixtures, all of the original woodwork, doors and windows (all operable) and two unusual corner fireplaces. Another interesting feature is a system of lights in one wing of the house that Van Bergen devised. Van Bergen's mother was deaf, and the lights were hooked up to the doorbell, so that she would be aware when a visitor had arrived.

The house is, of course, Prairie School, of a sub-style unique in Highland Park. One other architect, Walter Burley Griffin, designed houses in the Prairie style utilizing this basic type of form and massing.

John Van Bergen worked for and apprenticed with Griffin, and the design of this house shows that influence more than any other of his designs. (See the next page.) As far as I am aware, there are no other examples of this type in Highland Park.



Above: Van Bergen: Bemis house, 295 Cedar Highland Park

Right: W.B. Griffin's Beggs house, Elmhurst Illinois (now demolished).

Below: W.B.Griffin's Stecher house, Chicago Illinois



EXHIBIT 18

Highland Park City Council OKs Dart house teardown



Preservationists are trying to save this mid-century modern home in Highland Park, which was designed by architect Edwin Dart. (Karen Berkowitz, Pioneer Press)

By [Karen Berkowitz](#) · Contact Reporter
Pioneer Press

FEBRUARY 10, 2015, 11:22 AM

A last-minute landmark nomination to save a contemporary Edward Dart home in [Highland Park](#) doesn't appear likely to succeed in preventing its demolition.

In a 6-1 vote, the Highland Park City Council voted Feb. 9 to terminate a second demolition delay that the Highland Park Preservation Commission placed on the property in December. The council's vote came just days before the preservation commission is set to consider a landmark nomination for the home on Feb. 12.

The owners of the home, Patsy Mintmire and her husband Donald, are under contract to sell the mid-century modern home at 1021 Lake Cook Road and surrounding property to The Jacobs Companies. The developer plans to raze the home, built in 1959, and construct a small residential development on the five-acre site.

The Dart-designed ranch-style home, which features glass walls and a gently gabled roof, was nominated for

landmark status Jan. 19 by Susan Benjamin, a well-known preservation consultant who served as the first chair of the Highland Park Historic Preservation Commission and continues in an advisory capacity.

One of Dart's earlier residential projects, the Lake Cook Road home was featured in the now-defunct Home and Garden magazine, according to city research.

If the preservation panel finds the home satisfies the criteria for landmark designation, the matter could be decided by the Highland Park City Council. Mayor Nancy Rotering said the city has only once approved a landmark nomination without the owners' consent, when the A.G. Becker estate at 405 Sheridan Rd. was designated a local landmark.

Attorney David Meek, who represents the Mintmires, said the Dart home could have been nominated as a landmark while it was on the market for the past 2 1/2 years, including the initial demolition delay period between late 2012 and 2013.

"Now the property is under contract for sale for redevelopment and the house is vacant and ready for demolition," Meek noted. He contended that a second delay would be punitive in nature and "constitutes an unfair and unjust over-reach, rather than a reasonable attempt to preserve an existing structure as the city code contemplates."

Moreover he said, the purchaser could walk away, causing financial and emotional hardship for his clients.

Because too much time lapsed after the first demolition moratorium was lifted, the homeowners' new application to demolish the home triggered another review by the preservation commission, which again found the home met three landmark criteria, the standard for a year-long demolition delay.

Under new rules enacted by the city council Jan. 26, the city council may terminate a second 12-month delay within a three-year period, if the owners have made a serious but unsuccessful attempt to market the property for preservation. The owners also must demonstrate that extending the delay is unlikely to change the result.

Meek contended his clients had marketed the home both for preservation and demolition and the only purchase offers were from two developers planning to tear down the home. The first contract purchaser walked away during the first demolition review period. The listing price for the home and surrounding property has been \$2.495 million.

City Councilwoman Kim Stone, who cast the dissenting vote to terminate the delay, suggested the city require that the Dart home not be torn down until after the developer's planned unit development is approved by the city. That way, the city could avoid losing a significant home for a development that may not materialize.

