

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, September 8, 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, September 8, 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. August 11, 2016

IV. Scheduled Business

A. **Determination of Significance**

- 1054 Golf Avenue
- 1756 Sunset Road
- 676 Ridge Road

V. Discussion Items

VI. Business From the Public

VII. Other Business

A. Updates on the Educational Outreach Project for 2016

- Mid - Century Modern Project
- Coloring Book
- Confirm Budgets for Projects

B. 2016 Historic Preservation Awards Program

C. Signing 2017 Meeting Resolution

D. Review and Approve the 2017 Work Plan

E. Next meeting scheduled for October 13, 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, August 11, 2016

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

CALL TO ORDER

At 7:30 p.m., Chairwoman Thomas called the meeting to order & asked Staff to call the roll.

ROLL CALL

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

Commissioner Absent: Becker, Fradin,

Ex-Officio Member Present: Axelrod

Park District Liaison Absent: Mike Evans

Library Liaison Absent: Julia Johnas

Councilman Present: Blumberg

Student Council Present: Burroughs

Staff declared that a quorum was present.

Staff Present: Cross, Jahan
Hart Passman, Corporate Counsel

Also Present: Cerabona

Commissioner Reinstein arrived at 7:31 p.m.

APPROVAL OF MINUTES

1. Commissioner Temkin moved to approve the July 14, 2016, regular meeting minutes as presented. Commissioner Salamasick seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairwoman Thomas declared that the motion passed unanimously.

SCHEDULED BUSINESS

1. Request for Termination of a Demolition Delay

- 1148 Lincoln Avenue S.

Planner Jahan reviewed this house:

- Built in 1925; addition in 1977

- 1 • Tudor Revival style
- 2 • Architect is unknown
- 3 • Significant status

4
5 Planner Jahan advised the Demolition Review application did meet one of the criteria. After the 180-day review,
6 the expiration date is December 2016. Based on conditions, the Demolition Delay could be terminated. The
7 Applicant submitted a letter with construction costs (\$450-550,000 though not itemized). Photos were shown.

8
9 Staff is asked to review two code conditions and if any are met, the Termination of Delay may be granted.

10
11 Petitioners are Ben & Jody Fiss who advised they've lived next to this home for 30 years and bought this
12 property 8 months ago.

13
14 Some HPC comments are:

- 15 • Home wasn't updated; typical
- 16 • Repairs appear normal for a house of its age
- 17 • Has it been on the market? Mr. Fiss advised – no
- 18 • What was your original intent? Mr. Fiss advised – to preserve it
- 19 • Do you live in the house now? Mr. Fiss advised – no, next door
- 20 • It's sad; has a significant rating

21
22 Code conditions were highlighted by Senior Planner Cross.

23
24 Mr. Hart Passman, Corporation Counsel, arrived at 7:41 p.m.

25
26 Councilman Blumberg advised a concern is there is not an itemized list of construction costs (only a range). Mr.
27 Fiss advised an architect would have had to be hired for \$30,000.

28
29 More HPC comments are:

- 30 • Why did you buy the house? Mr. Fiss advised – we bought the house to preserve it and ensure a large
31 home wouldn't be built; a garden will be planted
- 32 • Were you buying the house to sell it? Mr. Fiss advised – no, we wish to protect the property (ponds,
33 ducks, trees)

34
35 Discussion took place on an earlier Termination Delay. Senior Planner Cross reminded the intention is to
36 preserve the house (there is no marketing involved).

37
38 More HPC comments are:

- 39 • What was the purchase price? Mr. Fiss advised -- \$600,000

40
41 Discussion took place that the home meets landmark criteria #6. Chairwoman Thomas asked for a motion to
42 terminate the 180-day Delay. There was no motion then more discussion.

43
44 Commissioner Salamasick moved to terminate the delay. Commissioner Illes seconded the motion.

45
46 Ex-Officio member Axelrod stated she is not in favor of enabling teardowns. She noted the Commission is
47 suppose to preserve homes. Councilman Blumberg stated the delay could impose landmark status.

48
49 Other Commissioner comments are:

- 50 • We have seen homes in worse condition; would not support the motion

51
52 Mrs. Fiss responded in support of their rationale.

1 On a roll call vote

2 Voting Yea: Chairwoman Thomas, Commissioners Illes, Salamasick

3 Voting Nay: Reinstein, Temkin

4
5 Chairwoman Thomas declared that the motion passed 3-2.

6
7 2. Landmark Nomination

- 8
9 • 1570 Hawthorne Lane

10
11 Planner Jahan reviewed the house:

- 12 • Meets four landmark criteria - #1, 4, 5, & 6
13 • Significant status
14 • Resolution Draft was completed for HPC review along with Planning Report
15 • Planning Report doesn't conflict with HPC's Comprehensive Master Plan
16 • Process and next steps were provided
17 • City Council may approve or reject the Ordinance
18 • Possible Public Hearing on November 10, 2016

19
20 Petitioners are Mitch Macknin, Harvey J. Barnett, Attorney of Counsel to Sperling & Slater, 55 W. Monroe,
21 Suite 3200, Chicago, IL, Cal Bernstein, and Bill and Karen Silverstein.

22
23 Mr. Macknin noted his clients object and recited same including:

- 24 • rules cannot be changed mid-stream
25 • properties at 405 Sheridan and 295 Cedar were identified
26 • believe they were rushed along
27 • that the HPC consider:
28 ○ sufficient integrity of design (criteria was referenced); contextual houses were identified
29 ○ voting Nay
30 • the house is not easily visible from the street
31 • expert builder submitted report and it was ignored (cost for repairs, photos were submitted)
32 • the Silverstein's won't reverse the changes
33 • house needs new heating, new walls/ceiling, etc.
34 • house was not necessarily built in 1922; there is no source document (blueprints, etc.); taxes state
35 house was built in 1930
36 • Published biographer noted the house was built circa 1937 (more than 30 Van Bergen homes by then in
37 Highland Park); Mr. Hackl noted there is little historical significance
38 • Facts should be adhered to – not misrepresented assumptions
39 • Prohibitions from ethics guidelines were referenced
40 • Commissioner Temkin should have recused herself (due to being initial Applicant and connection to
41 current Applicant)

42
43 Chairwoman Thomas clarified with Mr. Passman, Corporation Counsel, that Ms. Temkin was allowed to
44 participate in this petition. Mr. Passman concurred and stated based on Ms. Temkin's withdrawal from the
45 petition, the findings were that she was not restricted to participate in this petition.

46
47 Some HPC comments are:

- 48 • Don't appreciate the combative tone
49 • We sat through 90 minutes at a previous meeting; isn't respectful to repeat/refute for another 20
50 minutes at this meeting

51
52 Mr. Barnett commented as well. Ms. Temkin advised in 2006, regarding 405 Sheridan, Elliott Miller, Chair of
53 the HPC did not recuse himself for that petition.

1 She advised the new Applicant helped her write the initial petition.

2
3 Audience member Patrick Schwarz, 1923 Lake Avenue, Highland Park, IL advised the house was purchased in
4 2010. He noted that Frank Lloyd Wright is to Oak Park what John Van Bergen is to Highland Park. He supports
5 the status of this home.

6
7 Mr Passman advised that if the Resolution is not adopted, the process stops. Senior Planner Cross explained
8 what the Commission is charged with this evening including:

- 9 • making resolution/nomination (of landmark status)
- 10 • review Planning Report (will not conflict with future planning)

11 He noted steps would be:

- 12 • a certified letter will be sent to owners (regarding landmark designation)
- 13 • a Public Hearing will be scheduled

14
15 Senior Planner Cross reminded the owner has not given consent in this case.

16
17 Commissioner Temkin moved to Adopt the Resolution. Chairwoman Thomas seconded the motion.

18
19 On a roll call vote

20 Voting Yea:	Chairwoman Thomas, Commissioners Becker, Temkin, Fradin, Salamasick
21 Voting Nay:	None
22 Abstain:	Reinstein

23
24 Chairwoman Thomas declared that the motion passed 4-1 (Abstain).

25
26 Commissioner Temkin moved to accept the Planning Report. Commissioner Salamasick seconded the motion.

27
28 On a roll call vote

29 Voting Yea:	Chairwoman Thomas, Commissioners Reinstein, Temkin, Illes, Salamasick
30 Voting Nay:	None

31
32 Chairwoman Thomas declared that the motion passed unanimously.

33 34 **DISCUSSION ITEMS**

35 Commissioner Temkin stated a regulated structure is used inconsistently. She asked about the 180-day Demolition
36 Delay and regulated structures. Mr. Passman advised he will review the code.

