

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, November 10, 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, November 10, 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. October 13, 2016 Regular Meeting
- B. October 25, 2016 Special Meeting

IV. Scheduled Business

A. Determination of Significance

New Business

- 824 Moseley Road
- 1630 Ravine Lane
- 788 Kimball Road
- 1963 Berkeley Road
- 1946 Spruce Avenue
- 705 Ridge Road
- 822 Virginia Road

- B. Consideration of Findings of Fact to Recommend Landmark Designation of the Structure at 1570 Hawthorne Lane.

V. Discussion Items

VI. Business From the Public

VII. Other Business

- A. Cancellation of 2016 Preservation Awards Program
- B. Next meeting scheduled for December 8, 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, October 13, 2016

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

CALL TO ORDER

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

ROLL CALL

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

Commissioners Absent: Commissioners Reinstein, Fradin

Park District Liaison Present: Mike Evans

Library Liaison Present: Julia Johnas

Councilman Absent: Blumberg

Student Council Present: Burroughs

Staff declared that a quorum was present.

Staff Present: Jahan

Also Present: Cerabona

APPROVAL OF MINUTES

1. Commissioner Temkin moved to approve the September 8, 2016, regular meeting minutes as presented. Commissioner Becker seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairwoman Thomas declared that the motion passed unanimously.

SCHEDULED BUSINESS

1. Determination of Significance

- 91 Lakewood Place

Planner Jahan reviewed this house:

- Built in 1956, addition in 1983
- French Eclectic style
- Architect is Robert Seyfarth
- R4 zoning
- Significant status
- Mansard roof

- Elevations were shown
- Landmark standards were illustrated

Mike Evans arrived at 7:39 p.m.

Petitioner, David A. Schulz Architects, advised he is the architect next door. He wonders how this is deemed French Eclectic (and stated features). He shared the intention is to demolish the structure so a new house can be built for the owner's daughter. Mr. Schulz explained the structure and addition; back of the house was added on.

Some HPC comments are:

- The home is met by criteria 4, 5, and 6
- Meets criteria 5
- Meets criteria 3
- Meets criteria 4
- Meets criteria 3, 4, 5, and 6
- Meets criteria 3, 4, and 5
- Meets criteria 3, 5, and 6
- Don't see #4 being met; 3 and 5 are met
- It has French elements but is very Eclectic (style was named in the survey)
- Front elevation is not visible at all
- Architect builds solid homes (since 55 are still standing in Highland Park)
- Arch made everything look great

Audience member, Mary Seyfarth, stated it may not be a mansard roof; recessed dormers are specific to Robert Seyfarth's work. Other homes were compared. It was stated additions can be built behind this; huge lot. She believes the house is in good condition.

Commissioner Temkin moved that the house meets landmark criteria 3, 5, and 6. Commissioner Salamasick seconded the motion.

On a roll call vote

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

Voting Nay: None

Chairwoman Thomas declared the motion passed unanimously. It was noted there would be a 360-day delay.

DISCUSSION ITEMS

There were none.

BUSINESS FROM THE PUBLIC

There was no Business From the Public

OTHER BUSINESS

1. Central Avenue Bridge Reconstruction

- Dept. of Public Works Proposal
- Section 106 Comments

Planner Jahan noted this is a replacement:

- Built in 1935 by the City of Highland Park
- IDOT states this is a historic bridge
- Existing bridge is in poor condition; City received a Federal grant to repair

1 Petitioners are Emmanuel Gomez, PE, City Engineer, City of Highland Park, Public Works Department, 1150
2 Half Day Road, Highland Park, IL and Mark Johnson, PE, PTOE, Roadway Project Manager, Ciorba Group,
3 5507 N. Cumberland, Chicago, IL. City Engineer Gomez identified where the bridge is located; agreed it's in
4 poor condition. Federal guidelines must be adhered to for Phases 1, 2, and 3. He noted Ciorba Group was hired
5 by the City to assist with Engineering.

6
7 Mr. Johnson described the 106 Section 4(f) Report (which must be developed due to being historic); must meet
8 one or more landmark criteria standards. Guidelines were referenced. An ESR must be submitted. He explained
9 the steps/process (coordination, consultation) for funding.

10
11 City Engineer Gomez stated replacing the bridge was determined due to its condition as it is not feasible to
12 repair. He illustrated two alternatives (that were considered). City Engineer Gomez noted a modern bridge with
13 existing elements is intended (covered steel beams, etc.). It is believed the residents would want this type of
14 bridge.

15
16 Some HPC comments are:

- 17 • What is the material of the covered beam? City Engineer Gomez advised – concrete, decorative stone;
18 panels with form liners; precast (visual elements)
- 19 • Does the funding source make an exception? City Engineer Gomez advised – there has never been a
20 two-lane bridge; light traffic; part of historic area.
- 21 • Would like a single-lane bridge (rather than a double-lane)

22
23 Ex-Officio member Axelrod offered a similar example.

24
25 City Engineer Gomez advised that Federal criteria does not offer single lanes. An exception could be made
26 but perhaps not in this case.

27
28 More HPC comments are:

- 29 • Is there a reason that the parapet is more enhanced than the present one? City Engineer Gomez stated it
30 could be solid without a stamp. He advised 80% of a \$1.2 million reconstruction cost is being funded
31 by the Federal government.
- 32 • The bridge isn't locally landmarked; why deal with IHPA? Mr. Johnson stated it is historic. Julia
33 Johnas noted the Feds have criteria.
- 34 • Could it be restored? City Engineer Gomez stated if so, the Federal government probably wouldn't
35 fund it; would not be cost effective.

36
37 Audience member, Mary Seyfarth, suggested keeping the arch with a limestone look; view Jens Jensen bridge.
38 Have it be load-bearing (concrete, steel, etc.). She recommended a round railing.

39
40 City Engineer Gomez reminded this is a 1st draft; comments will be considered.

41
42 More HPC comments are:

- 43 • How high is the concrete parapet? City Engineer Gomez stated probably 32"
- 44 • It would be nice if all bridges in Highland Park were more uniformed

45
46 Mary Seyfarth reminded of new Ravinia markers:

- 47 • All solid concrete is not attractive; it will crack; open view into the ravine; may need to be 36".
- 48 • Is the preferred option more expensive? City Engineer Gomez advised – yes

49
50 City Engineer Gomez advised a neighborhood, Public Hearing, will be held. He will provide the HPC with an
51 update.

52
53 It was noted there are no objections to the proposal.

1 Julia Johnas made a comment about the arch (like Jens Jensen) and what considerations the State reviews
2 (safety, sidewalk, historic sense).
3

4 2. Review and Approve the Revised 2017 Work Plan
5

6 The HPC approved the 2017 Work Plan.
7

8 3. Commissioners Leaving
9

10 Chairwoman Thomas advised that Commissioners Reinstein and Temkin will be leaving the HPC. She asked for
11 input on replacements.
12

13 4. Historic Preservation Award
14

15 Suggestions were raised (perhaps those who received COAs). Planner Nusrat will review same and advise HPC.
16

17 5. Future Meetings
18

19 The Special HPC Meeting is scheduled for October 25, 2016. The next HPC meeting is scheduled for
20 November 10, 2016.
21

22 **ADJOURNMENT**

23 Commissioner Temkin moved to adjourn the meeting at 8:46 p.m. Commissioner Becker seconded the motion.
24

25 On a roll call vote

26 Voting Yea: Chairwoman Thomas, Commissioners Becker, Temkin, Illes Salamasick

27 Voting Nay: None
28

29 Chairwoman Thomas declared that the motion passed unanimously.
30

31
32 Respectfully Submitted,
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35
36 Gale Cerabona

37 Minute Taker
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40 MINUTES OF OCTOBER 13, 2016, WERE APPROVED WITHOUT CORRECTIONS

1 **MINUTES OF A SPECIAL MEETING/PUBLIC NOTICE OF**
2 **HISTORIC PRESERVATION COMMISSION**
3 **OF THE CITY OF HIGHLAND PARK, ILLINOIS**
4

5
6 **MEETING DATE:** Thursday, October 25, 2016
7

8 **MEETING LOCATION:** Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL
9

10 **CALL TO ORDER**

11 At 7:30 p.m., Chairwoman Thomas called the meeting to order & asked Staff to call the roll.
12

13 **ROLL CALL**

14 **Commissioners Present:** Chairwoman Thomas, Commissioners Temkin, Fradin, Salamasick
15

16 **Commissioners Absent:** Commissioners Becker, Reinstein, Illes
17

18 **Councilman Present:** Blumberg
19

20 Staff declared that a quorum was present.
21

22 **Staff Present:** Cross, Jahan
23

24 **Also Present:** Corporation Counsel Hart Passman
25 Cerabona
26

27 Chairwoman Thomas read the following opening statement:
28

29 I hereby call to order the Highland Park Historic Preservation Commission public hearing on the proposed
30 landmarking of the residential structure at 1570 Hawthorne. My name is Barbara Thomas. A quorum of the Historic
31 Preservation Commission being present, the members of the Commission will now introduce themselves for the
32 record, starting from my right. Commissioners then stated their names.
33

34 The subject of this public hearing is the landmark nomination for the residential structure at 1570 Hawthorne Lane.
35 The intent of this public hearing is to provide a reasonable opportunity for all interested persons to present testimony
36 or evidence regarding the nomination. All speakers are asked to state their name, address, and the interest that he or
37 she represents.
38

39 At the conclusion of the public hearing, the HPC will determine whether to recommend the proposed landmark
40 designation to the City Council. The Commission's recommendation must be in writing. The owner has declined to
41 give consent to the proposed landmark designation. As a result, the Historic Preservation Commission may not
42 approve a written recommendation of approval without the affirmative vote of at least five members of the
43 Commission.
44

45 With that, I ask that City staff now read into the record proof of publication, and then provide an overview of the
46 proposed landmark nomination.
47

48 **SCHEDULED BUSINESS**
49

50 1. Public Hearing for a Landmark Nomination at 1570 Hawthorne Lane
51

52 Senior Planner Cross advised this meeting was advertised per City Code. Planner Jahan introduced herself and:

- 53 • distributed an exhibit/letter from Lisa DiChiera, Director of Advocacy with Landmarks ILLINOIS
54 regarding nomination of the property. Per audience request, Senior Planner Cross made copies for
55 audience members.

- 1 • project summary was provided
- 2 • noted the demolition delay will expire on November 3, 2016
- 3 • advised that four landmark criteria were satisfied (standards 1, 4, 5, and 6)
- 4 • a list of those who may submit nominations was shared
- 5 • landmark nomination process was explained
- 6 • Resolution was adopted by HPC (preliminary landmark designation)
- 7 • certified letter (of above) was sent to owner; owner declined consent for landmark designation
- 8 • public hearing date was established; testimony will be given
- 9 • next steps were illustrated
- 10 • if owner still objects, at least five members must vote with parameters/findings; if so, Findings of Fact
- 11 will be submitted to City Council; City Council may adopt or reject and act within 90 days
- 12 • another landmark nomination cannot be submitted for two years (on this property)
- 13

14 Chairwoman Thomas invited Mr. Christopher Enck, who nominated the structure for landmark protection, to
15 present testimony. She advised after Mr. Enck, the property owners will be permitted to make their presentation.
16 Following that testimony, and questions from the Commission, Chairwoman Thomas will call on any member of
17 the public that desires to be heard on this matter.

18
19 Members of the public are asked to limit their remarks to not more than five minutes. For clarity of our record,
20 only one person will speak at a time, and all questions will be directed through the chair. We ask that you make
21 every effort to not be repetitive in your testimony. If additional time is needed for tonight's hearing, it will be
22 continued to a date certain and a record will be kept of all proceedings.

23
24 Corporation Counsel Passman clarified procedural notes – some among the following:

- 25 • HPC should focus on the structure only
- 26 • this is the Public Hearing as owner has not consented to landmark designation
- 27 • HPC can make a landmark nomination in 30 days
- 28 • HPC can continue the hearing
- 29

30 Questions were asked and answers were provided.

31
32 Chairwoman Thomas advised that all presenters swear the testimony they're about to give is the whole truth.
33 Audience members were then sworn in.

34
35 Christopher Enck shared his background (formerly employed at IL Preservation Agency, etc.). The architect,
36 John Van Bergen's, background was also provided along with the style, materials, and use of the Wilson Cline
37 House. He noted these reasons were applicable to nominate the home for a landmark designation; he asks that
38 the HPC approve the landmarking.

39
40 Petitioner Harvey Barnett, Attorney with Sperling & Slater, 55 W. Monroe, Suite 3200, Chicago, IL requested
41 to speak after the public. There were no objections.

42
43 Audience members came forward:

- 44 • Max Schrayner 1535 Knollwood Lane, Highland Park
- 45

46 Mr. Schrayner advised he has been a resident in Highland Park for 56 years and restores old homes. He
47 shared the need for additions which often lose artistic value. He is surprised a third party can nominate
48 another's home for landmarking. He stated a home removed on Hawthorne Lane would not be missed.

- 49
50 • Chris Mlynarczyk 825 S. Waukegan, Lake Forest
- 51

52 Mr. Mlynarczyk stated he is quite familiar with architecture and restores homes. He is surprised why a
53 John Van Bergen home is not being saved. Highland Park has a group of houses designed by this
54 architect (as Oak Park does with Frank Lloyd Wright homes). He is shocked notoriety is not

1 automatically given to this home. He stated Van Bergen's signature was how he manipulated space; a
2 wonderful example to restore and maintain.
3

- 4 • John Eifler 1027 Meadow Road, Glencoe

5
6 Mr. Eifler introduced himself, gave his credentials, background (including having been a member of
7 the HPC), and advised he restores homes. He referenced a Glencoe landmark. He emphatically wants
8 the HPC to designate this home a landmark. Mr. Eifler stated this front door and addition to the north
9 are the most significant features. He asked if anything pre-war should be demolished. He believes
10 landmarking this would preserve culture; if these homes disappear, Highland Park becomes ordinary.
11

12 Chairwoman Thomas read the letter from Landmarks ILLINOIS (that was distributed earlier) which states
13 criteria (1, 4, 5, and 6) and integrity is met; credibility of the nominee, Christopher Enck, was given.
14

15 More audience members came forward:

- 16
17 • Brian Hoffman 466 Laurel Avenue, Highland Park

18
19 Mr. Hoffman and his team from Red Seal Homes were present. He stated he lives in Highland Park,
20 gave his and his company's background, and noted he restores historic homes. He shared the condition
21 of the Wilson Cline House is 40% deteriorated. The electrical is non-confirming, HVAC shows rust
22 and is in disrepair, the foundation and floors are away from the walls. The cost to repair and save the
23 home is \$600,000-700,000. Per the ordinance, additions such as this (beyond the front door) with
24 vertical proportion, destroy the structure line; is disqualified per the ordinance. If this becomes a
25 landmark, it would be litigated. He believes this house should not be landmarked.
26

27 Mr. Barnett, who has lived in Highland Park 46 years suggested reasoning together. He stated designating this
28 house a landmark would be bad for the owner and Highland Park. The home is a wreck. If landmarked, the
29 owners would be caretakers of the home. Integrity of design was referenced. He reiterated the house is
30 dilapidated and dead. He noted taxes are \$19,000 per year and \$4,000 for maintenance. Landmarking this house
31 hurts the HPC's mission; worst example of a home involuntarily landmarked; would set a precedent for
32 involuntarily landmarking homes in disrepair; would have a chilling effect for real estate in Highland Park.
33

34 A list of 55 architects who have homes in Highland Park was referenced. Mr. Barnett identified young future
35 residents who this may also affect; destroys homes that do have a landmark designation. He stated this could be
36 reevaluated. This designation is preliminary.
37

38 Mr. Barnett advised the nomination was given by a previous owner of a Van Bergen home. The application
39 states the home is in excellent condition. The west addition is not indicative of Van Bergen's style, etc. There is
40 no obligation of the owner to remove additions or repair. The removal of additions would cost \$66,000, and that
41 is contingent on the remaining structure. The door cannot be moved back and would be costly. The past process
42 was noted.
43

44 Mr. Barnett continued that the integrity of design has not been mentioned and has been lost. The burden of
45 proof is on the onus of the HPC. It cannot be landmarked due to non-integrity of design; facts must be shown.
46 He stated if there are more than minor alterations, the home cannot be landmarked. He gave a slide presentation
47 which included:

- 48 • involuntary landmarkings of other homes (some of which were unsuccessful)
- 49 • integrity of design within the code was referenced and specific points were highlighted
- 50 • Historic Certification Consultants' report for the HPC was shared
- 51 • definition of integrity of design (unimpaired, etc.)
- 52 • additions/elevations were illustrated
- 53 • excerpts of M. Hackl's published notes were read

- applicant's nomination of verbiage and square footage was referenced
- mismatched brick was used as well as wood siding
- interior and exterior door photos were shown; there are no blueprints; it is unknown if the door was ever recessed; floor was raised
- biography notes on Van Bergen were shared
- Mr. Van Bergen would be very unhappy
- integrity of design gets compromised (with additions); preserve original design
- previous comments of some Commissioners included they are not concerned with the interior of the house
- Ted Cohn's construction contractor's report (repairs and cost) was highlighted
- interior photos of mold (in basement), non-insulation (in living room), etc. were illustrated
- various dates of when the home was built were shared

In summary, Mr. Barnett advised that the HPC stated this house should be saved due to it being a Van Bergen. This is private property (eminent domain). He asked that the HPC review the facts; the law is the ordinance and criteria. He asked that the HPC preserve the rule of law and the credibility and reputation of the HPC.