But councilman Anthony Blumberg thought the chances a future purchaser would keep the home intact improbable.

"The history of the property is such that I cannot see that as a reasonable expectation," said Blumberg. "As

personally painful as it is to see this house torn down, I think the standards have been met" for terminating the second demolition delay.

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This article is related to: [Highland Park](#)

EXHIBIT 19

SPERLING & SLATER
PROFESSIONAL CORPORATION

TELEPHONE
(312) 641-3200
FACSIMILE
(312) 641-6492

June 1, 2016

55 WEST MONROE STREET
SUITE 3200
CHICAGO, IL 60603

Via Email and Overnight Delivery

Ms. Barbara Thomas
Chair, Historic Preservation Commission
c/o City of Highland Park
1150 Half Day Road
Highland Park, Illinois 60035

Ms. Nusrat Jahan
Staff Liaison, Historic Preservation Commission
City of Highland Park
1150 Half Day Road
Highland Park, Illinois 60035
njahan@cityhpil.com

Mr. Joel J. Fontane, Jr., AICP ✓
Director, Community Development
City of Highland Park
1150 Half Day Road
Highland Park, Illinois 60035
jfontane@cityhpil.com

RE: Commissioner Lisa Temkin's recusal from proceedings of the Highland Park Historic Preservation Commission regarding the Landmark Nomination for 1570 Hawthorne Lane

Dear Chair Thomas, Ms. Jahan, and Mr. Fontane,

We understand that Commissioner Lisa Temkin has nominated for Landmark designation the house located at 1570 Hawthorne Lane, Highland Park. (*See* Landmark nomination dated May 16, 2016 ("Nomination").) Along with Calvin Bernstein, we represent the owners of the house in connection with the Nomination, beginning with proceedings before the City of Highland Park Historic Preservation Commission ("HPC"). We hereby notify the HPC that under the City of Highland Park Ethics Guidelines, approved December 14, 2015 ("Ethics Guidelines"), Ms. Temkin is precluded from participating in any deliberations, discussion or voting on the Nomination.

Ms. Temkin's participation is precluded under at least two provisions of the Ethics Guidelines. First, Section 6.A.7 requires her recusal, given her connections to the matter such that her participation would appear improper. Second, Section 6.B.4 (combined with 6.C.5) in all events precludes her from voting on the Nomination, given that she is the Applicant appearing before her own Commission. (*See* Nomination, first and fourth pages, identifying Ms. Temkin as the "Applicant.") These preclusions on Ms. Temkin's participation are addressed further below.

Ms. Temkin has several connections to the matter before the HPC such that her participation would appear improper. They concern the fact that the basis for the Nomination is that the house was originally designed by architect John Van Bergen (prior to alterations and additions). (*See* Nomination, fourth through tenth pages.). To begin with, we are informed that Ms. Temkin not only owns a Van Bergen house in Highland Park, but it is the house that is featured in the Nomination for its supposed similarity to the house that is the subject of the Nomination. In this regard, the Nomination includes a page that contains the historical name of the nominated house (the “Wilson Kline Residence”) along with a photograph of the house. (*See* Nomination, third page.) That same page states that “This house is very similar to the Whitehouse Residence, also in Highland Park.” The “Whitehouse Residence” is the only other Van Bergen house singled out in the Nomination with its historical name, photograph and detailed explanation of its architectural significance. (*Id.*) The “Whitehouse Residence” is Ms. Temkin’s Van Bergen house.

The Landmark Nomination also discloses Ms. Temkin’s other connections to promoting this particular nomination. Ms. Temkin is personally engaged in efforts to promote increased awareness of Van Bergen, and traveled with Mayor Rotering to Springfield in connection with her nomination for her public education work relating to Van Bergen. (*See* Nomination, section titled “Additional information.”) We are informed that Ms. Temkin was the Event Chairperson for Highland Park’s Van Bergen month in October 2012, as well.