37 38 **BUSINESS FROM THE PUBLIC**

39 There was no Business from the Public.

40 41 **OTHER BUSINESS**

42 43 **1. Updates on the Educational Outreach Project for 2016**

44 45 **a. Mid-Century Modern**

46
47 Commissioner Temkin distributed design event information. Planner Jahan advised she received
48 two sign quotes and is waiting for another.

49 50 **b. Code**

51
52 Councilman Blumberg asks that the HPC identify weaknesses in the Code. He noted there is a new
53 Ethics Code since the HPC was enacted. He referenced why the Code needs a Demolition Delay.
54 Chairwoman Thomas stated revisions were made in the past but all HPC members were not
55 conferred with.

1 Commissioner Reinstein suggests 20 minutes per meeting be allotted for this subject.
2 Commissioner Temkin asks that Commissioners submit their comments.

3
4 c. Coloring Book

5
6 It was noted a digital draft (28 pages) would cost \$3.00 each. Commissioner Illes advised she will
7 obtain another quote.

8
9 2. Considering & Approving Meeting Resolution for 2017

10
11 Commissioner Temkin moved to approve the Meeting Resolution for 2017. Commissioner Reinstein seconded the
12 motion.

13
14 On a roll call vote
15 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Illes, Salamasick
16 Voting Nay: None

17
18 Chairwoman Thomas declared that the motion passed unanimously.

19
20 3. Next meeting is scheduled for September 8, 2016.

21
22 **ADJOURNMENT**

23 Commissioner Temkin moved to adjourn the meeting at 9:10 p.m. Commissioner Salamasick seconded the motion.

24
25 On a roll call vote
26 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Temkin, Illes, Salamasick
27 Voting Nay: None

28
29 Chairwoman Thomas declared that the motion passed unanimously.

30
31
32 Respectfully Submitted,

33
34
35
36 Gale Cerabona
37 Minute Taker

38
39
40 MINUTES OF JULY 14, 2016, WERE APPROVED WITHOUT CORRECTIONS

Historic Preservation Commission

1054 Golf Avenue Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 9/8/2016

<i>Year Built:</i>	1952
<i>Style:</i>	Ranch
<i>Size:</i>	1508 square feet
<i>Original Owner:</i>	Unknown
<i>Architect:</i>	Robert L. Brandt, Highland Park Builders
<i>Original Cost:</i>	\$18,000
<i>Alterations:</i>	No significant alterations have been identified.
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1054 Golf Avenue and how it may satisfy any of the landmark criteria listed below.



Location Map- 1054 Golf Avenue

A demolition application has been submitted for the house at 1054 Golf Avenue. Previously in 2006 a demolition application had been submitted for this house. At that time, the Historic Preservation Commission determined that the house did not meet any landmark criteria and could be demolished without any delay, please see the attached meeting minutes. However, the demolition never followed through and the permit expired. In March, 2016 the city notified the owner that the house had been vacant for more than three months without gas connection and regarding the mold issues in the basement. The current owner has resubmitted a demolition application in August to the building Division as a part of their building permit.

1054 Golf Avenue is a Ranch-style house built in 1952 and designed by Robert L. Brandt. It is one of ten houses in the Sunset View Subdivision that he designed and appears to be one of three built by Highland Park Builders in this development. A 2011 report for the demolition of 1055 Golf Avenue provided the following research: Archived architectural drawings showed elevations and floor plans for House A, House B, and House C. The houses had minor design

Historic Preservation Commission

variations and were oriented differently on their respective lots. 1054 Golf appears to have been a House C design, and the other variations can be seen on the aerial photo of the other remaining Brandt-designed Ranches in the development (see attachments).

The 2005 Bob-o-Link historical survey references this development and the Brandt houses with the following paragraph:

“In 1953, Sunset View Builders was reported to have opened its new subdivision along Golf Avenue. Forty homes were planned for the project, 12 of which were nearly finished in May of that year. The residences, for which Adler & Maxon were agents, were priced at approximately \$25,000 each [*Chicago Daily Tribune*, May 17, 1953]. The architect for many of these homes was Robert Brandt.”

The 2005 Bob-o-Link historical survey also references this subdivision with the following paragraph:

“Six subdivisions were platted in the years from 1946 until 1955, with the majority of growth occurring in the central and western portions of the survey area. An impressive 148 structures were built during those years. The type of development ranged from partitioning of small lots to large-scale, builder-driven projects.”

The Sunset View Subdivision, platted in 1951, created 20 lots. According to the historical survey, Robert Brandt designed the following ten houses in the subdivision:

Address	Date	Rating	Architect	Demolished
1054 Golf Ave	1952	C	Robert L. Brandt	2006 Approved
1055 Golf Ave	1952	C	Robert L. Brandt	2011
1062 Golf Ave	1952	C	Robert L. Brandt	2005
1063 Golf Ave	1952	C	Robert L. Brandt	
1071 Golf Ave	1952	C	Robert L. Brandt	2005
1079 Golf Ave	1952	C	Robert L. Brandt	2004
1087 Golf Ave	1952	C	Robert L. Brandt	
1093 Golf Ave	1952	C	Robert L. Brandt	
1101 Golf Ave	1952	C	Robert L. Brandt	2013
1107 Golf Ave	1952	C	Robert L. Brandt	

As the table above shows, four houses have already been demolished. The remaining houses can be seen in the attached aerial photo. Research did not reveal any biographical information about Robert Brandt. He was not a member of the American Institute of Architect when the 1956 Members List was printed, and isn't referenced in the historical surveys beyond the references to the Sunset View Development and the houses listed above.

Historic Preservation Commission

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Recommended Action

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

Attachments

- Location Map
- Site Photos
- Map Identifying the Sunset View Subdivision

Historic Preservation Commission

- Map of the Subdivision Showing the Brandt Homes
- 1953 Newspaper Article from the *Chicago Daily Tribune*
- County Assessor Data
- Meeting Minutes 06-22-06



Map created on August 12, 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.



1054







Mass Building In Process For Middle Incomes

Two large housing developments now under construction in Highland Park will provide space for 56 more middle income families.

Foundations for 36 bi-level houses to be sold at from \$18,500 to around \$20,000 have been dug on Arbor avenue, Ferndale avenue, McCraren road, Sunnyside avenue, Southland avenue, Eastwood avenue and Ridge road in Sherwood Forest while 20 ranch homes are being built in the Golf avenue area adjacent to Sunset Valley Golf club.

The Sherwood Forest property was sold to a Chicago contracting firm, Creative Developers, in a bloc by Robert L. Johnson realty. The houses are to have the same basic floor plan; six different exteriors are planned with variations in window treatment, placement on lot and materials. Construction is being supervised by Whalley and Gould, Chicago architects.

The 20 ranch homes on Golf avenue will have attached garages and will sell for around \$24,500, it has been reported. A Chicago contracting firm, Highland Park Builders, is managing the construction. Robert Brandt, Chicago architect, designed the houses and is supervising construction.

Dwelling Permits

The Highland Park building department reports that permits for 15 single family dwellings valued at \$298,000 with fees of \$1,008.34 were issued in February. Four single family alterations valued at \$18,600 with fees of \$66.01, one other (business) alteration valued at \$18,000 with a \$61 fee and one permit for a class 1, private garage was issued for a fee of \$4.34. The 21 total building permits were valued at \$335,600 and brought in fees of \$1,139.69 thus exceeding both in number and value February, 1952's 18 building permits valued at \$329,880 which brought in \$1,117.61 in fees.

Other permits included 21 electrical with \$128.25 in fees, six tank and burner permits with \$30 in fees, 37 sanitary sewer taps assessed for \$370, 37 storm sewer taps, \$370, 37 water taps, \$2,590 and five electrical registrations, \$125. There were 164 permits issued in February with fees totaling \$4,752.94.