Mitch Macknin, also with Sperling & Slater, read an email from Christopher Enck to Planner Jahan dated June 22, 2016, for the record.

The following audience member stepped forward:

- Lawrence Dunlop 221 Blackhawk, Highland Park

Mr. Dunlop asked, since the time the home has been there, if there was any damage to the house by not turning the water on. Mr. Barnett stated the water was not turned off, and there was a flood; \$15,000 damage occurred; owner paid a \$30,000 water bill to the City of Highland Park.

Commissioner Fradin referenced the presentation and noted that the HPC applied criteria. He stated he hasn't heard from architects who say the criteria does not apply. It appears there is a lack of facts of architectural testimony. Mr. Barnett responded this is based on the undisputed facts of alterations, additions, and Mr. Hackl's book.

Commissioner Salamasick, who stated she is also an attorney, referred to other significantly-restored properties in Highland Park; how is this different? Mr. Barnett responded that the integrity of design is the difference.

Commissioner Fradin suggested it would be helpful to hear if these additions do or don't interfere with the design.

Corporation Counsel Passman, stated the materials are part of the record. Senior Planner Cross stated copies were made and placed in a binder for the public. Corporation Counsel Passman suggested continuing or closing the hearing is in order and gave further instruction.

Chairwoman Thomas stated unless there are any other persons wishing to be heard on this matter, she will accept a motion from a member of the Commission to close the public hearing portion of this meeting and open this matter up to Historical Preservation Commission for discussion and deliberation.

Commissioner Temkin moved to close the public hearing. Commissioner Fradin seconded the motion.

On a roll call vote

Voting Yea: Chairwoman Thomas, Commissioners Temkin, Fradin, Salamasick
Voting Nay: None

Chairwoman Thomas declared the motion passed unanimously. Corporation Counsel Passman stated the HPC has until November 24, 2016, to adopt Findings of Fact in writing. He again shared potential next steps.

1 Senior Planner Cross clarified that Staff will provide a thorough summary and suggested the HPC craft a
2 motion to direct Staff to draft a Finding of Fact. Corporation Counsel Passman concurred, and he and
3 Councilman Blumberg clarified procedures.
4

5 Commissioner Fradin reminded that with 4 out of the 7 HPC members present, a determination may not reflect
6 the true representation of the HPC. More discussion took place on the verbiage and process of the code as well
7 as a similar petition.
8

9 Commissioner Temkin moved to direct Staff to draft Findings of Fact. Chairwoman Thomas seconded the motion.
10 Commissioner Fradin stated Findings of Fact could be based on landmark criteria. Commissioner Salamasick
11 amended that Corporation Counsel's comments be included. Commissioner Temkin and Chairwoman Thomas
12 accepted the amendment.
13

14 On a roll call vote

15 Voting Yea: Chairwoman Thomas, Commissioners Temkin, Salamasick

16 Voting Nay: Fradin
17

18 Chairwoman Thomas declared the motion passed unanimously.
19

20 **ADJOURNMENT**

21 Commissioner Fradin moved to adjourn the meeting at 9:27 p.m. Commissioner Temkin seconded the motion.
22

23 On a roll call vote

24 Voting Yea: Chairwoman Thomas, Commissioners Becker, Temkin, Salamasick

25 Voting Nay: None
26

27 Chairwoman Thomas declared that the motion passed unanimously.
28
29

30 Respectfully Submitted,
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32
33

34 Gale Cerabona

35 Minute Taker

Historic Preservation Commission

824 Moseley Road Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 11/10/2016

<i>Year Built:</i>	1957
<i>Style:</i>	Split Level
<i>Petitioner:</i>	Jason Rubens
<i>Size:</i>	2,266 square feet
<i>Original Owner:</i>	Mr. & Mrs. Julian Tuber
<i>Architect:</i>	A.J. Del Bianco.
<i>Original Cost:</i>	\$30,000.00
<i>Significant Features:</i>	Hipped and gabled roof with overhanging eaves, wide chimney, tall glass windows, low hopper windows
<i>Alterations:</i>	None
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 824 Moseley Road and how it may satisfy any of the landmark criteria identified in Chapter 24.



Location map – 824 Moseley



Front View - 824 Moseley

Historic Preservation Commission

A demolition application has been submitted for the house at 824 Moseley Road. 824 Moseley Road is not located within a Highland Park survey area and no determination of significance has been made. The Lake County Tax Assessor's data indicates the house was built in 1960, and the City of Highland Park Building Division records indicate the home was constructed in 1957 and design by A.J. Del Bianco. The building plans of the addition, including the original construction are available on microfilm.

Architectural Analysis

As the photographs depict, the original house is a traditional split level. The front part of the house is one story brick structure and the rear part is one and a half story high. The front elevation reflects the original home as an extended ranch with side loading garage. The front elevation shows the mixed material of brick and vinyl siding for upper floor with a narrow porch entry way. The rear elevation reflect tall ribbon glass windows with hopper window at the lower part. Most of the windows are double hung windows. Staff suggests the subject property does not identify with any specific architectural character and is a more traditional post-World War II home without a distinctive style. The commission may wish to conduct further discussion of determining the architectural style of the house.

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

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

Architect J. Del Bianco

A staff report for the demolition of 1768 Clifton Avenue in June 2016 provided the following research:

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

“**A. J. Del Bianco (1911-1982)** was one of the most prolific architects in the Chicago area during the mid-20th century. He was affiliated with large-scale development, both urban and suburban, during the era—perhaps most notably with the development of Elk Grove Village by Centex Corporation in the late 1950s. His association with Brickman Home Builders in Mount Prospect led to the construction of a number of his designs there in 1958. He was also involved with development in Villa Park, Arlington Heights, La Grange Park, Elmhurst, and the Southfield development at 87th Street and Harlem Avenue in Chicago. Additionally, his firm was a participant in the Housing Research Laboratory in Rolling Meadows, which opened in 1958 and featured 21 model

Historic Preservation Commission

houses built or finished with modern materials. Del Bianco was highly popular during the era, his name often attached to residential designs as a selling point. His design for a 35-foot Chicago city lot was featured in American Builder magazine in 1952”.

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

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

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

Biographical Information

Ex-Officio member Julia Johnas has been consulted for biographical information on the original ownership of the property. Julian Tuber was the vice chairman of We-Go Park Builders. That company used A.J. Del Bianco as its architect.

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.

Historic Preservation Commission

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

Recommended Action

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

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

Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data



Chaucer Ln

Dryden Ln

Thackeray Dr

Edgewood Rd

Edgewood
Middle
School



Moseley Rd

Green Bay Rd

Ridgewood Pl

Broadview Ave

Ravinia Rd

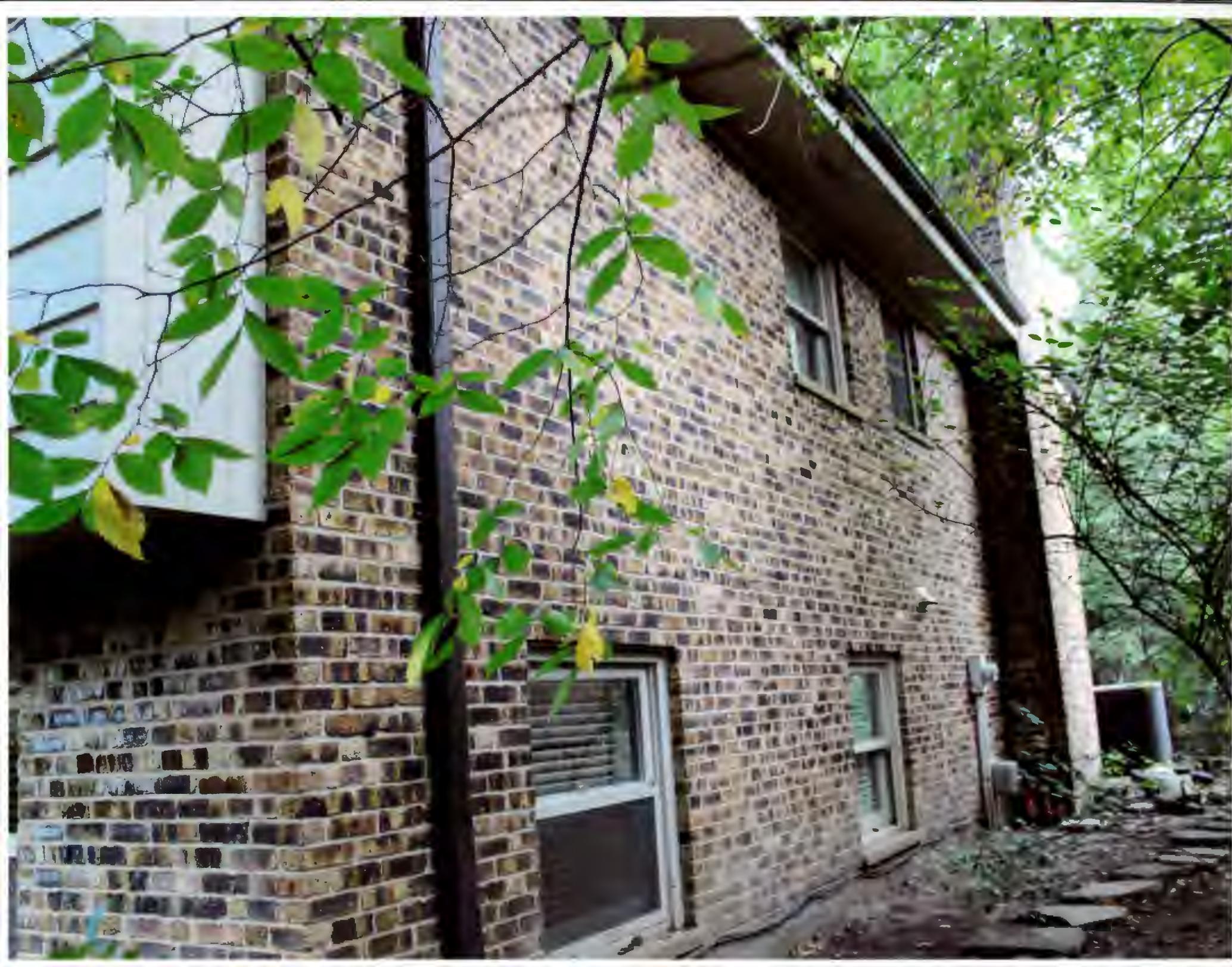
Croft on Ave S











DATE PERMIT ISSUED December 17, 1957		BUILDING ADDRESS 824 Moseley Road		BUILDING PERMIT NUMBER 9769	
BUILDING ON West 1/2 OF LOT 7 BLOCK SUBDIVISION Mosley's					
NAME OF OWNER No. 14901 Chicago National Bank		ADDRESS 120 S. LaSalle St. Chgo		PHONE NUMBER FI 6-2700	
ARCHITECT A. J. Del Bianco		ADDRESS Chicago, Illinois		PHONE NUMBER SP 7-1771	
GENERAL CONTRACTOR Klein Town Builders, Inc.		ADDRESS 5415 N. Lincoln Avenue Chgo		PHONE NUMBER LO 1-9172	
PERMIT ISSUED TO		ADDRESS		PHONE NUMBER	
" " " "		" " " "		" "	
TYPE OF CONSTRUCTION BFLR ⁸ BST ^{ng} WA ^o S.F.D.		SQUARE FEET		CUBIC FEET	
				35520	
LOT AREA				22000	
BUILDER'S ESTIMATE		BUILDING DEPT. EST.		PERMIT FEE	
\$0,000.00		\$30,000.00		\$101.00	
BUILDING DEPOSIT		GUARANTEE DEPOSIT NUMBER			
\$50.00		2159			
TYPE OF HEAT		PERMIT NUMBER		MAKE OF BURNER	
Oil		3089		* Circo	
DATE INSTALLED		LOCATION			
12-17-57		* Basement			
DRIVEWAY PERMIT NO.		DEPOSIT NUMBER		DATE ISSUED	
2643		2160		12-17-57	
CONTRACTOR					
* H. S. Sasch					
SITE INSPECTION		BY			
12-17-57		H. S. Sasch			
FOOTING AND FOUNDATIONS		BY			
1-11-58		H. S. Sasch			
FRAMING		BY			
Imp 3-4-58		W. Sasch			
ROOFING		BY			
Imp 3-22-58		Sasch			
HEATING		BY			
Hot air OK. Imp 4-16-58		Sasch			
DRIVEWAY		BY			
5/21/58 OK 6" short OK		Kilgore			

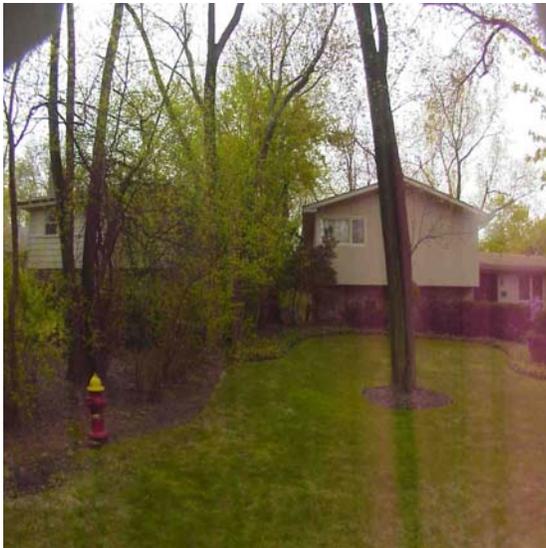




Lake County, Illinois

Property Tax Assessment Information by PIN

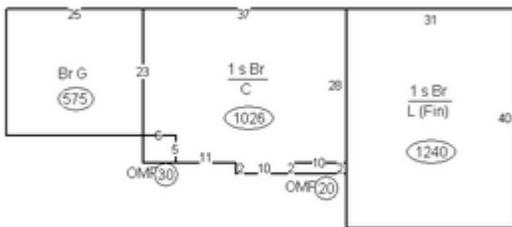
Property Address		Property Characteristics	
Pin:	16-26-416-003	Neighborhood Number:	1836080
Street Address:	824 MOSELEY RD	Neighborhood Name:	Marion
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$94,438	Total Land Square Footage:	20893
Building Amount:	\$139,893	House Type Code:	72
Total Amount:	\$234,331	Structure Type / Stories:	Tri
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2016	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1960 / 1960
Condition:	Average
Quality Grade:	VGd
Above Ground Living Area (Square Feet):	2266
Lower Level Area (Square Feet):	1240
Finished Lower Level (Square Feet):	1240
Basement Area (Square Feet):	0
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	2
Number of Half Bathrooms:	2
Fireplaces:	1
Garage Attached / Detached / Carport:	1 / 0 / 0
Garage Attached / Detached / Carport Area:	575 / 0 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	2 / 0
Porches Open / Enclosed Area:	50 / 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
6/1/2016	\$675,000	Qualified	
1/6/2003	\$236,000	Unqualified	
6/17/2000	\$837,500	Qualified	

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=1626416003>

Historic Preservation Commission

1630 Ravine Lane Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 11/10/2016

<i>Year Built:</i>	1939
<i>Style:</i>	Colonial Revival
<i>Petitioner:</i>	Kathy Sonenthal-Trustee
<i>Size:</i>	Above Grade 2,223 square feet
<i>Original Owner:</i>	John M. Montgomery
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	\$2,400
<i>Significant Features:</i>	Front exterior brick Chimney, 6/1 and 8/16 wood double hung windows, dentils at cornice, fixed shutter, brick sills,
<i>Alterations:</i>	<ul style="list-style-type: none">No Permit Document Available
<i>Historical Status:</i>	C – Contributing
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1630 Ravine Lane.