For these reasons, Ms. Temkin has a connection to the matter before the HPC, in addition to being the Applicant, such that her participation in deliberations, discussion or voting on the Nomination would appear improper, requiring her recusal. Section 6.A.7 of the Ethics Guidelines states:

In the following circumstances, an Official must disclose his or her interest ... and must recuse himself or herself from any deliberations, discussion, or Official Action of the Commission: ***

7. Appearance of Impropriety. The Official has a connection to the Applicant or matter before the Official’s Commission such that the Official’s participation in any deliberation, discussion, or Official Action related to the Applicant or matter would appear improper.

Separate and apart from the foregoing, Ms. Temkin in all events may not vote on the Nomination because she is the Applicant appearing before her own Commission. Sections 6.B.4 and 6.C.5 of the Ethics Guidelines state:

6.B.4: In the following circumstances, an Official must disclose his or her interest in compliance with the rules for disclosure set forth in Section 6.C of these Guidelines: ***

4. Official as Applicant. The Official is the Applicant appearing before the Official’s Commission.

SPERLING & SLATER

Chair Thomas, Ms. Jahan & Mr. Fontane

Page 3

6.C.5: [I]n the event that the Official is the Applicant appearing before the Official's Commission, the Official may not cast a vote in connection with any proposed Official Action regarding the matter for which disclosure is required."

The rules Ms. Temkin must follow for disclosure and recusal are also prescribed by the Ethics Guidelines. Presumably, Ms. Temkin has disclosed her interest in this matter in the manner prescribed by Section 6.C of the Ethics Guidelines, as required by both Sections 6.A.7 and 6.B.4. The Nomination discloses both that Ms. Temkin resides at the Whitehouse Residence (the Nomination discloses the same address for Ms. Temkin and the Whitehouse Residence) as well as many of her efforts promoting increased awareness of architect Van Bergen. (*See* Nomination, first, third, fifth, and tenth pages.)

The recusal rules are set forth in Section 6.D of the Ethics Guidelines. They place two separate limitations on Ms. Temkin following disclosure. First, until the HPC takes Official Action on her Landmark Nomination, Ms. Temkin "shall not communicate in any manner regarding the matter ... with (a) any other member of the [HPC], (b) any member of the City Council, or (c) any City employee who the Official knows or should know is familiar with the matter" Second, Ms. Temkin "shall depart the room in which the [HPC] will conduct any proceedings related to the matter ... [and] not re-enter such room until such time as the [HPC] concludes its deliberation, discussion or Official Action on such matter." (*See* Sections 6.D.3 and 6.D.2 of the Ethics Guidelines.) Presumably, Ms. Temkin has been complying with these Rules.

Thank you for your attention to this matter, which we understand is important. As you know, the Ethics Guidelines not only set forth those acts that would be incompatible with the proper performance of an official's duties, but also how officials should respond when presented with such actions or conflicts of interest. (*See* Section 1 of the Ethics Guidelines.) In all circumstances, City officials should conduct themselves in a manner that prevents not only impropriety, but even the appearance of impropriety. (*Id.*) After all, the Guidelines set forth merely the "minimum" standards of conduct. (*See* Section 3 of the Ethics Guidelines.)

Accordingly, Ms. Temkin is presented with circumstances that require her recusal and we request she be notified of her continuing obligation to comply with the Ethics Guidelines on recusal and voting. We will submit separate correspondence reiterating our clients' lack of consent to the proposed Landmark designation

~~Yours very truly,~~



Harvey J. Barnett



Mitch Mackinn

cc: Mr. Steven M. Elrod, Corporation Counsel, City of Highland Park (via email: steven.elrod@hklaw.com))
Mr. Calvin Bernstein (via email)