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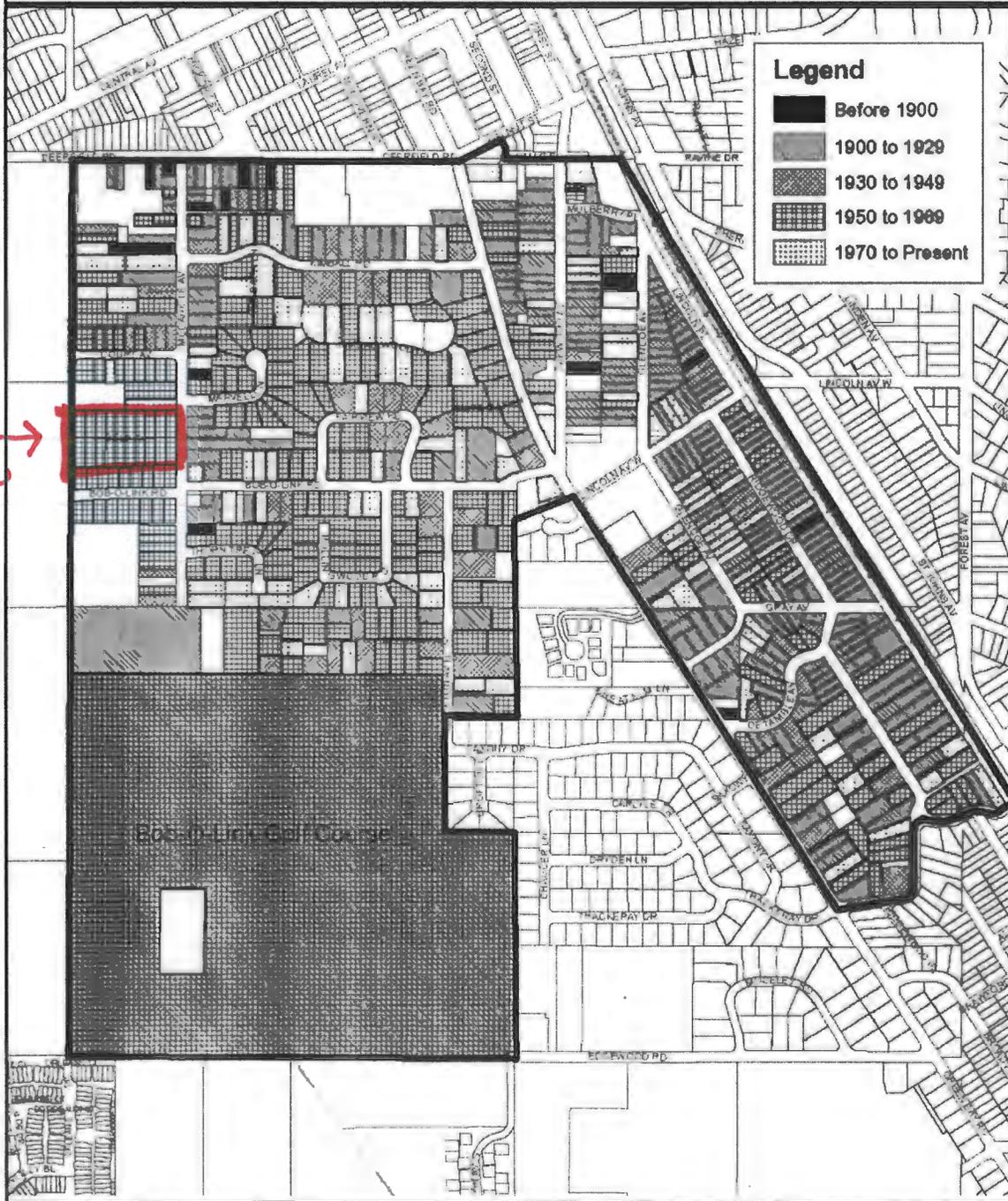
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Bob-O-Link Survey Area





Map created on August 16, 2016.

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CITY OF HIGHLAND PARK, HIGHLAND PARK, ILLINOIS
APPLICATION FOR A WRECKING PERMIT IS HEREBY MADE

NO. WBDEM-06-00269 RECEIVED

MAY 30 2006

1054 Golf Ave
ADDRESS OF PROPOSED WORK
5-19-06
DATE

ISSUED BY _____
City of Highland Park
Building Dept.

SUNSET VILLAGES
LOT NUMBER BLOCK NO. SUBDIVISION

DATE APPROVED _____

PERM. INDEX NO. _____

APPROVED BY _____

BUILDING USE _____

ZONING _____

David YAKOV 1054 GOLF AVE 847-567-3282
OWNER ADDRESS PHONE

H.M CONCRETE 22 Eastwood 847-966-6000
EXCAVATOR ADDRESS PHONE

H.M concrete 22 Eastwood Barington 847-966-9126
DEMOLITION CONTRACTOR ADDRESS PHONE

Boro's plumbing _____ 847-966-9126
PLUMBING CONTRACTOR ADDRESS PHONE

WRECKING FEE \$ 500.00

\$ 500.00
GUARANTEE DEPOSIT

BL60-06-03013
NUMBER

BOND H.M CONCRETE EXP 12/31/06
5/30 - Copy to Com Dev - Nopletas

NOTE:
A plumbing permit application shall be submitted and approved, and plumbing disconnection work completed and inspected, prior to beginning any wrecking. 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. 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.

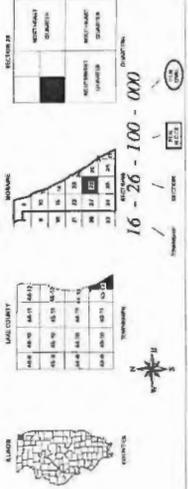
CONDITIONS:
This permit authorizes only work for which a FEE has been noted and paid. The contractor shall construct work in accordance with the Building Code of Highland Park, Illinois, and all other pertinent ordinances in the installation, alteration or repair work of any such work.

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

- | | |
|--------------------------|-------------------------------|
| NORTH SHORE GAS CO. | 847-336-7400 |
| COMMONWEALTH EDISON CO. | 432-2900 - 1-800-334-7661 |
| AMERITECH TELEPHONE CO. | REPAIR SERVICE 1-800-244-4444 |
| CITY WATER & SEWER DEPT. | 847-432-0809 |

David Yakov
OWNERS SIGNATURE

THE AREA SHOWN IS THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 26
TOWNSHIP 43 NORTH, RANGE 12 EAST



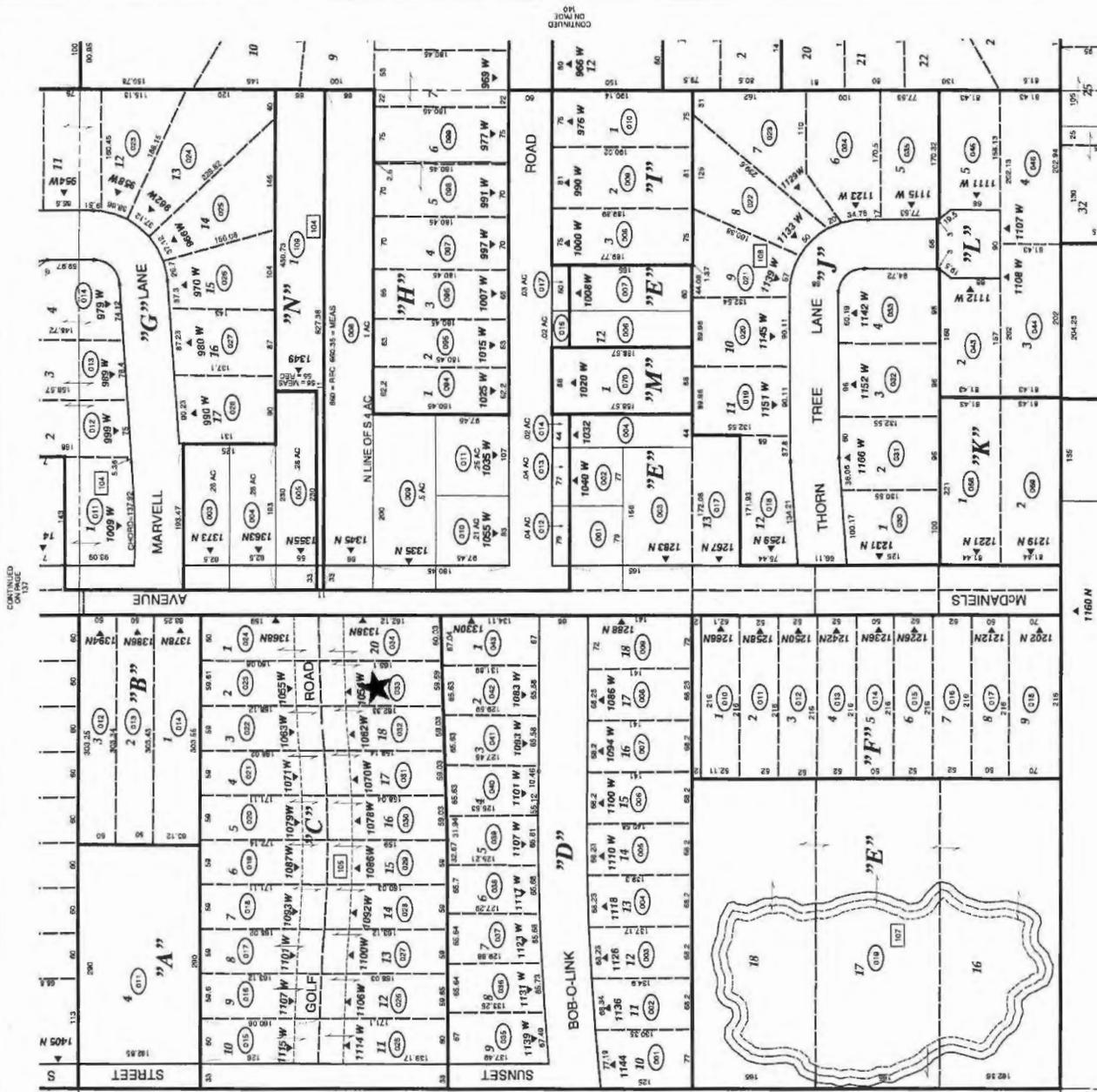
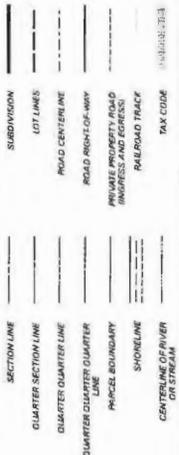
TAX CODES