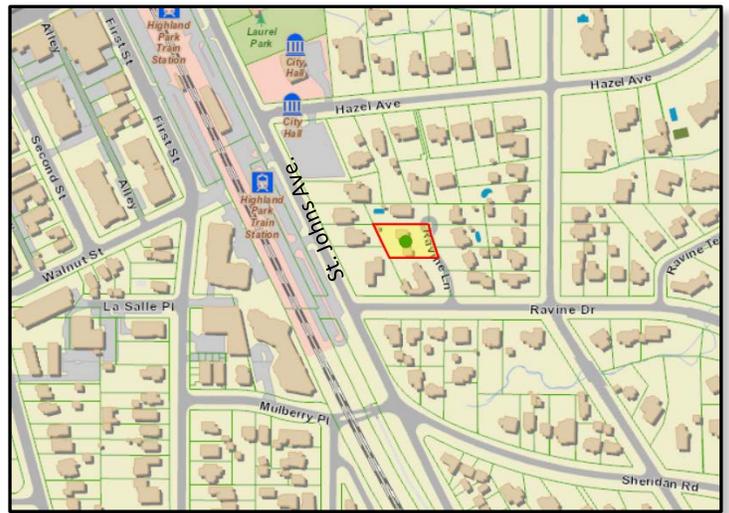


Figure 1: Location map of 1630 Ravine lane

A demolition application has been submitted for the house at 1630 Ravine Lane. No building permit documents for the original house are available in the City's Building Division archives. The subject property is located in East Indian trail neighborhood and within Lot.10, Blk. 60, Military Academy Subdivision which was platted in 1926.

The Central East historical survey indicates that construction date of the original house was 1941, but other historic records suggest that the house in built at some point within the previous years, 1938 and 1939. The Lake County Assessor information states that the house was built in 1939, and research by Julia Johnas, ex-officio member of the HPC and Director of Adult Services at the Public Library, indicates that the address was not listed in the 1938 phone directory, and that the original owner of the home was John M. Montgomery and, per the 1939 tax assessment roll, it was built for a cost of \$2,400.¹

¹ After 1938 -Ex-officio Julia Johnas research.

Historic Preservation Commission

The permits in the City archives for this address show that a 4'x7' roof over the entrance was constructed in 1949 for then-owner James W. Merricks, and the permit to repair the detached garage the issued in 1962. The microfilm indicates that an addition for this address is for an addition to construct two walls to enclose porch area in 1961 by George E. Ulm. The microfilm depicts the building plans after 1961 there is the connection between the original house and the detached garage. It could be assume that this connection is constructed at some point after 1962, though no building permit records for the additions are available.



Figure 2: Front View of 1630 Ravine lane

Architectural Analysis

The structure at 1630 Ravine Lane is a 2-story brick house with a hipped roofed with asphalt shingle. It has an accentuated front door with a pediment roof on two slender columns. The façades depicts symmetry with windows with double hung sash, multiple glazing on the one sash.

This house received a “C–Contributing” rating in the 1999 Central East area historical survey of Highland Park and identifies the architectural style as Colonial Revival:

“The Colonial Revival style dates from the 1876 centennial celebration until the mid-1950s. Shepherded in by a wave of nostalgia and by incidents such as the demolition of the celebrated John Hancock House in 1863, which shocked New England and the rest of the country, it became the most popular historical revival style throughout the country between World Wars I and II. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18th-century homes. Whether derived from stately red brick Georgian examples or more modest clapboard structures, most of these buildings are symmetrical and rectangular in plan; some have

Historic Preservation Commission

wings attached to the side. Detailing is derived from classical sources, partly due to the influence of classicism dominating the 1893 World's Columbian Exposition. Many front facades have classical -- temple-like -- entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters. The variety for the sake of variety typical of the Queen Anne style was losing its attraction, and a subtle traditionalism began to take the place of 19th century eclecticism. Streetscapes began to have a sedate air as blocks".

Original Owner - Biographical Information

The house was originally owned by John Martin Montgomery. He was born August 1, 1905 in Evanston to John T. and Lillian L. Montgomery. His occupation listed on the 1940 Federal census was wholesale watch salesman. He died on April 6, 1959 in San Mateo County, California.

Architect

The original building permit documents do not identify the original architect of the house at 1630 Ravine Lane.

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.

Historic Preservation Commission

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

Recommended Action

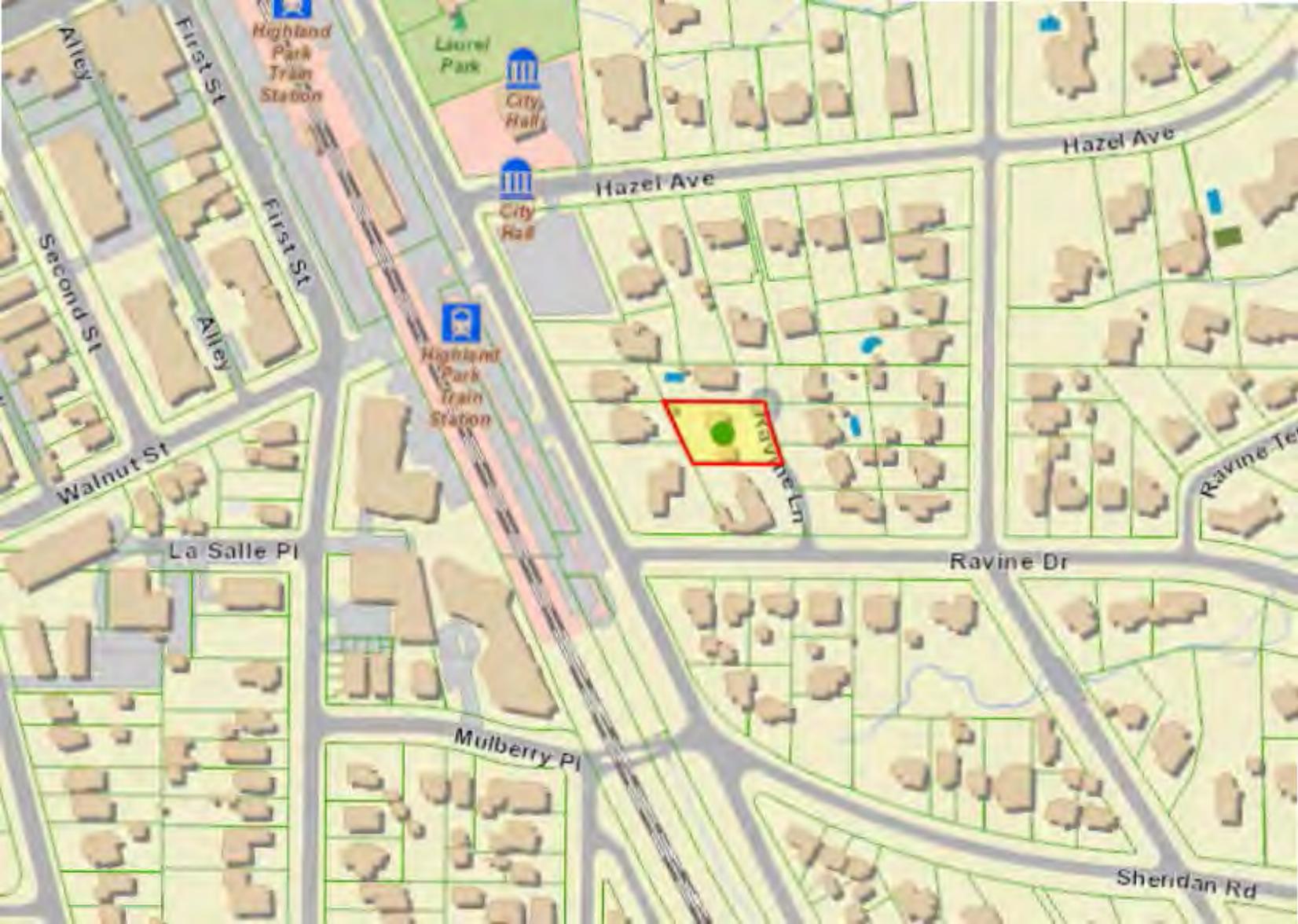
In accordance with Section 170.040 (E)(1) of the Building Code, “Demolition of Dwellings”, the Commission is asked to review the structure using the Historic Preservation Regulations within Section 24.015 of the City Code.

If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies a certain number of Landmark Criteria, then a mandatory review period may apply and delay the demolition of the structure:

- (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
- Building Permit
- Architectural Survey Entry
- County Assessor Data



Highland Park Train Station

Laurel Park

City Hall

City Hall

Highland Park Train Station

Hazel Ave

Hazel Ave

Mulberry Ln

Ravine Ter

La Salle Pl

Ravine Dr

Mulberry Pl

Sheridan Rd









Garage at 1630 Ravine Lane

Date May 5 19 49 Building Permit No. 5751

Location of Building—No. 10-1630 Street Ravine Lane

Name of Owner James W. Merricks

Present Address 10 Ravine Lane Phone _____

Type of Construction Frame Remodeling roof over entrance slab

Architect _____ Address _____ Phone _____

General Contractor Claude Mitchell Address Highland Park Phone _____

Permit issued to owner to construct a _____

building on Lot 10 Blk 60 Sub'n Military Academy

Builder's estimate \$300 Permit fee ND 2⁰⁰ Job No. ND Amt. \$ _____

Location of Lot verified 3-5 1949 by H. Busch

Other inspections Posted Card

Deposits _____ Sidewalks planked _____

Remarks _____

DATE PERMIT ISSUED December 31, 1962		BUILDING ADDRESS 1630 Ravine ^{LN} Terrace		BUILDING PERMIT NUMBER 12123	
BUILDING ON		OF LOT	BLOCK	SUBDIVISION	
NAME OF OWNER G. H. Ellis		ADDRESS Same		PHONE NUMBER	
ARCHITECT		ADDRESS		PHONE NUMBER	
GENERAL CONTRACTOR Bentzen Construction Co.		ADDRESS 2837 Sunset Avenue, Waukegan		PHONE NUMBER MA 3-7627	
PERMIT ISSUED TO Same		ADDRESS		PHONE NUMBER	
TYPE OF CONSTRUCTION 4B Accessory Fr. SFD - Repair Detached Garage		SQUARE FEET	CUBIC FEET	LOT AREA	
BUILDER'S ESTIMATE \$	BUILDING DEPT. EST. \$ 575.00	PERMIT FEE \$ 7.00	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NUMBER	
TYPE OF HEAT	PERMIT NUMBER	MAKE BURNER	DATE INSTALLED	LOCATION	
DRIVEWAY PERMIT NO.	DEPOSIT NUMBER	DATE ISSUED	CONTRACTOR		
SITE INSPECTION <u>1/4/63</u>			BY <u>[Signature]</u>		
FOOTING AND FOUNDATIONS			BY		
FRAMING <u>1/4/63</u>			BY <u>[Signature]</u>		
ROOFING			BY		
HEATING			BY		
DRIVEWAY			BY		

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 1630
 STREET Ravine Ln
 ROLL # 14
 FRAME #s 8-10
 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 shed (C)	<u>ORIGINAL USE</u>	single-family	<u>INTEGRITY</u>	minor alterations

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Colonial Revival	NO. OF STORIES	2
ARCHITECTURAL DETAILS		EXT. WALLS (current)	brick
ORIGINAL CONSTRUCTION DATE	1941	EXT. WALLS (original)	brick
SOURCE	permit-6/19/41	FOUNDATION	poured concrete
OVERALL SHAPE OR PLAN	rectangular	ROOF(type & materials)	hipped asphalt shingle
LANDSCAPE FEATURES	20' setback; private cul de sac/residential street; side driveway; mature trees	WINDOW MATERIAL, TYPE(S)	wood double hung 6/1; 8/16
		PORCH	

SIGNIFICANT FEATURES: 6/1, 8/16 wood double hung windows; dentils at cornice; fixed shutters; brick sills

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Garage (originally built in 1948-permit) at first floor converted to a room with 8 light casements and wood vertical siding

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY
CONTINUATION SHEET

STREET # 1630

STREET Ravine Ln

ADDITIONAL PHOTOS OR INFORMATION



Sale valuation definitions

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
1/20/2016	\$697,199	Qualified	
10/1/2012	\$700,000	Qualified	

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=1623417037>

Historic Preservation Commission

788 Kimball Road Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 11/10/2016

<i>Year Built:</i>	1953
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Dotkon Trust
<i>Size:</i>	1,858 square feet
<i>Original Owner:</i>	Harold N. Finch
<i>Architect:</i>	Ekstrand, Shad and West
<i>Original Cost:</i>	\$27,000
<i>Significant Features:</i>	Aluminum casement windows, front sash glazing pattern windows, below grade garage, porch entry way.
<i>Historic Status:</i>	C - Contributing
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 788 Kimball Road and how it may satisfy any of the landmark criteria listed below.

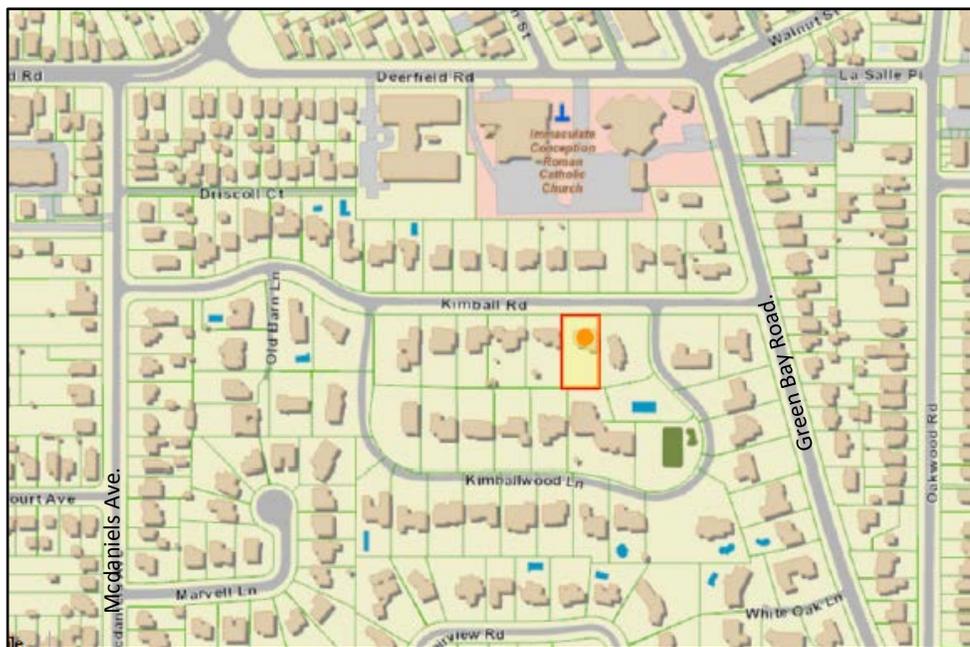


Figure1: Location map of 788 Kimball Road

Historic Preservation Commission



Figure 2: Front view of 788 Kimball Road

A demolition application has been submitted for the mid-century Ranch home at 788 Kimball Road. The house was built in 1953 for Harold N. Finch. The Lake County Assessor information shows that the house was built in 1954. The subject property is located within the Third Addition to Kimball's subdivision which was platted in 1946.

The 788 Kimball displays many standard traits of the Ranch style from the front elevation. However, there is a grade change at the east the property which allows a below-grade attached side loading garage at the side yard and a basement. The back elevation depicts two decks, one is in between east and west extension of the house and the second deck is on west side. The east wing has one pairs of double-hung windows and sliding window is on the west wing.

Based on the available information within the Building Division's records and the historic research survey, it appears that no alterations has been made to the original house. This house received a "C-Contributing" rating in the 2004 Bob-O-Link historical survey.

Architectural Analysis

Typical architectural features characteristic of the Ranch-style on the house include the single-story, the low-pitched roof, low rectangular massing, the presence of brick cladding, and broad, overhanging eaves.

The 2004 Bob-O-Link historical survey includes historical background information on the Ranch house architectural style:

The Ranch house dates from 1932, when Cliff May, a San Diego architect, consciously created a building type that he called "the early California Ranch house." They were low-slung vernacular buildings that followed the contour of the land. Using the Spanish hacienda or "rancho" as inspiration, May designed many Ranch houses throughout the West. Ranch-type houses, typically sited on wide plots of land, became popular in the late 1940s and 1950s, concurrent with the growth of the automobile industry.