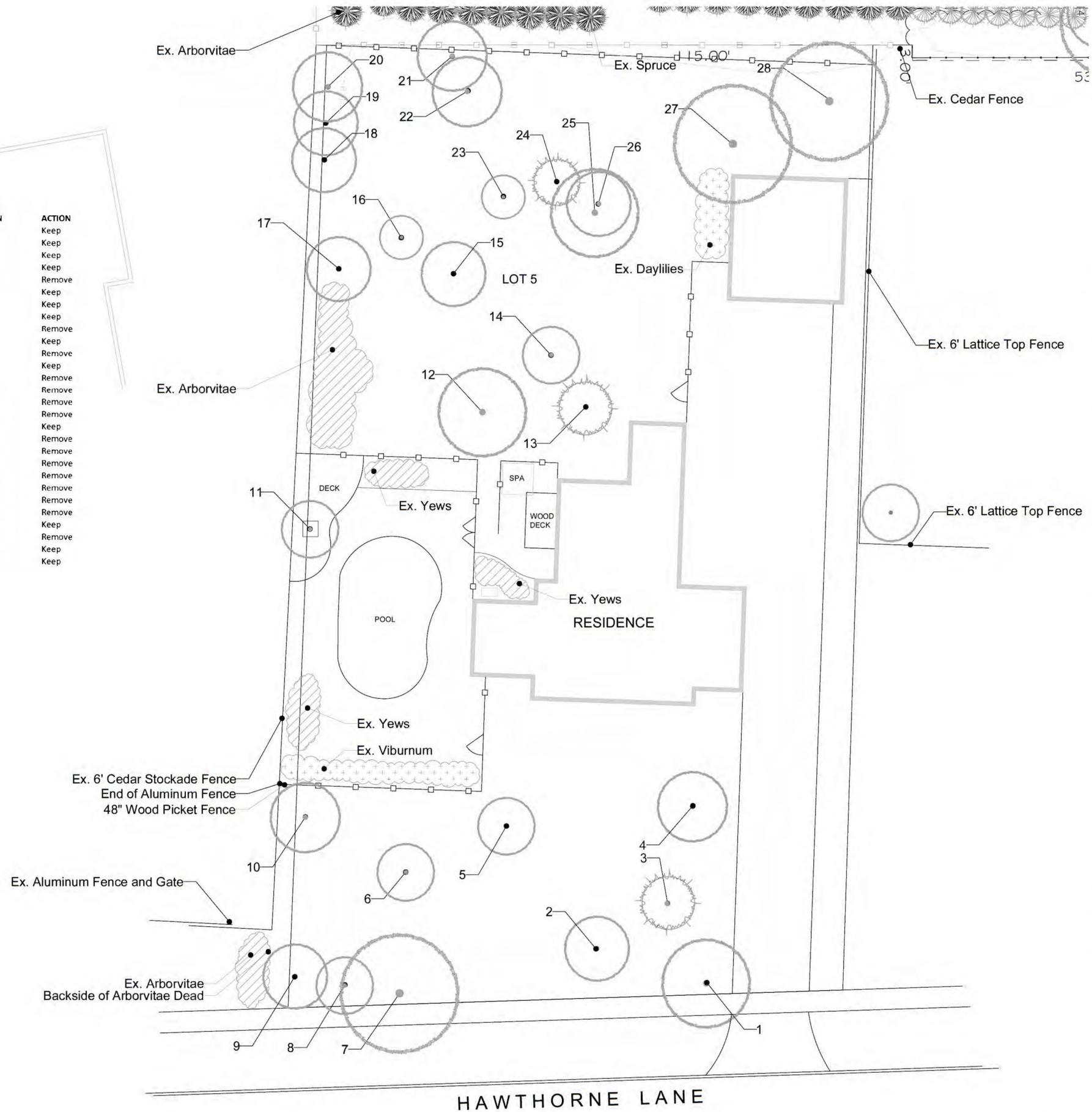
EXHIBIT 20

EXHIBIT 21

TAG #	SCIENTIFIC NAME	COMMON NAME	DBH (IN.)	CONDITION	LOCATION	ACTION
1	Quercus	Oak	28"	Average	East	Keep
2	Acer	Sugar Maple	11"	Average	East	Keep
3	Pinus	Eastern White Pine	9"	Average	East	Keep
4	Acer	Maple	18"	Average	East	Keep
5	Pyrus	Callery Pear	8"	Average	East	Remove
6	Acer	Sugar Maple	8"	Average	SE	Keep
7	Quercus	Oak	42"	Average	SE	Keep
8	Carya	Shagbark Hickory	8"	Average	SE	Keep
9	Rhamnus	Buckthorn			SE	Remove
10	Quercus	White Oak	18"	Average	South	Keep
11	Prunus	Cherry	8"	Average	South	Remove
12	Quercus	White Oak	26"	Average	South	Keep
13	Picea	Colorado Blue Spruce	8"	Poor	South	Remove
14	Pinus	Austrian Pine	10"	Poor	South	Remove
15	Quercus	Red Oak	11"	Poor	South	Remove
16	Pyrus	Callery Pear	4"	Average	South	Remove
17	Quercus	Red Oak	18"	Nice	South	Keep
18	Rhamnus	Buckthorn			SW	Remove
19	Fraxinus	Ash	10"	Poor	SW	Remove
20	Fraxinus	Ash	18"	Poor	SW	Remove
21	Fraxinus	Ash	18"	Poor	SW	Remove
22	Fraxinus	Ash	16"	Poor	SW	Remove
23	Malus	Crabapple	4"	Average	West	Remove
24	Picea	Spruce	6"	Poor	West	Remove
25	Quercus	White Oak	28"	Average	West	Keep
26	Rhamnus	Buckthorn			West	Remove
27	Quercus	White Oak	32"	Average	NW	Keep
28	Quercus	White Oak	36"	Average	NW	Keep

EXISTING TREE INVENTORY

Scale: None



Earth Developments
 Landscape Architects / Contractors
 8107 Wilnot Road, Spring Grove, IL 60081 p 815.675.0055
 www.earthdevelopments.com