- TAX CODE 18.6
- ELEMENTARY SCHOOL DISTRICT 112
- HIGH SCHOOL DISTRICT 113
- CITY OF MORNING SUN
- NORTH SOUTHERN SANITARY DISTRICT
- HIGHLAND PARK PARK DISTRICT
- SOUTH LAKE MANSION APARTMENT DISTRICT

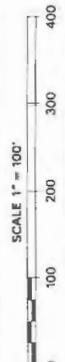
SUBDIVISION AND CONDOMINIUM
LOCATION INDEX

- "A" TITON'S SUBDIVISION
- "B" TITON'S RESUBDIVISION
- "C" SUNSET VIEW SUBDIVISION
- "D" ORCHARD TERRACE SUBDIVISION
- "E" PART OF MC DANIEL'S SUBDIVISION
- "F" ARTHUR DONALD'S HIGHLAND PARK VISTA SUBDIVISION
- "G" PART OF MARVELL LANE SUBDIVISION
- "H" PART OF WESTVIEW ABERDEEN & TERRA'S SUBDIVISION
- "I" GRETA LEIDERS' LANDA SUBDIVISION
- "J" WILKINSON WILSON SUBDIVISION
- "K" BRANDNESS RESUBDIVISION
- "L" THORN TREE SUBDIVISION
- "M" TREE NORTH SUBDIVISION
- "N" STANTLEY'S SUBDIVISION

MAP REPRESENTATION



PREPARED BY: LAKE COUNTY GIS-MAPPING DIVISION
REVISED: 18 NORTH COUNTY STREET
MUKWAGOON, ILLINOIS
(847) 377-2323



2005

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

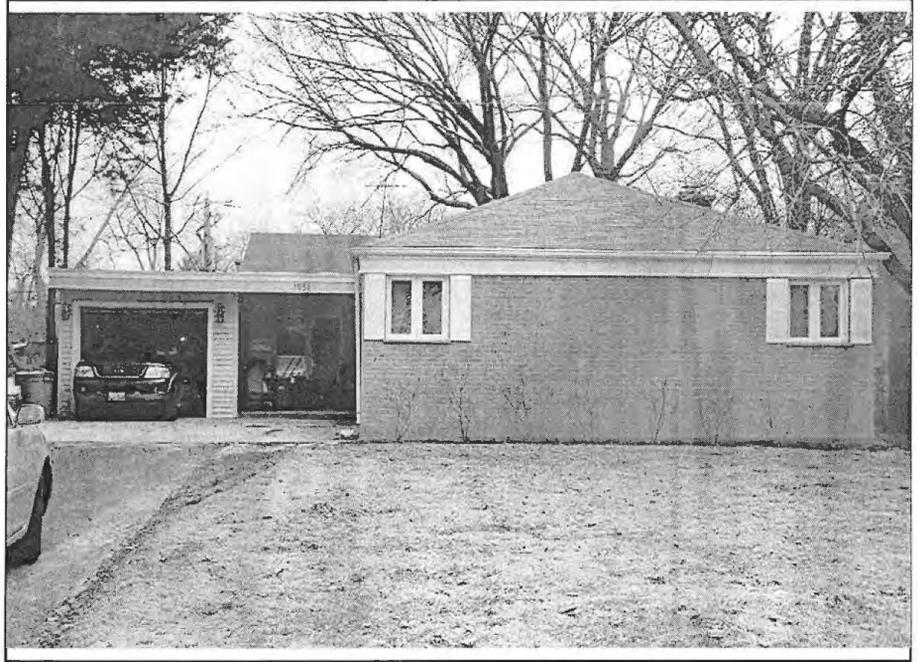
POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL WINDOW MATERIAL

WALL MATERIAL (original) WINDOW TYPE

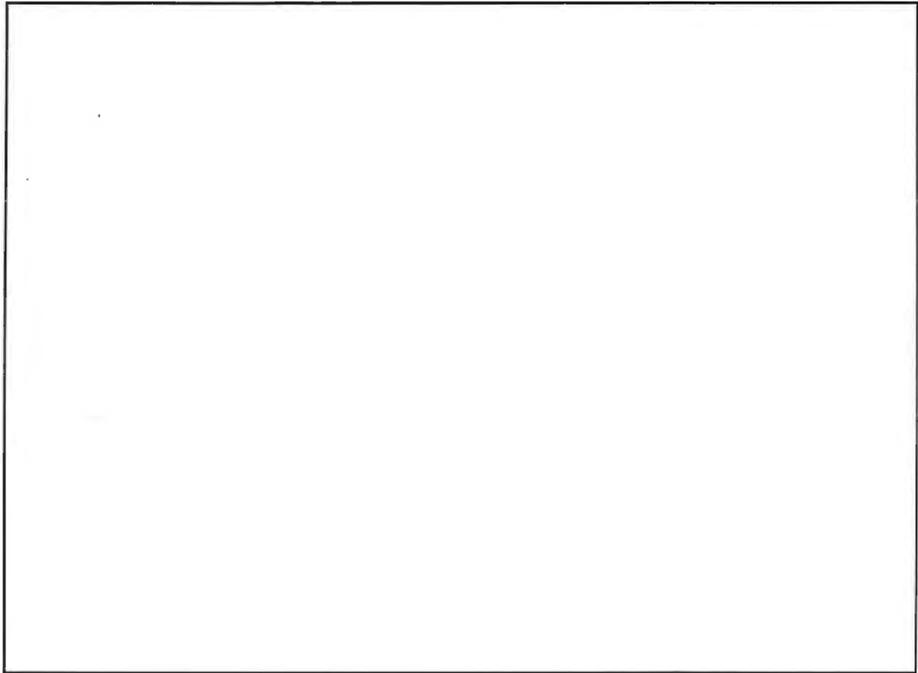
WALL MATERIAL 2 (original) WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO	6995
COST	18000
ARCHITECT	Brandt, Robert L.
ARCHITECT2	<input type="text"/>
BUILDER	Highland Park Builders
ARCHITECT SOURCE	building permit



HISTORIC INFO

LANDSCAPE

Midblock on south side of residential street; front driveway; similar setback; mature trees

PHOTO INFORMATION

ROLL1	<input type="text" value="20"/>
FRAMES1	<input type="text" value="32"/>
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	K:\Historic Preservation\SU

SURVEY INFORMATION

PREPARER	<input type="text" value="Lara Ramsey"/>
PREPARER ORGANIZATION	<input type="text" value="Granacki Historic Consultants"/>
SURVEYDATE	<input type="text" value="5/2/2005"/>
SURVEYAREA	<input type="text" value="Bob-o-link"/>

Property Tax Assessment Information

Lake County ILLINOIS
Chief County Assessment Office

Find by PIN | Find by Address | Assessor Home

Property Tax Assessment Information by PIN

Note: If you are looking for property characteristics for Benton Township properties, they can be found at <http://www.bentontownship.com/>. Information for all other townships can be found on this site by filling in the appropriate information below. **Note that the characteristic information shown is extracted from the Township Assessor's property records. Any errors/omissions/discrepancies should be discussed with the appropriate township office.**

Enter the 10 or 14 digit Property Index Number (PIN) with or without dashes for the property:

Pin:

- ▶ [Show other addresses on the same street](#)
- ▶ [Show tax bill information](#)

Property Address		Property Characteristics	
Pin:	16-26-105-033	Neighborhood Number:	1826010
Unit:	0000	Neighborhood Name:	McDaniels/Golf/Thorntree
Street Address:	1054 GOLF AVE	Total Land Square Footage:	9699
City:	HIGHLAND PARK	Total Land Acreage:	0
Zip Code:	60035	Multiple Buildings (Y/N):	N
Land Amount:	\$57,103	Age of Property / Year Built:	1953
Building Amount:	\$51,586	Number of Full Bathrooms:	1
Total Amount:	\$108,689	Number of Half Bathrooms:	1
Township:	Moraine	Living Area (Square Feet):	1244
Assessment Date:	01/01/2005	Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	744
		Finished Basement Area (Square Feet):	0
		Fireplaces:	1
		Number of Garages:	1
		Garage or Carport (Square Feet:)	264
		Sale Date:	2/13/2003
		Sale Price:	\$318,000

Note that the characteristic information shown is extracted from the Township Assessor's property records. Any errors/omissions/discrepancies should be discussed with the appropriate township office.