Historic Preservation Commission

Characteristics of the Ranch house include a long, low front façade, frequently incorporating a front-facing garage door. The structures are usually asymmetrical and have one of three low pitched roof types—cross-gabled, hipped, or side-gabled. Wall-cladding materials are usually brick or wood, or a combination thereof. Roofs commonly are constructed allowing an overhang. Porches or patios are notable for their more private location at the rear of the residence, in contrast to the front porch common in earlier construction. The Ranch type is frequently finished with elements of styles as diverse as the historically inspired Colonial Revival style to the modernist International Style.

Original Owner - Harold N. Finch

The original owner of 788 Kimball Road was Harold N. Finch. The obituary for Harold Flinch, provided by Julia Johnas, reveals that he was the music director at Highland Park High School for 38 years and served as the head of the School's music department. He was also the choir director at Highland Park Presbyterian Church, where his wife served as the organist.

Architect - Ekstrand, Shad and West

The architecture firm of Ekstrand, Shad and West designed the Finch house in 1953. Based on staff research, no other property in Highland Park architectural survey research area is credited to the firm. This firm's name does not appear in the AIA directory.

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 (E)(1) of the Building Code, “Demolition of Dwellings”, the Commission is asked to review the structure using the Historic Preservation Regulations within Section 24.015 of the City Code.

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- (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
- Harold N. Flinch’s Obituary



Map created on October 19, 2016

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

788

Kimball

North

RECEIVED

OCT 06 2016

City of Highland Park
Building Dept.



©VHT BTLC 08

South





West

North EAST



City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

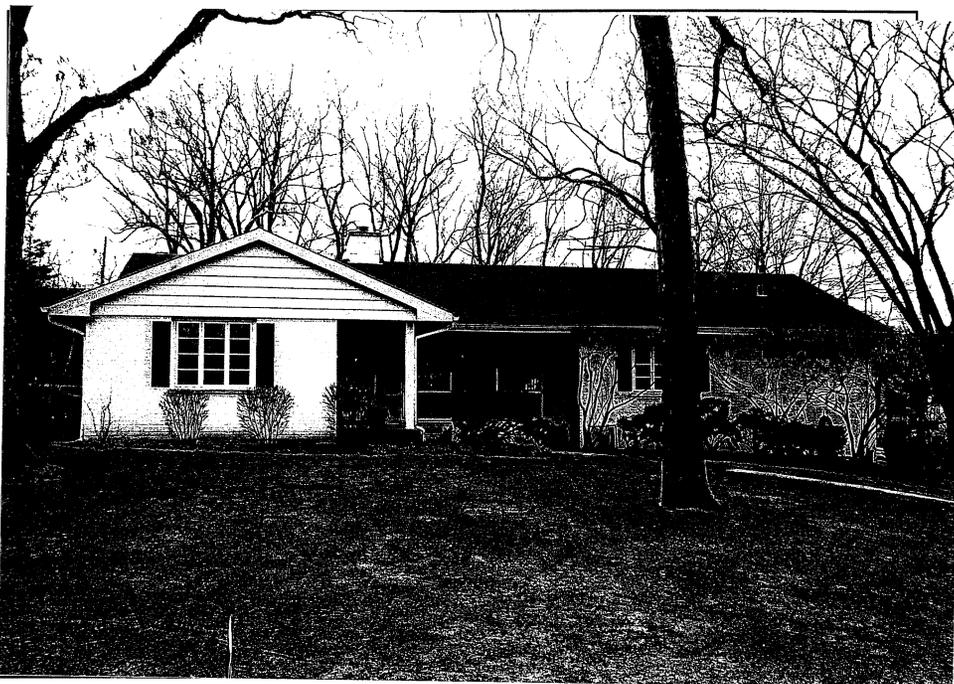
POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

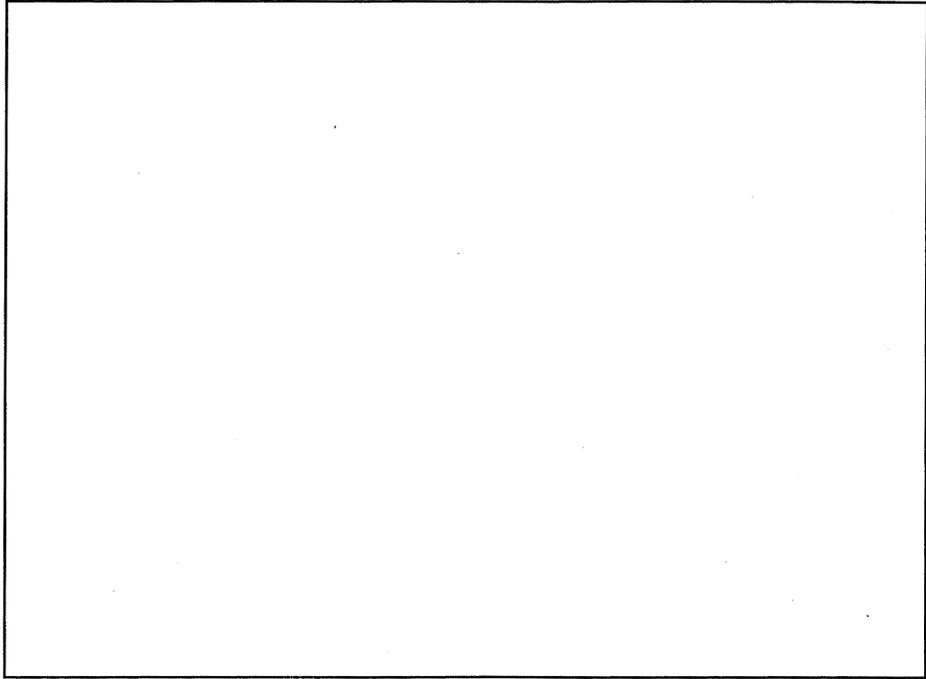
WINDOW CONFIG

SIGNIFICANT FEATURES

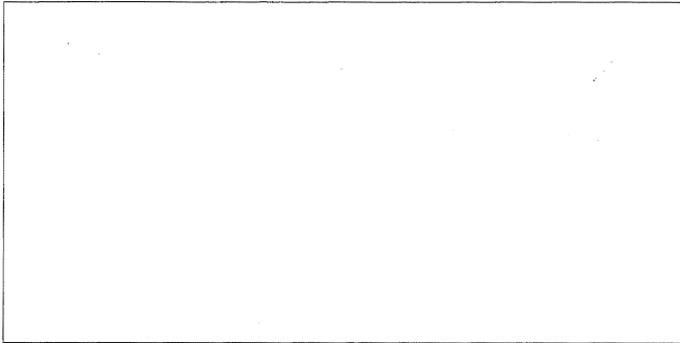
ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Finch, Harold N. House
COMMON NAME	
PERMIT NO	7190
COST	27000
ARCHITECT	Ekstrand, Shad & West
ARCHITECT2	
BUILDER	Kidera, Edward J.
ARCHITECT SOURCE	building permit



HISTORIC INFO



LANDSCAPE

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

PHOTO INFORMATION

ROLL1	17
FRAMES1	30
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	K:\Historic Preservation\SU

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/16/2005
SURVEYAREA	Bob-o-link



Lake County, Illinois

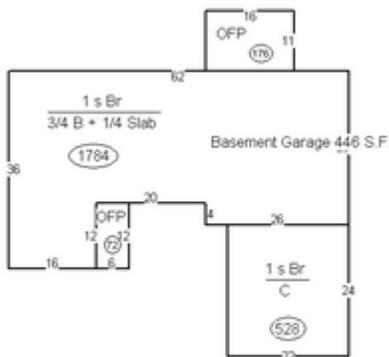
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-26-104-036	Neighborhood Number:	1826020
Street Address:	788 KIMBALL RD	Neighborhood Name:	Bob-O-Link/Kimball/McDaniels
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$106,349	Total Land Square Footage:	20000
Building Amount:	\$104,120	House Type Code:	44
Total Amount:	\$210,469	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2016	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1954 / 1962
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	2312
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	1338
Finished Basement Area (Square Feet):	1070
Number of Full Bathrooms:	3
Number of Half Bathrooms:	0
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:	2 / 0
Porches Open / Enclosed Area:	248 / 0
Pool:	0

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



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

Property Sales History

Sale valuation definitions

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

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

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

<http://apps01.lakecountyil.gov/SPASSESSOR/COMPARABLES/PTAipin.ASPX?Pin=1626104036>

Harold N. Finch

Harold N. Finch, 79, a former music teacher at Highland Park High School, died Jan. 27 in St. Petersburg Beach, Fla.

Mr. Finch taught at Highland Park High School 20 years and was the head of the music department. He was the first director and conductor of the Youth Orchestra of the greater Chicago area in the 1940s. He was the choir director at the Highland Park Presbyterian Church, where his wife was the organist.

When he retired to St. Petersburg Beach, Mr. Finch composed many hymns and anthems. One of his works was performed last summer in a Door County, Wis. music festival.

He is survived by his wife, Doris; his daughter, Joseph (Mrs. Frank) Conlon of Decatur, Ga.; five grandchildren; and one great-grandchild.

A memorial service for Mr. Finch was held Jan. 31 in the Passa Grille Community Church, St. Petersburg Beach, Fla. Memorials may be made in memory of Mr. Finch to that church.

Historic Preservation Commission

1963 Berkeley Road Demolition Review

To: Historic Preservation Commission
 From: Nusrat Jahan, Planner
 Date: 11/10/2016

<i>Year Built:</i>	c. 1932
<i>Style:</i>	Neo Traditional
<i>Petitioner:</i>	Guy Ponticiello
<i>Size:</i>	Original square feet Unknown
<i>Original Owner:</i>	B. B. Smith
<i>Architect:</i>	Stanley Peterson
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	<ul style="list-style-type: none"> • Leaded glass windows • arched Door • Eyelid dormer • Shingle roof • Side-gabled roof, gabled dormer • Two chimneys
<i>Alterations:</i>	<ul style="list-style-type: none"> • 1st floor and 2nd floor addition (1977)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1963 Berkeley Road and how it may satisfy any of the landmark criteria listed below.



Figure 1: 1963 Berkeley Road, Location Map

Guy Ponticiello has submitted a demolition application for the house at 1963 Berkeley Road. 1963 Berkeley Road is within the West Side Highland Park historical survey. 2741 Berkeley was the former street number for 1963 Berkeley. The Lake County Tax Assessor’s data indicates the house was built in the 1933. The permit records of the original house are not available in the City of Highland Park Building Department archives. However, the city’s microfilm indicates that the original house was built in 1932 for B.B. Smith and the house was designed by Stanley Peterson.

The City’s microfilm also indicates that a major addition was constructed in 1977 for the owner S. Mestan. The 1963 Berkeley property is within J.S. Hovland’s North Shore Acres and was laid out in what was at that time in an unincorporated area south of Half Day Road. The West Highland Park Reconnaissance Survey identifies this property as non- contributing and listed 1963 Berkeley as a non-traditional style house.

Historic Preservation Commission

Staff identifies the architectural style of the house as a Tudor Revival with steeply pitched roof, wide end chimney, brick cladding and narrow casement windows. The commission may wish to discuss further about the architectural style of 1963 Berkeley Road during the review meeting.



Figure 2: Front View of 1963 Berkeley Road

Original Architect – Stanley Peterson

The original architect of 1963 Berkeley is Stanley Moyer Peterson and he designed it in the late 20s to early 30s. Online archives indicate he was a Member of the American Institute of Architects (AIA) from 1922-1929. His practice was based in Wilmette, Illinois. Architect Peterson served as a member to Wilmette Zoning Board of Appeals¹. The historical survey's research shows that he was not commissioned any other project in Highland Park. Refer to attached AIA roster of Stanley Moyer Peterson.

The West Highland Park Reconnaissance Survey does not specifically discuss this home, however, the grounds located around the home are described in the below excerpt from the survey narrative:

HISTORY OF THE WEST SIDE OF HIGHLAND PARK

West Highland Park, which is the area west of Skokie Valley Road, was divided into quarter section farms and rural residences from the 1830s, the years of first settlement in northeastern Illinois. The area remained that way through the early 1920s. Some of the larger farms included the Zahnle Dairy Farm at Ridge and Berkeley Roads, the William Rechtenwald Farm near Woodridge, the Soefker

¹ Attached - Peterson Stanley Moyer – AIA Roster

Historic Preservation Commission

Farm on Lake-Cook Road, the Mooney Family Farm at Ridge south of Richfield Road, and the Thomas McCraren Farm, some of which was later sold for the Highland Park Gardens subdivision and the electric line right of way. There are a few buildings still standing from these early residents. The Casper Zahnle farmhouse is at 1520 Ridge Road, although it has been considerably altered. The c.1880 brick house at 1733 Lake Cook Road may be one of the Soefker houses [1885 and 1907 plat maps] and 1135 Ridge Road may be one of the Mooney family farmhouses [1885 and 1907 plat maps]. John Mooney is remembered for the five acres of land he donated for a Catholic cemetery at Deerfield and Ridge roads and the park north of the cemetery that commemorates him. The F. D. Clavey Ravinia Nurseries were founded in 1867 by Fred D. Clavey on forested land north and south of what is now Clavey Road.

There were also large, rural residential properties, either summer residences or “gentlemen’s farms.” The most prominent was that of Walter C. Heller, now the Berkeley Prairie Preserve. Although no original buildings are left, there is a remnant of the original oak-savannah that once covered this part of the Midwest [NR nomination, 5]. Another estate was that of Martin Insull, the brother of Samuel Insull, the wealthy Chicago businessman who was involved in development on the west side of Highland Park. The Insull residence was demolished and replaced with a 1947 Georgian Revival Style house at 2000 Ridge Road. 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.



Historic Preservation Commission

Figure 2: This map from page 16 of the West Highland Park Reconnaissance Survey indicates that the surveyors found this property to be contributing. No individual property profiles were created for properties that were not rated significant at the time this survey was completed.

Biographical Information

Ex-Officio member Julia Johnas's research for biographical information reveals that the original owner of the house, Byron Bayard Smith, was born in Chicago on 4 Sept. 1904. Mr. Smith, a University of Illinois alumnus, was in the contracting business in Wilmette, Illinois. His occupation is also listed in the Evanston City Directory in 1931 as contractor. His occupation was listed as real estate broker.

A real estate listing for this property in 1964 describes the property:

Very rustic, beautifully wooded and secluded property. Casement windows, beamed ceilings, paneling, railroad ties used for stairway, hand milled woodwork. Perfect home for artist or writer. Garage is large and also used as utility room. Living room w/fireplace; beamed ceiling; sep. dining room; Kitchen w/eating area. 3 bedrooms (2 very large); Master bedrm. Has cathedral ceiling and paneling; 1 CT bath, shower over tub.

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.