1570 Hawthorne Ln.
 Highland Park, IL

DESCRIPTION
7.15.15 FIRST ISSUE

SHEET TITLE
EXISTING SITE INVENTORY & CONDITIONS

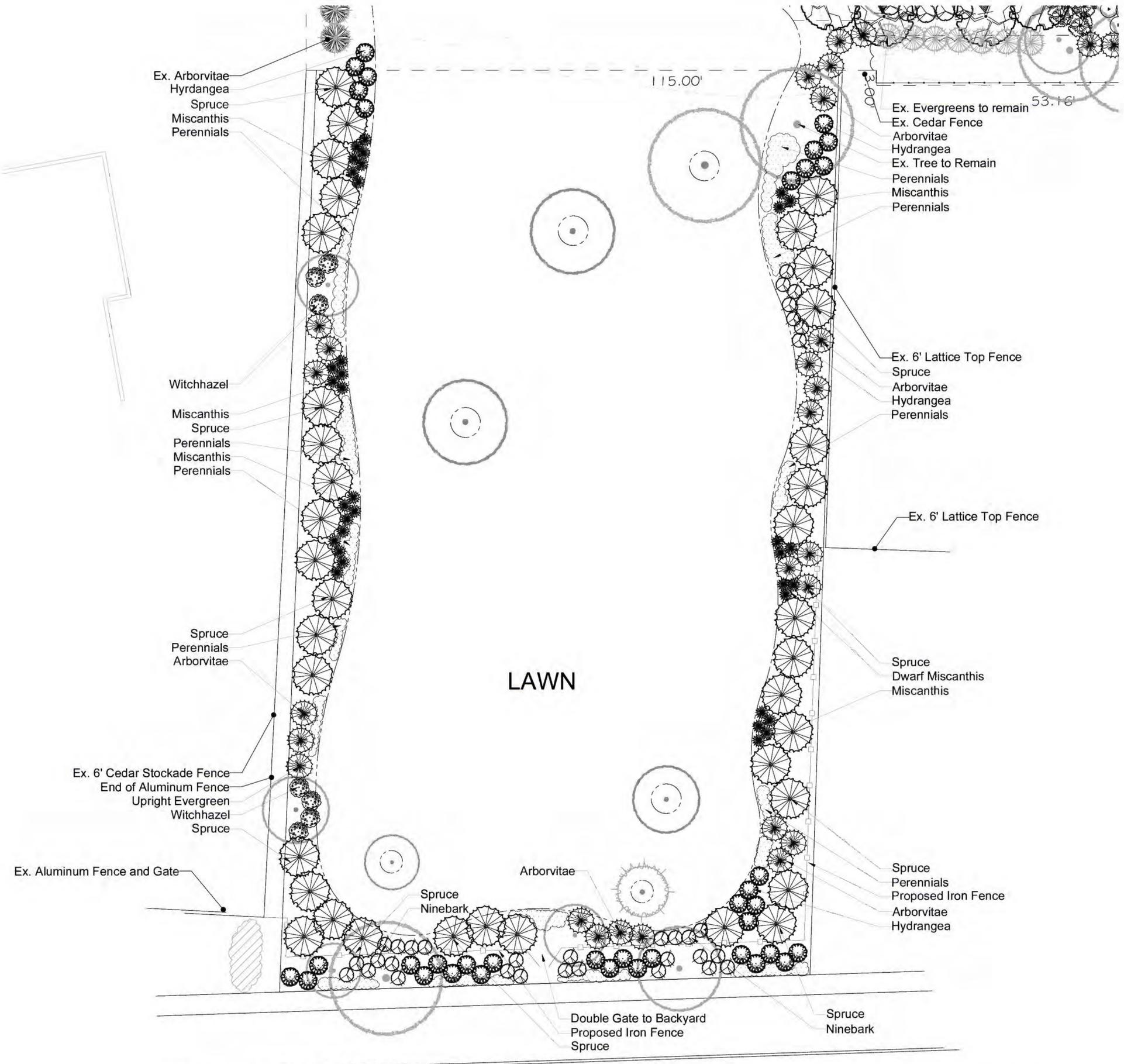
PROJECT MANAGER	CM
PROJECT NUMBER	14-096
DATE	07.15.15
SHEET NUMBER	

L 100



EXISTING SITE INVENTORY

Scale: 1"=10'0"



Ex. Arborvitae
Hydrangea
Spruce
Miscanthis
Perennials

Witchhazel
Miscanthis
Spruce
Perennials
Miscanthis
Perennials

Spruce
Perennials
Arborvitae

Ex. 6' Cedar Stockade Fence
End of Aluminum Fence
Upright Evergreen
Witchhazel
Spruce

Ex. Aluminum Fence and Gate

Spruce
Ninebark

Arborvitae

Double Gate to Backyard
Proposed Iron Fence
Spruce

Spruce
Ninebark

Ex. Evergreens to remain
Ex. Cedar Fence
Arborvitae
Hydrangea
Ex. Tree to Remain
Perennials
Miscanthis
Perennials

Ex. 6' Lattice Top Fence
Spruce
Arborvitae
Hydrangea
Perennials

Ex. 6' Lattice Top Fence

Spruce
Dwarf Miscanthis
Miscanthis

Spruce
Perennials
Proposed Iron Fence
Arborvitae
Hydrangea

HAWTHORNE LANE



LANDSCAPE ENLARGEMENT

Scale: 1"=10'0"