**City of Highland Park
Historic Preservation Commission
Minutes of June 22, 2006
7:15 p.m.**

I. Call to Order

The Regular Meeting was called to order at 7:14 p.m.

II. Roll Call

Members Present: Kahn, Robbin, Fraerman, Seyfarth, Miller, Friedman, Sogin, Baum

Members Absent: Finkel

Ex-Officio Members Present: Johnas, Axelrod

City Staff Present: Shure

Others Present: Ike Dwaezeapu (1024 Court), Marc Taxman (1655 Eastwood)

III. Scheduled Business

A. Approval of Minutes

Commissioner Robbin made a motion to adopt minutes of the regular meeting of June 1, 2006. Commissioner Sogin seconded the motion. With no further discussion the minutes for the regular meeting were adopted unanimously.

B. Preliminary Determinations of Significance

1. 1322 Sunnyside

Commissioner Robbin made a motion that this home does not fulfill landmark criteria. Commissioner Miller seconded the motion. With no further discussion the motion carried unanimously.

2. 535 Ridge

Commissioner Robbin made a motion that this home does not fulfill landmark criteria. Commissioner Miller seconded the motion. With no further discussion the motion carried unanimously.

3. 1652 Cavell

Commissioner Robbin made a motion that this home does not fulfill landmark criteria. Commissioner Sogin seconded the motion. With no further discussion the motion carried unanimously.

4. 2034 Deerfield

Commissioner Sogin made a motion that this home does not fulfill landmark criteria. Commissioner Robbin seconded the motion. With no further discussion the motion carried unanimously.

5. 1024 Court

Commissioner Baum made a motion that this home does not fulfill landmark criteria. Commissioner Fraerman seconded the motion. With no further discussion the motion carried unanimously.

6. 1049 Court

Commissioner Robbin made a motion that this home does not fulfill landmark criteria. Commissioner Miller seconded the motion. With no further discussion the motion carried unanimously.

7. 2720 Marl Oak

Commissioner Robbin made a motion that this home does not fulfill landmark criteria. Commissioner Miller seconded the motion. With no further discussion the motion carried unanimously.

8. 1054 Golf

Commissioner Baum made a motion that this home does not fulfill landmark criteria. Commissioner Sogin seconded the motion. With no further discussion the motion carried unanimously.

9. 359 N. Deere Park Dr. E.

Commissioner Robbin made a motion that this home does not fulfill landmark criteria. Commissioner Baum seconded the motion. With no further discussion the motion carried unanimously.

C. Formal Review of Significance

1. 1655 Eastwood

The Commission discussed the significance of this Dutch Colonial Revival home in the context of similar homes and development in Highland Park. Commissioner Fraerman noted that he is working for the current owner of the home, and recused himself from discussion. Commissioner Robbin made a motion that the home does not fulfill landmark criteria based on its loss of integrity. Commissioner Baum seconded the motion. With no further discussion a vote was called:

Ayes: Kahn, Robbin, Fraerman, , Miller, Sogin, Baum

Nays: None

Abstain: Friedman, Seyfarth

Recused: Framerna

Motion carried.

There is no further demolition delay imposed on this property.

D. Certificate of Appropriateness Application

1. 168 Vine

There being no additional submittal of information, this item was continued to the July 13, 2006 meeting of the Commission.

E. Request for Truncation of Demolition Delay

1. 1564 Forest

The Commission reviewed a letter from the attorney of the owner requesting a truncation of the 1 year demolition delay on the property. Commissioner Sogin made a motion to continue the delay. Commissioner Friedman seconded the motion. With no further discussion a vote was called:

Ayes: Kahn, , Fraerman, , Miller, Sogin, Baum, Seyfarth, Friedman

Nayes: None

Abstain: Robbin, Fraerman

Recused:

Motion carried.

The demolition delay for this property will continue until one year from the date of application, March 21, 2007. This does not prevent the owner from again requesting truncation of the demolition delay upon submittal of additional documentation.

IV. Other Business

A. Council Discussion

Chairman Kahn noted that Council is discussing proposed changes to the Historic Preservation Ordinance and the Demolition of Dwellings Ordinance. He noted that the Commission may retain their control over historic district nominations with the addition of more restrictive historic district criteria. He also said that City Council will likely have the ability to truncate a 1 year delay to a 6 month delay.

B. Segal Estate at 405 Sheridan

The Commission discussed the best way to become involved in the discussion of the development of the property. The Commission requested that the Chairman talk to Mayor Belsky and affirm their desire to participate in the process as early as possible. They also requested that a tour of the property be arranged for the Commission as well as any City Council members who haven't yet walked the site. It was also noted that landmarking of the property should occur prior to approval of any proposed development.

A. Walking Tour Update

Commissioner Sogin updated the Commission on progress with the walking tour for the east side of Highland Park.

V. Adjournment

A motion was made and seconded to adjourn the meeting. Adjourned at 9:15 p.m.

Respectfully submitted,

Lawrence M. Shure, AICP
Planner I

Historic Preservation Commission

1756 Sunset Road Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 9/8/2016

<i>Year Built:</i>	c.1900
<i>Style:</i>	Craftsman House
<i>Petitioner:</i>	Robert W. Hahn – Co. Trustee
<i>Size:</i>	2916 square feet
<i>Original Owner:</i>	James Eugene Sheahan
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Wood Siding, extended roof, narrow gable, flat roof entrance,
<i>Alterations:</i>	<ul style="list-style-type: none">• Dormer, porch Addition (1940)• Detached garage (1954)• Southwest addition (1965)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1756 Sunset Road and how it may satisfy any of the landmark criteria listed below.



Location Map- 1756 Sunset Road

A demolition application has been submitted for the house at 1756 Sunset Road. The subject property is not located within a Highland Park architectural survey area and no preliminary determination of significance has been made in an architectural resource survey. No building permit documents for the original house are available in the City's Building Division archives. The available plumbing permit document indicates the house was built in 1925 for J.E Sheahan.

The micro films show two major improvements to the house were done in 1940s and 1954 for east side addition, dormers and to construct a detached garage. No building permit records for the contractions are available.

Sunset Road is located in the Sunset Terrace subdivision, which was created in 1922. The neighborhood has seen a lot of transition over the past 10-15 years. 1756 Sunset Road property

Historic Preservation Commission

is within R6 Single Family zoning district where the required minimum lot area is 7,260 square feet. The subject property is an oversized lot of 18,700 square feet. There have been many demolitions on Elmwood in the last decade and many of the houses are now bigger than the typical 1,000-1,500 square-foot homes that were originally built in the subdivision. In 2006, 1722 Sunset Road two houses south from the subject property was demolished. It was a 1 story minimal traditional home and it was replaced with a 3,600 square foot house.



Front View - 1756 Sunset Road

Architectural Analysis

The original architect for the house at 1756 Sunset Road is unknown. The house has wood cladding around the first and second floor. As visible on the photographs, the main house is partially one and two story with an extended front gabled roof, unusual flat roof one story front entry way, and 2 car detached garage which was constructed in 1954. The windows are double hung window with faux shutters. The east dormer part on the east and the back porch were constructed in 1940s.

Biographical Information

Julia Johnas, ex-officio member of the HPC and Director of Adult Services at the Public Library, located biographical information of Sheahan family. James Eugene Sheahan, the owner, was born in 1874 to Patrick Sheahan and Mary Jane McAdams. It's worth mentioning that the Sunset Terrace Subdivision, Sunset Park, and much additional property has been in the Sheahan family since Patrick arrived in 1859, and before that the land had been owned by Daniel McAdams

Historic Preservation Commission

(Patrick's father-in-law) since the 1840s. Julia Johnas also provided an obituary for J. E. Sheahen which is an attachment to this memo.