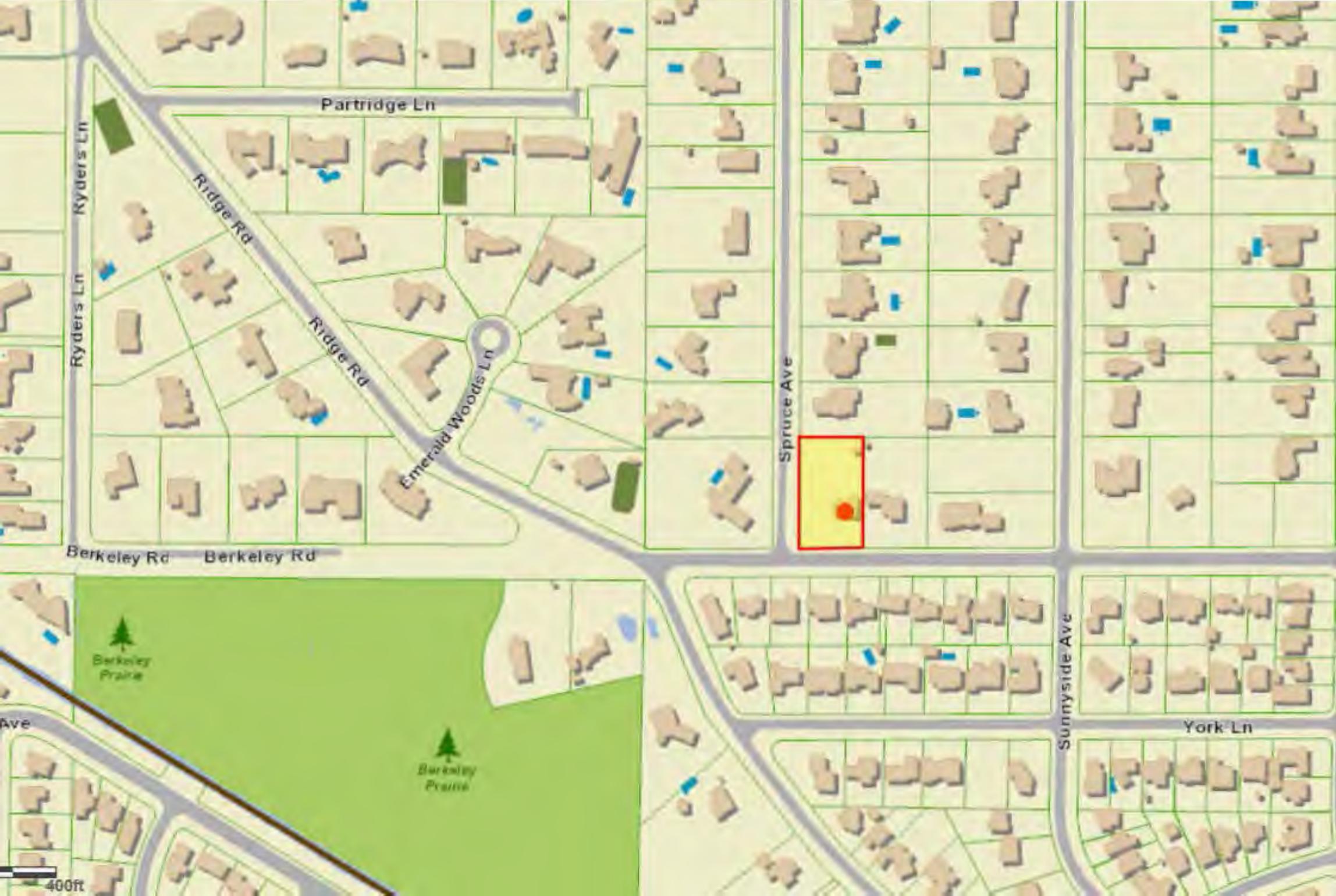
Attachments

Location Map

Site Photos

County Assessor Data

Peterson Stanley Moyer – AIA Roster



Partridge Ln

Ryders Ln

Ridge Rd

Ridge Rd

Emerald Woods Ln

Spruce Ave

Berkeley Rd

Berkeley Rd

Sunnyside Ave

York Ln

Berkeley Prairie

Berkeley Prairie

400ft











Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-21-402-022	Neighborhood Number:	1721100
Street Address:	1963 BERKELEY RD	Neighborhood Name:	RYDERS/PARTRIDGE/RIDGE
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$126,472	Total Land Square Footage:	38442
Building Amount:	\$80,505	House Type Code:	61
Total Amount:	\$206,977	Structure Type / Stories:	1.75
Township:	West Deerfield	Exterior Cover:	Brick
Assessment Date:	2016	Multiple Buildings (Y/N):	N

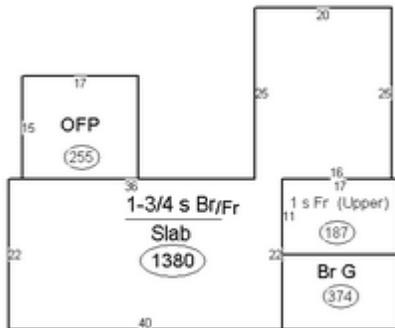


Year Built / Effective Age:	1933 / 1933
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	2602
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	0
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	1
Number of Half Bathrooms:	1
Fireplaces:	1
Garage Attached / Detached / Carport:	1 / 0 / 0
Garage Attached / Detached / Carport Area:	374 / 0 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	1 / 0
Porches Open / Enclosed Area:	255 / 0
Pool:	0

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

01

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



Property Sales History

Sale valuation definitions

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
1/15/2016	\$585,000	Qualified	

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<http://apps01.lakecountyil.gov/SPASSESSOR/COMPARABLES/PTAipin.ASPX?Pin=1621402022>

Chicago
dept.

QUESTIONNAIRE FOR ARCHITECTS' ROSTER AND/OR REGISTER OF ARCHITECTS QUALIFIED FOR FEDERAL PUBLIC WORKS

TYPING IS MANDATORY. PARTNERSHIPS SHOULD MAKE A JOINT RETURN ONLY. Pink copy is to be retained by the author; other copies to be mailed to The American Institute of Architects, 1741 New York Avenue, N. W., Washington 6, D. C.

- 1. (a) FIRM (individual or partnership) Stanley Moyer Peterson
- (b) FORMER FIRM, if any Scanlan & Peterson, Peterson & Markel
- 2. BUSINESS ADDRESS 1159 Wilmette Ave., Wilmette, Illinois
- 3. YEAR ESTABLISHED 1926

4. PERSONAL HISTORIES OF PRINCIPALS	Name of Principal	Name of Principal
	<u>Stanley Moyer Peterson</u>	

Furnish data complete, but keep to essentials. Describe each member of firm individually; if more than two, append extra sheets.

- (a) Date of Birth Oct. 28-1889
- (b) Education Attended Ripon College 2 years
Graduate Armour Institute of Technology - 1915 Degree
B.S. in Architecture
- (c) Experience Prior to Own Practice
(Give architect or architectural firm affiliations, positions held, and approximate dates of employment.)
Pond & Pond - Chicago 1916-1918 1920-1923
Emery Stanford Hall, Chicago 1919
Andrew N. Rebori " 1920
Robert S. DeGolyer " 1924
- (d) Commenced Practice 1926
- (e) Number of Years a Principal 20

(f) Architectural Licenses

(Give State, Number and Year Issued)

Illinois 1722 1920

Wisconsin A-1650 1944

(g) Professional Societies and Offices Held

Illinois Society of Architects

ASSOCIATION of NORTH SHORE ARCHITECTS. Lobbyist Team

Former Member S.I.A.

(h) Service in World War I and II. (Append data if desired.)

June 1918 Nov 1918

(i) Civic Activities

Member Zoning Board of

Springfield, Illinois, Ill.

7. CONSULTANTS USUALLY EMPLOYED:

(If a member of your staff, so state)

Do not have any regular engineering
consultants

(a) STRUCTURAL ENGINEERS

Name of Firm or Individual

Business Address

(b) HEATING & VENTILATING ENGINEERS

Name of Firm or Individual

Business Address

(c) ELECTRICAL ENGINEERS

Name of Firm or Individual

Business Address

(d) PLUMBING OR SANITARY ENGINEERS

Name of Firm or Individual

Business Address

(e) LANDSCAPE ARCHITECTS

Name of Firm or Individual

Business Address

6. OTHER REMARKS RE QUALIFICATIONS:

(Append extra sheet if necessary)

7. SUMMARY OF PROJECT COSTS:

	Largest Single Job	All Jobs Valuation	Average
Work Completed 1980-1989	30,000		
Work Completed 1961-1979	75,000		
Current Work under construction or working drawings authorized	100,000	300,000	

8. REPRESENTATIVE WORK FOR WHICH YOU WERE ARCHITECT OR WERE ASSOCIATED WITH OTHERS:

(a) Three Projects Not Exceeding Cost of \$500,000:

Name of Project	Cost	Location	Owner
Barren Co	50,000	Elgin, Ill.	Truss Factory
"	70,000	Waukegan, Wis	" "
"	100,000	Dixons, Ill.	" "

(b) Three Projects Costing From \$500,000 to \$1,000,000:

Name of Project	Cost	Location	Owner
Carlson Bldg.	400,000	Elmhurst, Ill.	J. C. Carlson
1800 N. Main Apt.	600,000	"	"

(c) Three Projects Costing Over \$1,000,000:

Name of Project	Cost	Location	Owner

9. PHOTOGRAPHS/PHOTOSTATS:

The author submits herewith photographs or photostats (size 8" x 10") of several buildings for which he has been the Architect, as follows: (N.C.A.R.B. presentation acceptable.)

.....
.....
.....
.....

10. COLLABORATION WITH JUNIOR ARCHITECTS:

- (a) If an established individual or firm, are you willing to collaborate with other firms or individuals which would permit junior architects to qualify and help further their professional careers?

Yes.....

- (b) If in private practice at this time, name associates (if additional architects are to be added to your organization) for the purpose of qualifying:

.....
.....
.....

- (c) If **not** in private practice at this time, name established architect or firm with whom you have agreed to collaborate, for the purpose of qualifying:

.....

- 11.(a) I/We wish to be included in the Architects' Roster
do not wish to be

- (b) I/We would like to be considered for the Register of Architects Qualified for Federal Public Works
do not wish to be

I/We hereby certify that the above is a true statement of facts.

Name of Firm or Individual *Stanley M. Peterson*.....

Signed by all Principals:

.....
.....
.....

Historic Preservation Commission

1946 Spruce Avenue Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 11/10/2016

<i>Year Built:</i>	1955
<i>Style:</i>	Modern Ranch
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	1,743 square feet
<i>Original Owner:</i>	Steve Mestar
<i>Architect:</i>	Nils A Hofverberg
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Front-facing gabled and hipped roof, Chimney
<i>Alterations:</i>	<ul style="list-style-type: none">• Addition (1961)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1946 Spruce Avenue and how it may satisfy any of the landmark criteria listed below.



Figure 1: 1946 Spruce Avenue, Location Map

A demolition application has been submitted for the house at 1946 Spruce Avenue. The subject property is in the West Side survey area; the survey does not contain an entry for the property. The home is a 1950's ranch-style structure with a mix exterior finishes of brick and wood siding. The permit records of the original house are not in the City of Highland Park Building Department. However, the city's microfilm archives indicate that the original house was built in 1955 for Steve Mestar and designed by Nils A. Hofverberg. No information was available about the designer in American Institute of Architects (AIA) archives or through general internet research. The Lake County Assessor information identifies that the original house was constructed in 1955. The cost of construction of the original house is unknown.

The only permit in the City archives for this address is for an addition to construct two walls to enclose porch area in 1961 by George E. Ulm. George Ulm is listed at that address in the April 1958 phone directory.

Historic Preservation Commission



Figure 2: 1946 Spruce Avenue.

1946 Spruce Avenue is a ranch house on slab with side gabled and symmetrical hipped roofs at both corners. The house has standard double hung windows. The commission may conduct further discussion of determining the architectural style of the house. The subject property is located within J. S. Hovland's Park Acre subdivision, which was platted in 1923.

George Edward Ulm

Very little biographical information is available on the occupants of this property. George Ulm is listed at that address in the April 1958 phone directory. He was born in 1931 in Danzig, Germany. His father was a journalist. The family was living in Chicago in the 1930s. Erich moved to 757 Marion, Highland Park between 1947 and 1950, and later to 585 Cherokee, Highland Park between 1950 and 1953. A George Edward Ulm, age 85, is listed as a resident of Washington Island, Wisconsin.

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.

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

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

Building Permit Document

County Assessor Data

J. S. Hovland's Park Acre Plat



Map created on October 19, 2016

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

1946 Spruce
Rear Elevation
West



1946 Spruce
North Elevation



1946 Spruce
South Elevation



1946 Spruce .
Front Elevation
East



DATE PERMIT ISSUED November 21, 1961	BUILDING ADDRESS 1946 Spruce Avenue	BUILDING PERMIT NUMBER 11540
--	---	--

BUILDING ON	OF LOT	BLOCK	SUBDIVISION
-------------	--------	-------	-------------

NAME OF OWNER George E. Ulm	ADDRESS 1946 Spruce Ave.	PHONE NUMBER ID 2-8661
---------------------------------------	------------------------------------	----------------------------------

ARCHITECT	ADDRESS	PHONE NUMBER
-----------	---------	--------------

GENERAL CONTRACTOR Owner	ADDRESS	PHONE NUMBER
------------------------------------	---------	--------------

PERMIT ISSUED TO Same	ADDRESS	PHONE NUMBER
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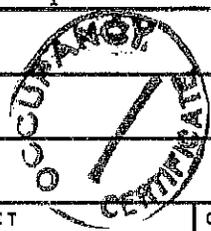
TYPE OF CONSTRUCTION 4B L3 Fr. Addit. to SFD-Closing in 2 walls	SQUARE FEET	CUBIC FEET	LOT AREA
---	-------------	------------	----------

BUILDER'S ESTIMATE \$	BUILDING DEPT. EST. \$ 1,200.00	PERMIT FEE \$ 5.00	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NUMB
--------------------------	---	------------------------------	------------------------	------------------------

TYPE OF HEAT <i>Oil</i>	PERMIT NUMBER 281	MAKE OF BURNER <i>Yamasee</i>	DATE INSTALLED	LOCATION
----------------------------	-----------------------------	----------------------------------	----------------	----------

DRIVEWAY PERMIT NO.	DEPOSIT NUMBER	DATE ISSUED	CONTRACTOR
---------------------	----------------	-------------	------------

SITE INSPECTION <i>11/22/61</i>	BY <i>[Signature]</i>
FOOTING AND FOUNDATIONS <i>existing</i>	BY
FRAMING <i>11/22/61 - 11/22/61</i>	BY <i>[Signature]</i>
ROOFING	BY
HEATING <i>12/18/61</i>	BY <i>[Signature]</i>
DRIVEWAY	BY



PLUMBING CONTRACTOR			ADDRESS			PHONE NUMBER		
WATER TAP NO.	GUARANTEE DEPOSIT NO.	FEE	DATE ISSUED	SEWER TAP NO.	STORM TAP NO.			
NO. LAVATORIES	NO. LAUNDRY TUBS	NO. TOILETS	NO. BATHS	NO. SINKS	NO. SHOWERS	NO. STACKS		
OTHERS			DOWNSPOUTS CONNECT TO			DATE COMPLETED		

ELECTRICAL CONTRACTOR <i>Owner</i>			ADDRESS			PHONE NUMBER		
ELEC. PERMIT NO. 9172	DATE ISSUED 11/28/61	NO. FIXTURES —	FLOOR AREA	SIZE OF MAIN WIRE	SIZE OF BRANCH WIRE			
SYSTEM	NO. 15 AMP CIRCUITS	NO. 20 AMP CIRCUITS	NO. OPENINGS	NO. SOCKETS 10				
NO. CIRCUITS	NO. MOTORS	NO. RANGES	OTHERS					

DRAINAGE	BY
PLUMBING	BY
ELECTRICAL <i>Rough - 11-21-61 Final 12-19-61</i>	BY <i>PB</i>
FIRE REGULATIONS <i>12/18/61</i>	BY <i>[Signature]</i>
FINAL INSPECTION <i>12/18/61</i>	BY <i>[Signature]</i>
PLOTTED SURVEY SUBMITTED	CERTIFICATE OF OCCUPANCY ISSUED <i>12-28-61</i> <i>E. Martin</i>



Lake County, Illinois

Property Tax Assessment Information by PIN

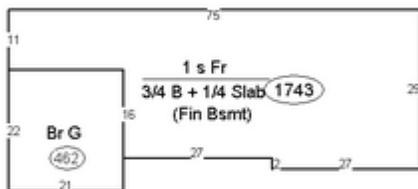
Property Address		Property Characteristics	
Pin:	16-21-401-004	Neighborhood Number:	1721200
Street Address:	1946 SPRUCE AVE	Neighborhood Name:	HOVLANDS RANCHES
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$110,456	Total Land Square Footage:	38313
Building Amount:	\$71,882	House Type Code:	43
Total Amount:	\$182,338	Structure Type / Stories:	1.0
Township:	West Deerfield	Exterior Cover:	Wood siding
Assessment Date:	2016	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1955 / 1955
Condition:	Average
Quality Grade:	Gd+
Above Ground Living Area (Square Feet):	1743
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	1516
Finished Basement Area (Square Feet):	758
Number of Full Bathrooms:	1
Number of Half Bathrooms:	1
Fireplaces:	1
Garage Attached / Detached / Carport:	1 / 0 / 0
Garage Attached / Detached / Carport Area:	462 / 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
9/7/2016	\$550,000	Not validated	

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<http://apps01.lakecountyil.gov/SPASSESSOR/COMPARABLES/PTAipin.ASPX?Pin=1621401004>

Atlas Page 91 + 92
 Y. F. # 3

Copied from
 Recorder Records
 Lake Co. Ch. House
 on 3/31/48
 Frank Lawrence
 City Eng. Dept.
 City of H. P. Ill.

SCALE: 1" = 300'

J.S. HOLLAND'S
 H.P. ACRE SUB.
 in
 Sec. 21-43-12
 Lake Co. Ill.