1570 Hawthorne Ln.
Highland Park, IL

DATE	DESCRIPTION
7.15.15	FIRST ISSUE
8.19.15	REVISIONS
8.20.15	REVISIONS

SHEET TITLE
LANDSCAPE ENLARGEMENT OF BACKYARD

PROJECT MANAGER	CM
PROJECT NUMBER	14-096
DATE	08.20.15
SHEET NUMBER	

L 101

EXHIBIT 22

From: <rob.rotering@yahoo.com>

Date: May 28, 2016 at 12:26:20 AM CDT

To: Jean Sogin <jbsogin@gmail.com>, Julie Ehrlich <jlehrlich@gmail.com>, "Jeffery L. Stern" <jjstern2@att.net>, Joe Peddle <jpeddlepps@gmail.com>, Carolyn Cerf <ccerf1@gmail.com>, Joan Arenberg <joan.artonthemove@gmail.com>, Nancy Webster <nwebster@hplibrary.org>, "Rhoda A. Pierce" <rhoda909@gmail.com>, Catherine Lambrecht <cal60035@sbcglobal.net>, Elliott Miller <elmiller1@gmail.com>, Laurie Reinstein <lareins@comcast.net>, Jenny Gilbertson <ashlandassoc@aol.com>, Linda Muskin <lmuskin@teamclarus.com>, Nancy Webster <archives@highlandparkhistory.org>, Bradley Holland <bholland@mholland.com>, Alyssa Knobel <alyssa.knobel@yahoo.com>, Brian Plunkett <plunkettbuilders@gmail.com>, Jeanie Vella <jcvella@gmail.com>, William Silverstein <bsilverstein@mainholdingsllc.com>

Subject: Stupey Cabin Update

Reply-To: <rob.rotering@yahoo.com>

Stupey Cabin Update

Thursday night the Historical Preservation Commission approved the Stupey Cabin preservation project and work scope. This clears the way to continue the project. The HPC was very complementary of the presentation materials provided by Joe Peddle.

Today I signed \$15,000 deposit check to Plunkett Builders for purchasing the logs and getting going on the plans for raising the cabin and replacing rotting timbers.

As you know, we removed the door and window for repair late last fall and put a fence around the cabin. Now with good summer weather, a generous \$25,000 donation from Billy Silverstein and approval from the HPC we have given a green light to the contractor.

As we get further into the exterior work, we also have some decisions to think about regarding the next part of the Cabin restoration project. Below are a couple of items that still need analysis and final determination.

- 1) whether to whitewash the walls like we think it may have been back in the 1800's, and interior decorations
- 2) Assessment of Chimney condition and alternatives
- 4) Assessment of the roof condition
- 5) Drainage around the Cabin, in consultation with the City and Pappas Companies.

In the next couple of weeks you should be able to start seeing progress at the work site, once the replacement logs are delivered. We will provide regular updates to the board highlighting progress and opportunities for volunteers to get involved.

Thank you all for your support of the preservation project.

Sincerely
Rob Rotering

V. Robert Rotering
Northlight Financial LLC
Office (312) 994-2412
Mobile (847) 778 7356
rrotering@northlightfinancial.com

Total Control Panel

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A RESOLUTION SETTING THE SCHEDULE OF REGULAR MEETINGS OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK

WHEREAS, Act 120 of Chapter 5, Illinois Compiled Statutes, requires the Historic Preservation Commission to give public notice of its schedule of regular meetings at the beginning of each calendar or fiscal year;

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

SECTION ONE: That the Historic Preservation Commission of the City of Highland Park, Lake County, Illinois, adopts hereby the public notice of its regular meetings in the following form:

PUBLIC NOTICE

The Historic Preservation Commission of the City of Highland Park will convene at 7:30 p.m. at City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, to conduct its regular meetings during calendar year 2017 upon the following dates:

January 12
February 9
March 9
April 13
May 11
June 8
July 13
August 10
September 14
October 12
November 9
December 14

SECTION TWO: That the Secretary of the Historic Preservation Commission of the City of Highland Park be and is directed hereby to post a copy of the Public Notice contained in this Resolution in the City Hall Administrative Offices and to supply copies of this Notice as and in the manner provided by law.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED:

APPROVED:

Barbara Thomas, Chairwoman

ATTEST:

Secretary