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.
- 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,

Historic Preservation Commission

(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

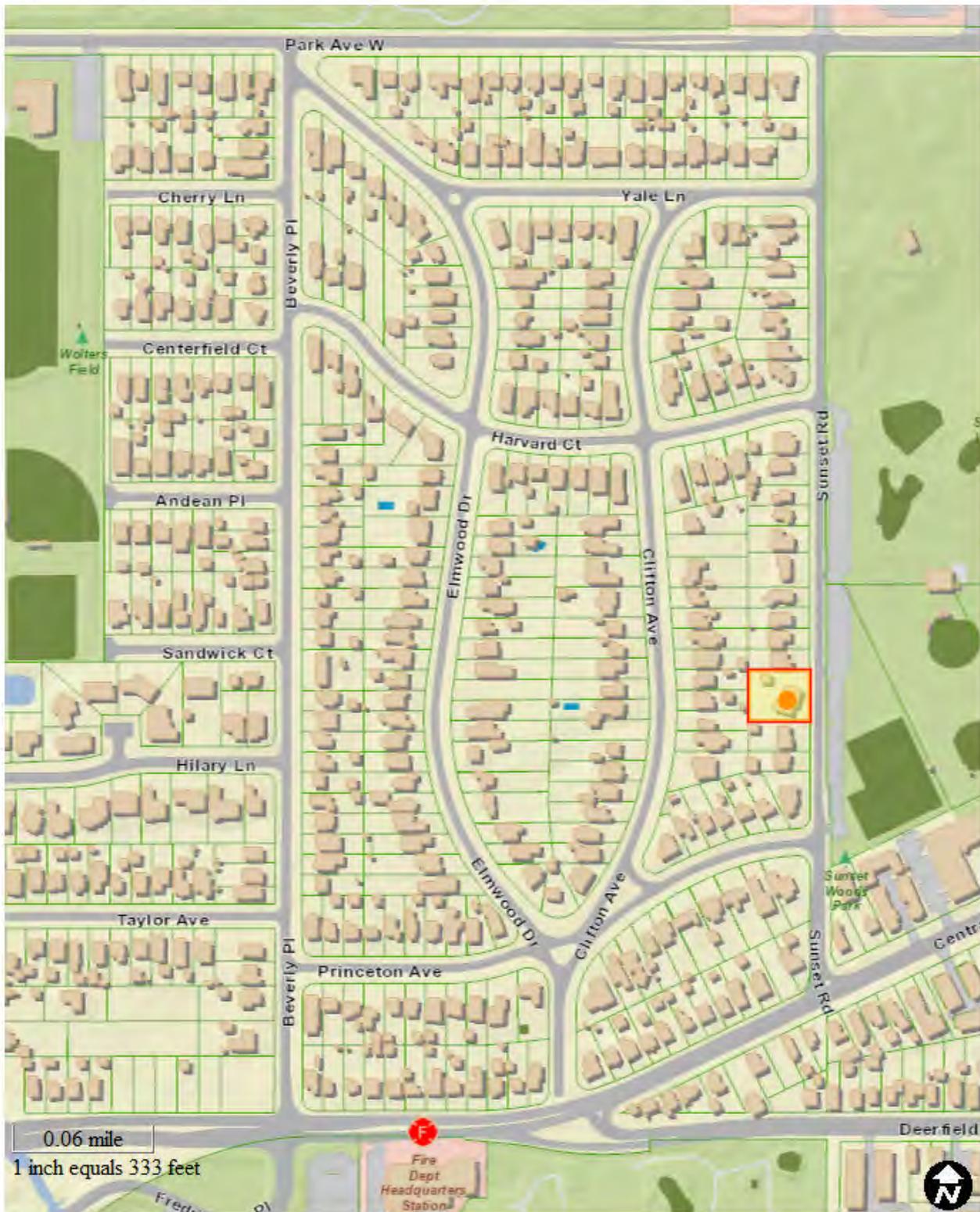
Location Map

Site Photos

Sunset Terrace Subdivision

Obituary

County Assessor Data



Map created on August 12, 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.

1756 Sunset



RECEIVED

AUG 01 2016

City of Highland Park
Building Dept.

1756 Sunset



RECEIVED

AUG 01 2016

City of Highland Park
Building Dept.

1756 Sunset



RECEIVED

AUG 01 2018

City of Highland Park
Building Dept.



1756 Sunset



RECEIVED

AUG 01 2016

**City of Highland Park
Building Dept.**





BRANIGAR BROTHERS SUNSET TERRACE



PLUMBING

ONLY:- Water Tap. ✓

Date Mar. 17 1925 1756 Building Permit No. OLD

Location of Building—No. 60 Street ~~100~~ Sunset Avenue

Name of Owner J.E. SHEAHAN

Present Address above

Old or New Building old

General Contractor — Address —

Permit issued to Moran Bros. to construct a tap water main

building on Lot 14 Blk. 5 Sub'n Sunset Terrace

Builder's estimate — Permit fee \$36.00

Location on Lot verified — 192 — by —

Other inspections —

Remarks —

--- Over ---

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Location on Lot verified — 192 — by —

Other inspections —

Remarks —

--- Over ---

The Highland Park Press

THURSDAY, JULY 21, 1937 HIGHLAND PARK, ILLINOIS

WEDNESDAY

PIONEER RESIDENT PASSES INTO REST

JAMES SHEAHAN IS DEAD

Death Early Tuesday Follows
Surgical Operation Last
Friday; Funeral Held
This Morning

James E. Sheahan, pioneer resident of Highland Park, died about 1:45 o'clock Tuesday morning at the Highland Park hospital, following an operation for appendicitis performed Friday. He was taken ill Thursday and following the emergency operation he seemed improving, but complications occurred and he began to grow worse on Monday.

Mr. Sheahan was born on the old Sheahan farm west of town August 12, 1874, and lived always in this locality and at the location where his home on Sunset road now stands. His parents were Mr. and Mrs. Patrick Sheahan, early settlers in this part of Lake county, and the family for three-quarters of a century have been well known in this region.

Surviving Relatives

On May 6, 1901, Mr. Sheahan married Miss Theresa Garrity, daughter of Mrs. and Mrs. John Garrity, also pioneer residents north of Highland Park. Mr. Sheahan is living and has three live children—James, John, Allan Howard and Miss Theresa Sheahan, all residents of Highland Park.

Other near relatives living are two sisters and two brothers, Mrs. William Hooley, Mrs. Harry Mills, Charles and Frank Sheahan, all of whom reside in this city. Two brothers are dead, Daniel Sheahan, and John Sheahan, the latter for many years an efficient and popular member of the Highland Park police force.

James Sheahan was a member of the Church of the Immaculate Conception here and also of the Fraternal Order of Eagles. He was engaged for many years in farming his property west of town, but retired from active work several years ago. At one time he was commissioner of highways in Deerfield township and performed the duties of that office in a most satisfactory and praiseworthy manner.

Had Many Friends

No resident of Highland Park had more friends than James Sheahan, and by all he was held in highest regard because of his many estimable qualities. There is widespread sorrow in the community at his death, and the family have the deep sympathy of all in their bereavement.

The funeral service was held at 9 o'clock this morning at the Church of the Immaculate Conception, and burial was in St. Mary's cemetery, at Lake Forest.



Lake County, Illinois

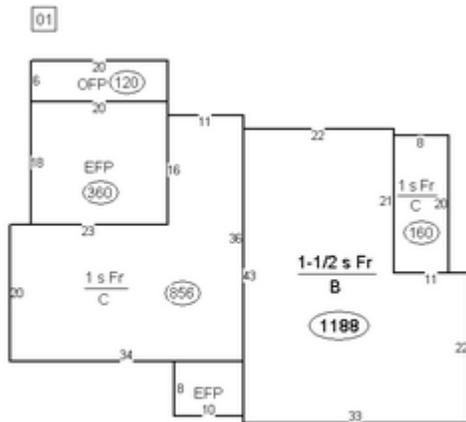
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-22-410-034	Neighborhood Number:	1822010
Street Address:	1756 SUNSET RD	Neighborhood Name:	Sunset Terrace
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$90,397	Total Land Square Footage:	18750
Building Amount:	\$101,844	House Type Code:	22
Total Amount:	\$192,241	Structure Type / Stories:	1.5
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2016	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1925 / 1934
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	2916
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	1188
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	2
Number of Half Bathrooms:	1
Fireplaces:	1
Garage Attached / Detached / Carport:	0 / 1 / 0
Garage Attached / Detached / Carport Area:	0 / 440 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	1 / 2
Porches Open / Enclosed Area:	120 / 440
Pool:	0

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



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

Property Sales History

Sale valuation definitions

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

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

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

<http://apps01.lakecountyil.gov/SPASSESSOR/COMPARABLES/PTAipin.ASPX?Pin=1622410034>

Historic Preservation Commission

676 Ridge Road Demolition Review

To: Historic Preservation Commission
 From: Nusrat Jahan, Planner
 Date: 9/8/2016

<i>Year Built:</i>	c. 1900
<i>Style:</i>	Gabled Wing Cottage
<i>Petitioner:</i>	Mark Victor
<i>Size:</i>	1,960 SF. /1,016 SF (Basement)
<i>Original Owner:</i>	D. M. Blasier
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Brick lower level, ribbon and double hung windows, side entry, raised basement, three chimneys
<i>Alterations:</i>	<ul style="list-style-type: none"> • 14'x19' addition (1927) • Master Bedroom addition (1990)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 676 Ridge and how it may satisfy any of the landmark criteria listed below.