Doc # 273019
 Rec. April 24, 1943
 Book L of Plots
 Page 67

Surveyed
 Chas. H. Hawkins
 April 20, 1943

CITY OF HIGHLAND PARK
 PLATTED IN RECORD ATLAS
 NO. PAGE 91 & 92
 DATE April 1, 1948
 BY F.R. Lawrence
 TITLE Draftsman

W. Line of N. 1/2, N.E. 1/4, S.W. 1/4, Sec. 21-43-12



622



Edgewood Rd

Edgewood Rd

Indian Trail School

Strath-enn

ord Rd

Red Oak Ln

Sunac Rd

Barberr Rd

West Ridge Park

Indian Trail School

Historic Preservation Commission

705 Ridge Road Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 11/10/2016

<i>Year Built:</i>	c. 1956
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Jeanette Russo and Susan Scott
<i>Size:</i>	1,235 Square Feet
<i>Original Owner:</i>	Henry George Krumbach
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Front Façade stone cladding, double hung windows, casement window
<i>Alterations:</i>	<ul style="list-style-type: none">• Detached garage (1958)• Major Addition (1961)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 705 Ridge and how it may satisfy any of the landmark criteria listed below.



Location Map: 705 Ridge

The current owners have submitted a demolition permit for the house located at 705 Ridge Road. The Russo family is the owner the property since 1960 and the petitioner of this demolition application. The building permit records of the original construction show that the house was moved to the current Lot 11 from Lot 12 for Henry Krumbach for a cost of \$750.00. In 1958 the owner constructed a detached garage on the property. In 1961, owner Angelo Russo e constructed a 364 SF addition to the house.

This house received “NC –Non Contributing” rating in the 2000 West Side Architectural Survey. The nearby Henry Krumbach farmhouse at 676 Ridge Road obtained approval for demolition with no delay in September 2016. The subject property is lot 11, located within Strath-Erin subdivision

Historic Preservation Commission

which was platted in 1926¹. The development reflects a period after World War I when the investors were developing the west part of Highland Park².

Architectural Analysis

The house is a moderate size ranch style house with low pitched side-gabled roof. The front facade incorporates stone cladding, side and back of the house has wood sidings up to the roofline. The front façade and side elevations feature double hung windows. The Lake County's current assessed value for the property is 79,616. The 705 Ridge Road is a 7,700 square feet lot located in



Front View: 705 Ridge Road

R6 zoning district which is just enough lot area for the R6 zoning district³.

Henry Krumbach, Original Owner

Julia Johnas, ex-officio member of the HPC provided the obituary for Henry Krumbach, which reveals that he was born in Highland Park May 29, 1922. He died at the age of 77 in Tacoma, Washington. Mr. Krumbach was a contractor and later worked as a Service Manager for Fiat-Allis Machinery.

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.

¹ Attached plat of Strath-Erin subdivision

² Highland Park, American Suburb At its Best-An architectural and Historical Survey

³ R6 Medium density Single Family Zoning District –Minimum Lot Area 7,2060 square Feet

Historic Preservation Commission

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

Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per 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

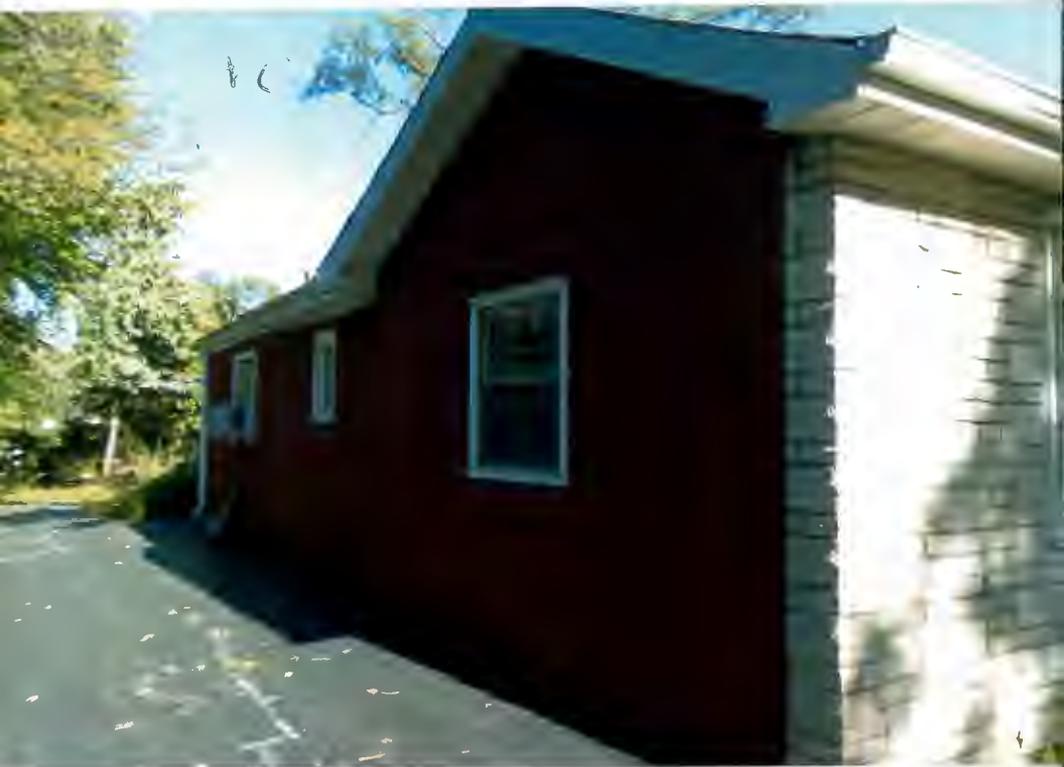
Site Photos

County Assessor Data

Building Permit Document

Historic Preservation Commission

Strath-Erin Subdivision
Obituary of Henry Krumbach





Date March 14 19 56

Building Permit No. 8857

Inspected by _____ Date _____
For certificate of occupancy

Location of Building - No. 705 Street Ridge Rd.
 Name of Owner Henry Krumbach
 Present Address 701 Ridge Rd. Phone _____
 Type of Construction Move House & new Concrete Foundation
 Architect None Address _____ Phone _____
 General Contractor Hall & Krumbach Address _____ Phone _____
 Permit issued to Henry Krumbach to construct a Concrete Foundation
 building on Lot 11 Blk. Sub'n. Stath-erin
 Builder's estimate \$750.00 Permit fee \$10.00 Moving \$434.11 Job Order No. 829 Amt. \$50.00
 Location of building on Lot verified 19 by _____
 Sanitary provisions approved by _____
 Other Inspections _____

DATE PERMIT ISSUED <u>6-9-58</u>		BUILDING ADDRESS <u>705 Ridge Road</u>		BUILDING PERMIT NUMBER <u>9917</u>	
BUILDING ON		OF LOT <u>1</u>	BLOCK	SUBDIVISION <u>Streamin</u>	
NAME OF OWNER <u>Henry Krumbach</u>		ADDRESS <u>705 Ridge Road</u>		PHONE NUMBER <u>ID 2-2226</u>	
ARCHITECT		ADDRESS		PHONE NUMBER	
GENERAL CONTRACTOR <u>owner</u>		ADDRESS		PHONE NUMBER	
PERMIT ISSUED TO <u>owner</u>		ADDRESS		PHONE NUMBER	
TYPE OF CONSTRUCTION <u>unattached frame garage</u>		SQUARE FEET		CUBIC FEET	
BUILDER'S ESTIMATE <u>\$ 700.00</u>		BUILDING DEPT. EST. <u>\$</u>		PERMIT FEE <u>\$ 4.34</u>	
TYPE OF HEAT		PERMIT NUMBER		MAKE OF BURNER	
DRIVEWAY PERMIT NO.		DEPOSIT NUMBER		DATE ISSUED	
CONTRACTOR		DATE INSTALLED		LOCATION	
SITE INSPECTION		<u>6/9/58</u>		BY <u>Kilgore</u>	
FOOTING AND FOUNDATIONS		<u>6/58</u>		BY <u>Kilgore</u>	
FRAMING		<u>6/58</u>		BY <u>Kilgore</u>	
ROOFING		<u>7/58</u>		BY <u>Kilgore</u>	
HEATING				BY _____	
DRIVEWAY				BY _____	

DATE PERMIT ISSUED March 29, 1961	BUILDING ADDRESS 705 Ridge Rd	BUILDING PERMIT NUMBER 11155
--------------------------------------	----------------------------------	---------------------------------

BUILDING ON	OF LOT	BLOCK	SUBDIVISION
-------------	--------	-------	-------------

NAME OF OWNER Angelo Russo	ADDRESS same	PHONE NUMBER Td 2 9232
-------------------------------	-----------------	---------------------------

ARCHITECT	ADDRESS	PHONE NUMBER
-----------	---------	--------------

GENERAL CONTRACTOR owner	ADDRESS	PHONE NUMBER
-----------------------------	---------	--------------

PERMIT ISSUED TO same	ADDRESS	PHONE NUMBER
--------------------------	---------	--------------



TYPE OF CONSTRUCTION SFD room addition frame 4BL	SQUARE FEET 364sqft	CUBIC FEET	LOT AREA
---	------------------------	------------	----------

BUILDER'S ESTIMATE \$ 2,500	BUILDING DEPT. EST. \$ 3,300	PERMIT FEE \$ 12.00	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NUMBER
--------------------------------	---------------------------------	------------------------	------------------------	--------------------------

TYPE OF HEAT	PERMIT NUMBER	MAKE OF BURNER	DATE INSTALLED	LOCATION
--------------	---------------	----------------	----------------	----------

DRIVEWAY PERMIT NO.	DEPOSIT NUMBER	DATE ISSUED	CONTRACTOR
---------------------	----------------	-------------	------------

SITE INSPECTION	3/30/61	BY	<i>[Signature]</i>
FOOTING AND FOUNDATIONS	4/11/61	BY	<i>[Signature]</i>
FRAMING	4/28/61	BY	<i>[Signature]</i>
ROOFING	6/30/61	BY	<i>[Signature]</i>
HEATING		BY	
DRIVEWAY		BY	



Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-34-201-048	Neighborhood Number:	1834060
Street Address:	705 RIDGE RD	Neighborhood Name:	Barberry/Sumac
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$43,713	Total Land Square Footage:	7700
Building Amount:	\$35,903	House Type Code:	43
Total Amount:	\$79,616	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2016	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1947 / 1952
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	1235
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	0
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	1
Number of Half Bathrooms:	0
Fireplaces:	0
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:	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
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=1634201048>

Doc 287422
Oct 5, 1926
Pg 65

STRATH - ERIN

A SUBDIVISION OF THAT PART OF THE N 1/4 OF THE N.E. 1/4 OF SEC. 34, TWP. 43 N., RANGE 12 EAST OF THE 3RD P.M. LYING BETWEEN THE CENTER LINE OF RIDGE ROAD AND THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO & NORTH WESTERN RY.

HIGHLAND PARK, ILL.

SCALE 1 IN. = 100 FT.

STATE OF ILLINOIS }
COUNTY OF LAKE }
I. K. L. Muir, a surveyor of Lake County in the State aforesaid, do hereby certify that I have, for and under the direction of James Anderson Company, Incorporated, Architects, Engineers, and Surveyors, surveyed, subdivided, and staked the land described in the above caption and shown on the plat hereon drawn as subdivided and that said plat correctly represents said survey and subdivision.

Dated at Lake Forest, Illinois, this 8th day of September A.D. 1926
K. L. Muir
SURVEYOR
for JAMES ANDERSON CO. INC.
ARCHITECTS, ENGINEERS, SURVEYORS.
LAKE FOREST, ILLINOIS.

STATE OF ILLINOIS }
COUNTY OF LAKE }
I, Johanna Wilhelmina Krumbach, Katherine Louisa Ludwig and John William Krumbach, of the County of Lake in the State aforesaid, do hereby certify that we are the legal owners of the land described in the above caption and shown on the plat hereon drawn as subdivided and that we have caused the same to be surveyed, subdivided, and staked as shown hereon with a view toward having the same recorded as provided by law.

Dated at Highland Park, Illinois, this 22nd day of September A.D. 1926
Johanna Wilhelmina Krumbach, OWNER
Katherine Louisa Ludwig, OWNER
John William Krumbach, OWNER.

Microfilm Notation
of
Plat Measurements
20 X 22
Camera Ratio 12 to one.

STATE OF ILLINOIS }
COUNTY OF LAKE }
I, Raymond L. Erskine a Notary Public in and for said County in the State aforesaid, do hereby certify that Johanna Wilhelmina Krumbach, Katherine Louisa Ludwig, and John William Krumbach, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the foregoing instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of Sept A.D. 1926
Raymond L. Erskine
NOTARY PUBLIC.



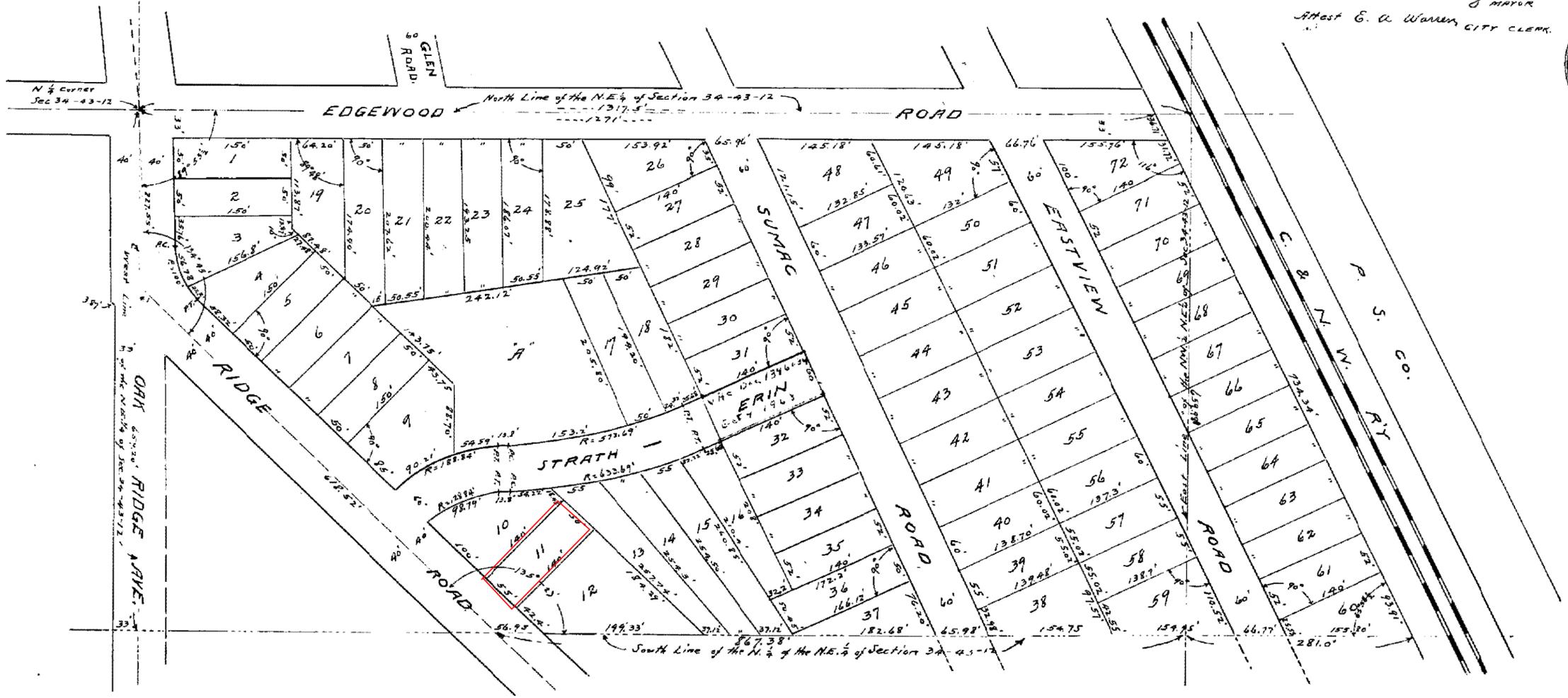
STATE OF ILLINOIS }
COUNTY OF LAKE }
I, Law A. Hendee, County Clerk of Lake County in the State aforesaid, do hereby certify that I find no redeemable tax sales, unpaid forfeited taxes, or unpaid forfeited special assessments against any of the real estate included in this subdivision.

Sept 24, 1926
Law A. Hendee
COUNTY CLERK



APPROVED and ACCEPTED by the City Council of the City of Highland Park, Illinois at a meeting held this 20 day of October A.D. 1926

Samuel M. Hastings Mayor
E. A. Warren, CITY CLERK.



STATE OF ILLINOIS }
COUNTY OF LAKE }
The HIGHLAND PARK STATE BANK of Highland Park, Illinois a corporation of the State of Illinois, as Trustee in a certain Trust Deed dated July 18, 1925 recorded in the Recorder's Office of Lake County, Illinois on July 23, 1925 as document number 261857 covering part of the land described in the above caption, hereby joins in and consents to the subdivision of said land as shown on the plat hereon drawn.

Dated at Highland Park, Illinois this 22nd day of September A.D. 1926.
HIGHLAND PARK STATE BANK
By Harry Paul
VICE PRESIDENT
Attest C. J. Grant
SECRETARY.



STATE OF ILLINOIS }
COUNTY OF LAKE }
I, Raymond L. Erskine, a Notary Public in and for said County in the State aforesaid do hereby certify that Harry Paul Vice President of the HIGHLAND PARK STATE BANK and C. J. Grant Secretary of said Bank personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such. President and Secretary respectively, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes there in set forth; and the said Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 22nd day of September A.D. 1926.
Raymond L. Erskine
NOTARY PUBLIC.

65

wife, Eileen Krumbach; his parents, George and Anne Krumbach, and his brother, Karl.

Graveside services were held Nov. 13 at Northshore Garden of Memories in North Chicago. Memorial contributions may be made to the charity of your choice.

— ~~ANY OTHER SERVICES~~ would be appreciated.

Henry Krumbach

Henry G. Krumbach, 77, died Nov. 6 in Tacoma, Wash.

Mr. Krumbach was born May 29, 1922 in Highland Park. He was a contractor for some time and later was employed as Service Manager for Fiat-Allis Machinery for 23 years.

Among his many and varied interests were beekeeping and a passion for flying. He was a licensed pilot and had his own small plane. He never said "no" to anyone who needed help.

He is survived by his wife, Cora M. Krumbach of Tacoma; daughters, Judy K. Murray of Reno, Nev., and Suzanne A. Antrest of Tacoma; his grandchildren, Mark and Lois Antrest of Reno and Amelia and Aiden Antrest of Tacoma. He was cremated in death by the West

Historic Preservation Commission

822 Virginia Road Demolition Review

To: Historic Preservation Commission
From: Nusrat Jahan, Planner
Date: 10/13/2016

<i>Year Built:</i>	c. 1958
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Pauline and Richard Jew
<i>Size:</i>	1,583 square feet
<i>Original Owner:</i>	Orleans House Inc.
<i>Architect:</i>	Peter J. Nitto
<i>Original Cost:</i>	\$ 21,165
<i>Significant Features:</i>	Low pitched gabled roof with overhanging eaves, clearstory windows, mix of materials-brick, stone wood.
<i>Alterations:</i>	<ul style="list-style-type: none">• Detached garage (1982)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 822 Virginia Road and how it may satisfy any of the landmark criteria identified in the City Code.



Figure 1: 822 Virginia Road, Location Map

A demolition application has been submitted for the house at 822 Virginia Road. The building permit records for the original construction of the house show that the house was constructed in 1958 and designed by Peter J. Nitto. The Lake County Tax Assessor's data indicates the house was built in 1959.

The microfilm archive shows that a detached garage addition was constructed in 1982 for a previous property owner named Stephen Lane. Plans for the garage addition also depict the home as it existed at that time and are available on microfilm. The historical permit records also reference the original construction and the garage addition.

The 822 Virginia Road structure can be described as a Contemporary Modern/Ranch style home due to its architectural characteristics including a low pitched, gable roof with overhanging eaves.

Historic Preservation Commission

The front façade of the house is mix of stone, brick glass and small part of wood panel cladding. The structure received “NC–Contributing” rating in the 2000 West Side Architectural Survey.

The subject property is Lot 58 located within Mitchell C. Mack’s Subdivision which was platted in 1958. The entire Mitchell C. Mack’s Subdivision consists of sixty-nine lots developed by Orleans Homes, INC, refers the attached plat.



Figure 2: Front View of 822 Virginia Road,

Peter T. Nitto

Number	Address	Built Year	Significate Rating	Architectoral Style	Demolition
1	431 Pleasant Avenue	1961	NC	Ranch	No
2	429 Burton Avenue	1955	C	Ranch	No
3	477 Broadview	1960	NC	Raised Ranch	No
4	1021 Ridgewood	1959	NC	Ranch	No
5	1509 Green Bay Road	1960	NC	Split-Level	No
6	887 Barberry Road	1959	S50 ¹	Ranch Contemporary	No

Nitto is credited with six residential designs within the Highland Park architectural survey areas, and all of them are mid-century homes. The ranch-style of architecture is very common in Highland Park and is strongly associated with post-war era housing. It appears the five out his six houses in Highland Park reflect very similar styles (Ranch).

The original architect, Peter J. Nitto, does not appear in American Institute of Architects (AIA) member list. However, Ex-Officio member Julia Johnas’s provided the obituary of Nitto which reveals that the North Shore architect designed shopping malls, commercial buildings and multi-

¹ 2000 West Side Highland Park Reconnaissance Architectural Research Survey - S50 means -Significant rated buildings built in the 1950s

Historic Preservation Commission

story residential housing in Glenview, Illinois. He was a resident of Wilmette. Peter Nitto graduated from New Trier School during World War II and received his architectural degree from the University of Illinois-Chicago (UIC) in 1949.

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 (E)(1) of the Building Code, "Demolition of Dwellings", the Commission is asked to review the structure using the Historic Preservation Regulations within Section 24.015 of the City Code.

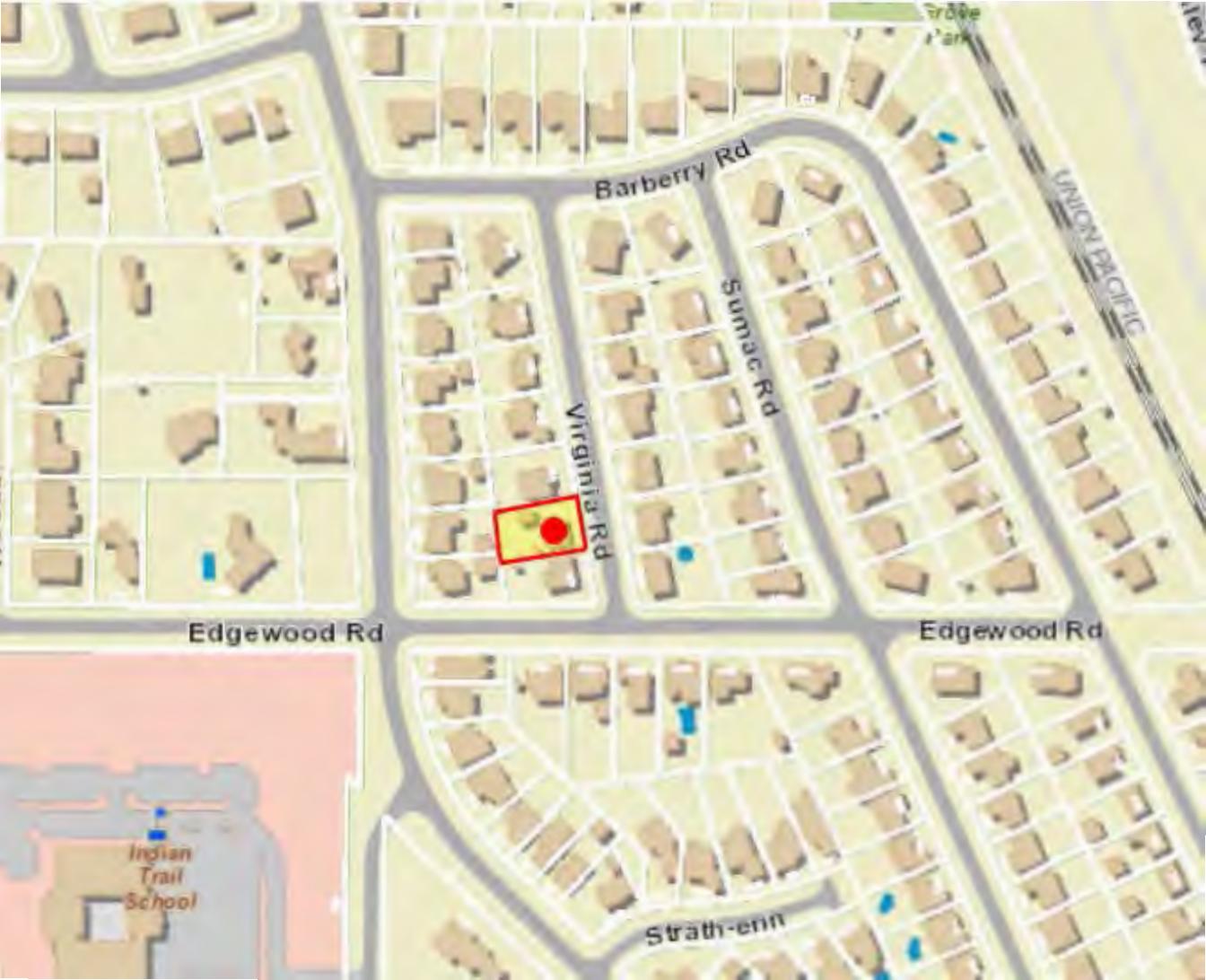
If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies a certain number of Landmark Criteria, then a mandatory review period may apply and delay the demolition of the structure:

Historic Preservation Commission

- (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
- County Assessor Data
- Mitchell C. Mack's Subdivision Plat
- Obituary of Peter J. Nitto



Grobe Park

UNION PACIFIC

Barberry Rd

Sunac Rd

Virginia Rd

Edgewood Rd

Edgewood Rd

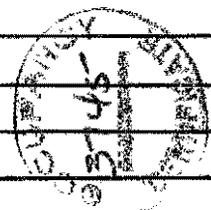
Indian Trail School

Strath-ent





DATE PERMIT ISSUED 9-9-58		BUILDING ADDRESS 822 Virginia Road		BUILDING PERMIT NUMBER 10024	
BUILDING ON OF LOT 56 BLOCK SUBDIVISION					
NAME OF OWNER Orleans Homes		ADDRESS 877 Ridge Road		PHONE NUMBER ID 3-1770	
ARCHITECT Peter J. Nitto		ADDRESS 801 Ramono Road-Wilmette		PHONE NUMBER AL 1-5199	
GENERAL CONTRACTOR owner		ADDRESS		PHONE NUMBER	
PERMIT ISSUED TO owner		ADDRESS		PHONE NUMBER	
TYPE OF CONSTRUCTION BV ¹⁶ R ⁶ BST ⁿ G ^a H ^e		SQUARE FEET 1583	CUBIC FEET 15,830	LOT AREA	
BUILDER'S ESTIMATE \$	BUILDING DEPT. EST. \$ 21,165.00	PERMIT FEE \$ 71.65	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NUMBER	
TYPE OF HEAT Electric	PERMIT NUMBER 3193	MAKE OF BURNER MARKET	DATE INSTALLED 12-20-58	LOCATION WALLS	
DRIVEWAY PERMIT NO. 2775	DEPOSIT NUMBER	DATE ISSUED 9-9-58	CONTRACTOR SKYLINE		
SITE INSPECTION 9/9/58			BY Kilgore		
FOOTING AND FOUNDATIONS 9/9/58			BY Kilgore		
FRAMING 9/15/58			BY Kilgore		
ROOFING 9/15/58			BY Kilgore		
HEATING 12-5-58			BY Kilgore		
DRIVEWAY 12-23-58			BY Kilgore		





Lake County, Illinois

Property Tax Assessment Information by PIN

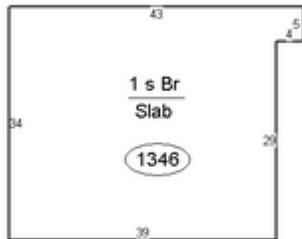
Property Address		Property Characteristics	
Pin:	16-27-403-014	Neighborhood Number:	1834060
Street Address:	822 VIRGINIA RD	Neighborhood Name:	Barberry/Sumac
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$51,303	Total Land Square Footage:	10376
Building Amount:	\$44,910	House Type Code:	43
Total Amount:	\$96,213	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2016	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1959 / 1959
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1346
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	0
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	1
		Fireplaces:	0
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 528 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0



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

01

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



Property Sales History

Sale valuation definitions

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

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<http://apps01.lakecountyil.gov/SPASSESSOR/COMPARABLES/PTAipin.ASPX?Pin=1627403014>

Peter J. Nitto, 65, architect noted for design of six-flats

By Kenan Heise

Peter J. Nitto Sr., 65, a North Shore architect, designed shopping malls, commercial buildings and thousands of Chicago area six-flats. The latter include six apartment complexes that extend for more than three miles along the east side of the Tri-State Tollway in Glenview.

Mass for Mr. Nitto, a resident of Wilmette, will be said at 10 a.m. Monday in St. Joseph Catholic Church, 1747 Lake Ave., Wilmette. He died Wednesday at home.

"He was unique and versatile," said his son Peter Jr. "He was not a suit and tie man. He operated alone and out of his home, but he designed individual homes, apartment complexes and even a skyscraper. One architectural magazine article called him 'king of the six-flats.'"

Mr. Nitto, a native of Dwight, moved with his family to Wilmette and was graduated from New Trier High School. During World War II, he was in the quartermaster's corps. He received a degree in architectural engineering from the University of Illinois in 1949.

He designed more than 100

complexes, according to his son. One of the early ones was Ridge Heights in Highland Park, the world's first all-electric subdivision.

The complexes along the Tri-State Tollway include: Bay Colony, Shorewood Village, Glengrove, Deer Love, Castellan Courts and Salem Walk. Another complex, Lorlyn Apartments in West Chicago, included 506 units and represented the largest one that had ever been started in the western suburbs.

"You can usually tell his work," his son said. "They are three levels, with the top coming down in front in the form of rustic shingles."

He was one of seven architects chosen to exhibit his work in the Long Grove Walk of Homes.

Mr. Nitto designed the Bank of Palatine as well as buildings in Albuquerque, including a skyscraper. His most recent work has been developing malls such as the Marina Shopping Center in Oswego.

Survivors, besides his son, include two daughters, Susan Bennett and Nancy Onderdonk; two other sons, Christopher and Matthew; his mother, Lida; a sister; and four grandchildren.

Historic Preservation Commission

Landmark Nomination for 1570 Hawthorne Lane – Consideration of Findings of Fact

To: Historic Preservation Commission
 From: Nusrat Jahan, Planner
 Date: November 10, 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.

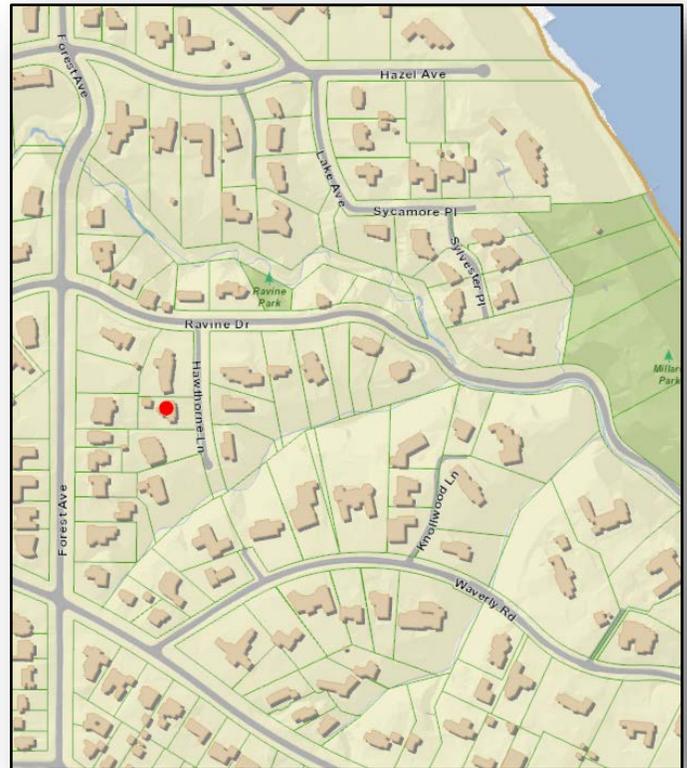


Figure 1: Location Map of 1570 Hawthorne Lane

As the Commission is aware, a public hearing to consider the landmark nomination for 1570 Hawthorne Lane was held on October 25, 2016. Four members of the Commission were present. At the conclusion of the public hearing, the members of the Commission directed staff to draft findings of fact recommending approval of the landmark nomination. The findings represent the discussion and determinations of the Commission regarding the landmark nomination for 1570 Hawthorne Lane.