Location Map: 676 Ridge Road

A demolition permit has been submitted for the house located at 676 Ridge Road. The building permit records of the original construction of the house are not available but the available documents show that an addition to the house was constructed in 1927. Research from Julia Johnas, ex-officio member of the HPC and Director of Adult Services at the Public Library, indicates that Mr. Blasier was the owner of the subject property in 1925. The Lake County Assessor information shows that the house was built in 1939. Per various archive documents it can be assumed that the construction of the original house occurred in the early 1900s^{1/2/3}. This house received “C –Contributing” rating in the 2000 West Side Architectural Survey, it was identified as one of the original farmhouse on the west side area.

¹ 1927 Building Division permit document for an addition.

² c1900, in 2000 West Side Survey.

³ 1925 Plat Map -Ex-officio Julia Johnas’s research.

Historic Preservation Commission

Architectural Analysis

The house exhibits as an old cottage style as a single story structure with a raised basement and narrow front façade. The existing house doesn't have a garage. The majority of the facade incorporates wood siding up to the roofline and bricks around the above-grade basement.



Front View: 676 Ridge Road

The side and back elevations feature two double hung windows with muntins separating glass panels and black faux window shutters. There is a centered eyebrow window on the upper level. The main entrance of the house setbacks on one side of the house which is accessible by a walkway from the drive. There is a grade change at the back the property which allows a walkout basement at the rear yard. The back elevation is more ornate with two floors of wood siding, two pairs of double-hung windows for each floor and a second floor wooden deck with stairs leading to the rear yard.

The micro film and the building permit archives show that there were two alterations to the house. In 1927 the owner secured a building permit to construct an addition for 300 square feet. In 1990 a bedroom and a bathroom addition was constructed, which was designed by architect Warren Edward Spitz. Spitz was a registered architect with the AIA. The historical survey's research shows that he was not commissioned for many project in the City, as he has only one other "Contemporary" style house in Highland Park. It is located at 16 S. Deere Park Drive and was designed by him in 1956. This house received "NC –Non Contributing" rating in the 2000 West Side Architectural Survey.

Historic Preservation Commission

The 2000 West Side Survey identifies the subject property and other farmhouses on the west part of the City:

“..... farmhouses have been tentatively identified. They are the Shefsky farmhouse at 500 Ridge Road, a farmhouse identified by community sources as the **Henry Krumbach farmhouse at 676 Ridge Road**, two Zahnle farmhouses at 1496 and 1520 Ridge Road and a probable farmhouse at 466 Barberry Road that appears to be on the Parsons farm. Each of these has had many alterations and additions from its original appearance. Further research should be done to confirm the information found to date.”

The 2000 West Side Survey also describes the development of the west part of the town:

“There were no multiple property subdivisions before 1919 when J.S. Hovland's North Shore Acres was laid out in what was at that time in an unincorporated area south of Half Day Road. Thus the character of what was to become west Highland Park, even 90 years after the first European settlement, remained rural and agrarian. All that was to change in 1926 with the arrival of the North Shore electric railroad.”

P. M. Blasier, Original Owner

The owner's name listed on the building records were not accurate. The research of Julia Johnas indicates that the correct owner's name was Delmer M. Blasier. He owned ten acres land what is now in Highland Park. Blasier lived at the subject property in the 1920s. The obituary for Delmer Mercus Blasier reveals that he live in Highland Park for nearly fifty years and he was a travelling salesman for a business headquartered in Chicago. He served on the school board from 1910 to 1935 and was also in charge of the vaults of the First National Bank of Highland Park. His wife, Rose Blasier, was prominent in the Highland Park Woman's Club and served as a club officer for several years.

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.

Historic Preservation Commission

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

Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per within 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 creating a mandatory 365-day Review Period commencing on the Application Completion date,
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 180-day Review Period commencing on the Application Completion date,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, and the Application for Demolition shall be processed.

Attachments

Location Map

Site Photos

County Assessor Data

H. J. Lloyd Subdivision

Building Permit Information

H. J. Lloyd Subdivision

Obituary - Delmer M. Blasier



Map created on August 18, 2016.

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VEOLIA
ENVIRONMENTAL
SERVICES







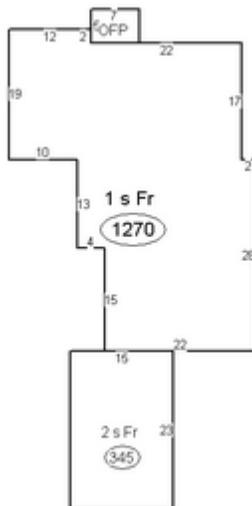
Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address	Property Characteristics
Pin: 16-34-206-007	Neighborhood Number: 1834060
Street Address: 676 RIDGE RD	Neighborhood Name: Barberry/Sumac
City: HIGHLAND PARK	Property Class: 104
Zip Code: 60035	Class Description: Residential Improved
Land Amount: \$59,115	Total Land Square Footage: 13131
Building Amount: \$77,538	House Type Code: 22
Total Amount: \$136,653	Structure Type / Stories: 2.0
Township: Moraine	Exterior Cover: Wood siding
Assessment Date: 2016	Multiple Buildings (Y/N): N
	Year Built / Effective Age: 1939 / 1939
	Condition: Average
	Quality Grade: Good
	Above Ground Living Area (Square Feet): 1960
	Lower Level Area (Square Feet):
	Finished Lower Level (Square Feet):
	Basement Area (Square Feet): 1270
	Finished Basement Area (Square Feet): 1016
	Number of Full Bathrooms: 2
	Number of Half Bathrooms: 1
	Fireplaces: 1
	Garage Attached / Detached / Carport: 0 / 0 / 0
	Garage Attached / Detached / Carport Area: 0 / 0 / 0
	Deck / Patios: 0 / 0
	Deck / Patios Area: 0 / 0
	Porches Open / Enclosed: 1 / 0
	Porches Open / Enclosed Area: 35 / 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
1/12/2016	\$205,000	Unqualified	Foreclosure

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.

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<http://apps01.lakecountyil.gov/SPASSESSOR/COMPARABLES/PTAipin.ASPX?Pin=1634206007>

H. J. LLOYD'S SUBDIVISION

OF
 That part of the North half of the West half of the South half of the North half of the Northeast Quarter of Section 34, Township 43 North, Range 12 East of the Third Principal Meridian, lying West of the highway known as Ridge Road, in Lake County, Illinois.

State of Illinois } ss.
 Lake County } ss. No. **1101753**
 Filed for Record at 11:30 o'clock
 A.M. **MAR 15 1961**
 recorded in Book 36 Page 14
Joseph J. Muehle
 Notary Public

84

State of Illinois } ss.
 County of Lake } ss.
 I, J. W. Joyce, a Registered Illinois Land Surveyor, do hereby certify that I have surveyed, subdivided and staked with iron stakes, the lands shown on the annexed plat and described in the above caption and that the said annexed plat, drawn to a scale of 50 feet per 1 inch, is a true and correct representation of said survey and subdivision. All distances are given in feet and decimal parts of a foot.
 Given under my hand and seal at Waukegan, Lake County, Illinois, this 21st day of December, A.D. 1960.

Easement Provisions
 An easement is hereby reserved for and granted to the **Illinois Bell Telephone Company** and the **Commonwealth Edison Company** and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "Easement," to install, lay, construct, renew, operate and maintain conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone and electric service; also is hereby granted the right to use the streets for said purposes, the right to overhang all lots with aerial service wires to serve adjacent lots, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area said conduits, cables, poles, wires, braces, guys, anchors and other equipment; and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of the said public utility equipment. No permanent buildings or trees shall be placed on said easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein granted.

State of Illinois } ss.
 County of Lake } ss.
 We, the undersigned, **Harvey J. Lloyd and Mildred F. Lloyd, his wife**, do hereby certify that we are the legal owners of the lands shown on the annexed plat and described in the above caption and that we have caused the said lands to be surveyed and subdivided as shown hereon with a view to having the same recorded as provided by law.
Harvey J. Lloyd
 OWNER
Mildred F. Lloyd
 OWNER

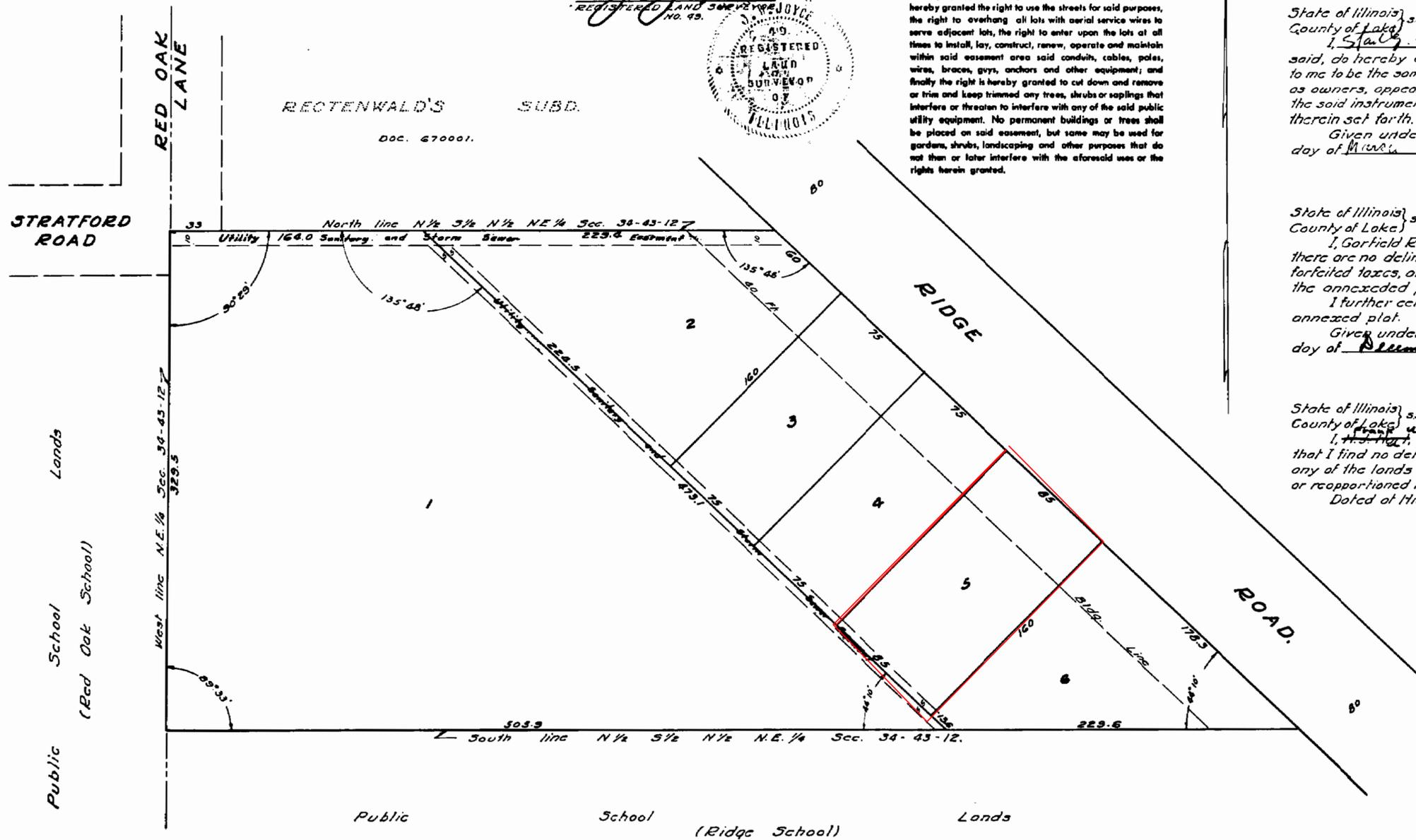
State of Illinois } ss.
 County of Lake } ss.
 I, **Stanley Grossman**, Notary Public in and for said County in the State aforesaid, do hereby certify that **Harvey J. Lloyd and Mildred F. Lloyd**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners, appeared before me this day in person and acknowledged that they executed the said instrument as their free and voluntary act and deed for the uses and purposes therein set forth.
 Given under my hand and Notarial Seal, at Highland Park, Illinois, this 13th day of December, A.D. 1961.
Stanley Grossman
 NOTARY PUBLIC

State of Illinois } ss.
 County of Lake } ss.
 I, **Gorfield R. Leaf**, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the lands included in the annexed plat.
 I further certify that I have received all statutory fees in connection with the annexed plat.
 Given under my hand and seal of the County at Waukegan, Illinois, this 21st day of December, A.D. 1960.

State of Illinois } ss.
 County of Lake } ss.
 I, **Frank H. Kocke**, Acting Collector for the City of Highland Park, Illinois, do hereby certify that I find no deferred installments of outstanding special assessments against any of the lands included in the annexed plat which have not been either paid in full or reapportioned in accordance with the said annexed plat.
 Dated at Highland Park, Illinois, this 13th day of March, A.D. 1961.
Frank H. Kocke
 ACTING COLLECTOR

State of Illinois } ss.
 County of Lake } ss.
 Approved by the Plan Commission of the City of Highland Park, Illinois, this 12th day of March, A.D. 1961.
 ATTEST: *P. C. Cole* SECRETARY
Newman T. Sheahan CHAIRMAN

State of Illinois } ss.
 County of Lake } ss.
 Approved by the City Council of the City of Highland Park, Illinois, this 13th day of March, A.D. 1961.
 ATTEST: *Ray Miller* CITY CLERK
Robert S. Anderson MAYOR



Microfilm Notation of Plat Measurements
 16 X 2 1/2
 Camera Ratio 17 to one
 7 1/2 x 14 - 9X



Date Mar. 22, 1927

Building Permit No. 1264

Location of Building—No. 676 Street Bridge Road (of Bridge School)

Name of Owner Blosier, D.M.

Present Address Box 383, H.P.

Old or New Building 14x19 Addition

General Contractor Owner Address _____

Permit issued to " " to construct a 14x19 Addn.
building on 10 Acs piece Lot _____ Blk. _____ Sub'n. _____
in NE 1/4, Sec. 34

Builder's estimate 300. Permit fee 7.⁰⁰

Location on Lot verified Mar. 1927 by _____

Other inspections Neatly finished

Remarks Fire door to be placed below Hewitt Garage
metal tank & splash on garage

Job completed _____ Receipt for returned plans _____ Owner

OBITUARIES**Delmer Marcus Blasier**

A Highland Park resident for nearly 50 years, Delmer Marcus Blasier, 65, died last Thursday at Abbott House after a lingering illness.

Services were held Saturday afternoon at Kelley and Spalding chapel, with Dr. William A. Young, pastor of The Highland Park Presbyterian church, officiating. Burial was in Memorial Park cemetery.

For many years Mr. Blasier was a traveling salesman dealing in stoves and refrigerators, with his headquarters in Chicago. In 1905, he came to Highland Park and from 1910 to 1935 he served on the school board of District 108.

He divided his business activities between a post in charge of the vaults of the First National Bank of Highland Park—a position he held for 25 years—and a poultry business he and his late wife conducted at their home on Ridge road.

Before her death last March, Mrs. Rose Blasier was prominent in Woman's club activities and served as a club officer for many years.

**HISTORIC PRESERVATION COMMISSION:
CY2017 COMMISSION WORKPLAN SUBMITTAL**



Jurisdiction and Purpose:

The Historic Preservation Commission shall identify properties, structures, or areas within the City that are historically significant in that they exemplify and/or reflect the cultural, social, economic, political, or architectural history of the Nation, State, or the City, and advise the City Council on the designations of such properties, structures, or areas as either Landmarks or Historical Districts. In addition, the Commission shall also protect the distinctive visual characteristics of the Landmarks or Historic Districts by reviewing, giving advice, and recommending changes to their exterior architectural appearance.

2017 Workplan Objectives	Associated Funding Request
Signs for Local Historical Districts - Location /Design/Installation	\$5,500.00
Annual Historic Preservation Awards Program	\$250.00

Commission Operating Expense Requests	Amount
Professional Development	00
Membership Dues	\$465.00
Advertising	\$200.00
Education & Training	\$350.00
Books & Periodicals	\$88.00
Business Expenses (Meeting provisions, Award Supplies	\$700.00
Minute Taker	\$2,400.00
Photo & Printing	\$1,000.00

2017 TOTAL REQUEST: \$10,953.00
2016 BUDGET: \$11,380.00

2016 Workplan Objectives	Status
Continue with the Historic Preservation Awards Program	Planned for Fall 2016
Continue with educational initiatives and community outreach programming	Underway

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