Historic Preservation Commission

Recommendation

The Historic Preservation is asked to review the attached draft findings of fact. Following the review and any discussion on the findings, the Commission is asked to vote on whether any changes are needed. If not, the HPC is asked to approve the findings of fact by a majority vote. An affirmative vote by the Commission will constitute a positive recommendation of the proposed landmark designation findings to the City Council. It is important to remember that a vote in the affirmative, given that the Owner continues to oppose the landmark designation, must have ***at least five members of the Historic Preservation Commission.***

- If the vote is in the affirmative, and in anticipation that the owner will not reverse his opposition to the designation, the HPC is asked to direct Staff to prepare draft Findings of Fact based on the landmark criteria that comprise the landmark nomination and any additional criteria the Commission finds applicable as a result of its deliberation of at the public hearing.
- The staff-drafted Findings of Fact will be placed on the agenda of the next available Historic Preservation Commission meeting for the Commission's review prior to transmittal to City Council.

Previous Consideration

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.

Below please find a summary of the landmark nomination process for 1570 Hawthorne Lane, culminating with the consideration of the findings of fact.

December 10, 2015 –Demolition Review

The owner of 1570 Hawthorne appeared before the HPC for a demolition review. Following extensive discussion about the architectural style of the house and discussion about the architects of record for the house, John Van Bergen, 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;

Historic Preservation Commission

- (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 that four landmark criteria from Section 24.015 were satisfied, a mandatory 365-day review period was enacted for the property pursuant to Section 170.040(E)(2) of Highland Park's City Code. The 365-days review period will expire on November 3, 2016. During this period, the house is considered a Regulated Structure and any Regulated Activity¹ on the property is subject to a Certificate of Appropriateness review by the Historic Preservation Commission.

July 14, 2016 – Nomination Consideration

A nomination to designate 1570 Hawthorne as a local historic landmark was presented to the Historic Preservation Commission per the requirements of Sec. 24.025(A) of the Historic Preservation Ordinance. The Commission considered the landmark nomination and determined by unanimous vote that the property satisfied four of the landmark criteria established in Article 24. The Commission also found that the structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation. The commission directed that Staff Draft a Resolution and Planning Report.

August 11, 2016- Adaptation of a Resolution

The Commission adopted Resolution R16-01 (see Attachments) making a preliminary landmark designation recommendation to the City Council. The Owner submitted a written letter declining consent to the landmark designation on September 22, 2016. As a result, Section 24.025(D)(4)(E)(F) requires a public hearing before the Historic Preservation Commission.

October 25, 2016 – Public Hearing

Within 30 days after adopting the resolution making a preliminary landmark designation a certified follow-up letter was sent to the property owner notifying them of the HPC's findings and the adopted resolution. The owner provide written objection to the landmark designation.

October 25, 2016 a public Hearing has been held and during the public hearing, the Historic Preservation Commission considered presentations from staff, owner's legal team and the applicant, accepted public comment, and deliberated on the landmark nomination. After closing the hearing, Historic Preservation Commissioners then voted (3-1) to direct staff and corporation counsel to prepare Findings of Fact recommending the proposed landmark nomination to the City Council.

November 10, 2016 – Consideration of Findings of Fact

¹ Regulated Activity: Any act or process involving the erection, Construction, reconstruction, Rehabilitation, repair, Relocation, Alteration, or Demolition of a Regulated Structure.

Historic Preservation Commission

Within 30 days after the conclusion of the public hearing, if the Historic Preservation Commission recommends to the City Council the approval of the proposed landmark designation and 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.

Attachments

- Landmark Nomination for 1570 Hawthorne Lane
- Resolution 16-01 Preliminary Landmark Designation Recommendation
- Planning Report for 1570 Hawthorne Lane Landmark Nomination dated August 11, 2016
- Letter from Property Owner Declining Consent to the Landmark Designation dated August 22, 2016.
- Minutes from all HPC meetings where this was discussed - dated July 14, August 11 and October 25, 2016

FINDINGS OF FACT

Findings of Fact Recommending Landmark Designation of Residential Structure at 1570 Hawthorne Lane

Case # 16-07-HPC-027

Section 24.025 of "The Highland Park Code of 1968," as amended ("*City Code*"), sets forth the procedure for designation of landmarks in the City. Section 24.025(G) of the City Code provides that, within 30 days after the conclusion of a public hearing concerning a proposed landmark designation, the Historic Preservation Commission of the City of Highland Park ("*Commission*") must determine whether to recommend the proposed landmark designation to the City Council. Section 24.025(G)(2) specifies that if the Commission makes a determination to recommend a landmark designation, it must do so in writing, and must include findings of fact relating to the criteria for landmark designation set forth in Section 24.015 of the City Code.

Accordingly, pursuant to Section 24.025(G) of the City Code, the Commission hereby finds that the principal residential structure located at 1570 Hawthorne Lane ("*Structure*") satisfies the following criteria for landmark designation, as set forth in Section 24.015 of 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;

Finding: The Commission finds that the Structure demonstrates interest and value as part of the development of the City and the surrounding region. The Structure was designed by architect John S. Van Bergen, who was an accomplished architect associated with the Prairie style of architecture. Van Bergen studied under Frank Lloyd Wright and also worked in Oak Park, Illinois, from 1909 until 1918. Van Bergen moved to Highland Park by 1920 and developed his own unique architectural Prairie style.

John S. Van Bergen is believed to have designed Prairie-style structures for a longer period than any other architect and he designed over fifty homes in Highland Park. Van Bergen is also known to have collaborated with landscape architect Jens Jensen incorporating the Prairie concept into the landscape design. Given the importance of the Prairie style as perhaps the first truly American style of architecture, and the importance of Van Bergen to the advancement of the Prairie style generally and to the contribution of architecturally-significant houses in the City, the Commission finds that the Van Bergen-designed Structure at 1570 Hawthorne Lane demonstrates significant interest and value to Highland Park.

(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;

Finding: The Historic Preservation Commission finds that the Structure at 1570 Hawthorne is an example of Van Bergen's interpretation of the Prairie style. It includes wide overhanging eaves, casement windows, a low-pitch hip roof, intricate brickwork and a wide chimney, all of which typify the Prairie style. Further, the Structure incorporates many features unique to Van Bergen's designs from the early 20th Century, including projections on both sides of the Structure and a

prominent, detailed entrance. This house demonstrates the quality materials, craftsmanship and design that Van Bergen consistently used.

John Van Bergen worked in Highland Park for twenty years. This longevity within a single community allows the opportunity to see an evolution of his architectural style and his experimentation with new materials, such as stone and wood, that was encouraged by landscape architect Jens Jensen.

(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;

Finding: The Commission finds that the Structure is the work of architect John S. Van Bergen. Van Bergen was an accomplished architect associated with the Prairie style of architecture. Van Bergen studied under Frank Lloyd Wright and also worked in Oak Park, Illinois, from 1909 until 1918. Van Bergen is believed to have worked in the Prairie style for a longer period than any other architect.

Van Bergen's work focused on schools and single-family homes. The Structure at 1570 Hawthorne Lane incorporates several architectural features associated with the Prairie style and with Van Bergen. Most notably, as stated above, it includes intricate brickwork, projections on both sides of the Structure, and a prominent, detailed entrance. These features appear in many of Van Bergen's designs from the early 20th Century.

Van Bergen's lengthy and successful career as a Prairie-style architect included dozens of homes throughout Northern Illinois, including fifty in the City. His contributions to the advancement of the Prairie style, and specifically to the development of the City, indicate the influence of his work on the City and surrounding region.

(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;

Finding: The Commission finds that the Structure at 1570 Hawthorne Lane embodies elements of design, materials, and craftsmanship that render it architecturally significant. As noted above, the Structure incorporates many elements common to Van Bergen's designs from the early 20th Century, including intricate brickwork, low slung roof with deep eaves, projections on both sides of the Structure, and a prominent, detailed entrance. It also includes casement windows, a low-pitch hip roof, intricate brickwork and a wide chimney, all of which typify the Prairie style. The house also includes four quarry tiles at the front entrance, which is a distinctive trademark of houses designed by Van Bergen.

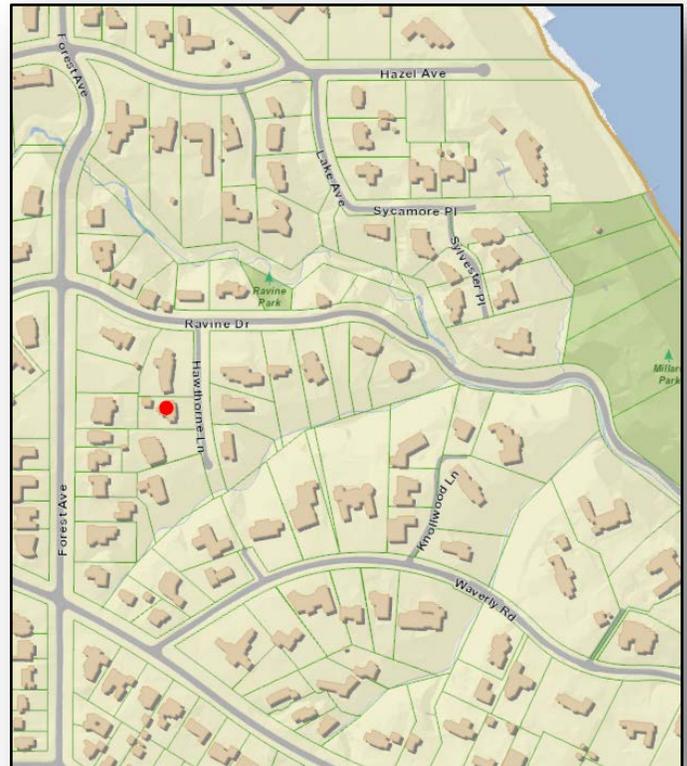
The Commission recognizes that, over the years, several modifications were made to the Structure, some of which are not entirely consistent with Van Bergen's style specifically or with the Prairie style generally. However, the Commission finds that many of those modifications do not detract from the significance or value of the Structure as a whole, and that other modifications can be reversed to restore the Structure to its original, historic design, as Van Bergen intended.

Historic Preservation Commission

Landmark Nomination for 1570 Hawthorne Lane – Public Hearing

To: Historic Preservation Commission
 From: Nusrat Jahan, Planner
 Date: October 25, 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.



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 Historic Preservation Commission considered the nomination at the July, 2016 meeting and on August, 2016 adopted a resolution making a preliminary landmark designation recommendation for the property. Following the adoption of the resolution, the property owner submitted a letter declining consent for the landmark designation. Because the owner has not provided consent, the HPC must hold a public hearing to “provide a reasonable

Historic Preservation Commission

opportunity for all interested persons to present testimony or evidence” regarding the nomination and the findings of the Commission. The intent of the public hearing is to allow additional testimony and evidence to be submitted for the Commission’s consideration before a recommendation is forwarded to the City Council.

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 and discussion about the architects of record for the house, Van Bergen Work, 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.

On July 14, 2016 the nomination was presented to the Historic Preservation Commission per the requirements of Sec. 24.025(A) of the Historic Preservation Ordinance. The Commission considered the landmark nomination and determined by (6-0) vote 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 directed that Staff Draft a Resolution and Planning Report.

On August 11, 2016 the Commission adopted Resolution R16-01 making a preliminary landmark designation recommendation to the City Council. The Owner has submitted a written letter of declining to give consent to the landmark designation on September 22, 2016. Which Per Section 24.025(D)(4)(E)(F) triggered a public hearing and a public hearing has been scheduled on a special meeting date October 25, 2016.

Historic Preservation Commission

Landmark Nomination Process & Public Hearing

The landmark designation process for 1570 Hawthorne Lave was initiated by the submission of a signed landmark 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
- 5) An organization or individual with an interest in preservation, restoration, rehabilitation, local history, archaeology, modes of cultural of artistic expression, and/or neighborhood conservation or revitalization.

In this case, the landmark nomination for 1570 Hawthorne has been submitted 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 owner of the property was sent a certified letter on June 1st with information about the nomination and date, time, and location of the 7/14/2016 HPC meeting at which the Historic Preservation Commission considered the application materials.

Since 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) in order to make the recommendation and approve the resolution, the Historic Preservation Commission had to make the following determinations:

<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) Either or both of Criterion No. 2 or Criterion No. 5 are among the three or more criteria determined to have been met.</p>	<u>AND</u>	<p>Has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or Rehabilitation.</p>
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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. This finding was consistent with the Commission’s 2015 findings concerning demolition delay for the property.

On August 11, 2016 the resolution 16-01 adopted by the Commission found that the property met landmark criteria #1, #4, #5, and #6. In its consideration of the landmark nomination, the

Historic Preservation Commission

HPC also determined that the house had sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

On August 15, a certified follow-up letter was sent to the property owner notifying them of the HPC's findings and the adopted resolution. The letter also requested that the owner provide written consent or objection to the landmark designation.

The owner submitted a letter dated August 22, 2016 that declined consent for the landmark designation. Section 24.025(D)(4)(E)(F) of the City Code states that the HPC shall schedule and hold a public hearing on the proposed designation if the owner declines consent.

At the conclusion of the public hearing the Commission may vote to recommend to the City Council that the property should be designated as a landmark, or may vote not to forward a recommendation to the City Council, or alternatively may not take any action. If the Commission takes no action, then the property shall no longer be a Regulated Structure at the conclusion of 180 days after the passage of Resolution 16-01.

Within 30 days after the conclusion of the public hearing, if the Historic Preservation Commission recommends to the City Council the approval of the proposed landmark designation and 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.

Since, in this case, the owner has provided written objection to the landmark designation, then the recommendation to the Council must be accompanied by findings of fact that address the criteria which qualify the property for landmark designation.

If the Commission acts to recommend to the City Council the approval of landmark designation, the Commission must also direct staff to prepare draft Findings of Fact for the Commission's consideration and approval. The staff-drafted findings of fact will be reviewed by the Commission, and amended as necessary, prior to transmittal to the City Council.

Upon receiving the Commission's recommendation, the City Council may, by Ordinance duly adopted, designate the Regulated Structure as a local landmark if they determine, based on the findings, recommendations, and official record of the HPC, that:

- 1) The property at 1570 Hawthorne Lane meets two (if owner consent given) or three (if owner not given) or more of the landmark criteria established in section 24.015, and
- 2) The property has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

If the owner continues to oppose or fails to give written consent to the landmark, then the Council must also find that the property meets three or more landmark criteria, and that either or both landmark criteria 2 or 5 are among the three in order to designate the property as a

Historic Preservation Commission

landmark. Alternatively, the City Council may reject the HPC's recommendation to landmark the property by a resolution duly adopted. This would constitute the final disposition of the nomination. No proposed landmark nomination that is substantially the same as one defeated can be resubmitted or considered for two years from the date of the final action on the current nomination.

Recommended Action

The Historic Preservation is asked to hold a public hearing to accept testimony from parties interested in the landmark nomination for 1570 Hawthorne Lane. Following the conclusion of the public hearing, the Commission is asked to vote on whether to recommend the proposed landmark designation to the City Council.

- If the vote is in the affirmative, and in anticipation that the owner will not reverse his opposition to the designation, the HPC is asked to direct Staff to prepare draft Findings of Fact based on the landmark criteria that comprise the landmark nomination and any additional criteria the Commission finds applicable as a result of its deliberation of at the public hearing.
- The staff-drafted Findings of Fact will be placed on the agenda of the next Commission meeting for the Commission's review and modification, prior to transmittal to City Council.

Attachments

- Landmark Nomination for 1570 Hawthorne Lane
- Resolution 16-01 Preliminary Landmark Designation Recommendation
- Planning Report for 1570 Hawthorne Lane Landmark Nomination dated August 11, 2016
- Letter from Property Owner Declining Consent to the Landmark Designation dated August 22, 2016.

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) Current Use:	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.

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, 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.

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 Baldwin
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	834 Green Bay	Bay
		Remod	Rd.

May 14, 2016 Landmark Nomination, 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:

Nusrat Jahan, Commission Secretary



Highland Park

City of Highland Park
1707 St Johns Avenue
Highland Park Illinois 60035
847 432 0800
cityhpil.com

August 15, 2016

William & Karen Silverstein
1569 Forest Avenue
Highland Park

VIA CERTIFIED MAIL

Dear Mr. and Mrs. Silverstein:

As you may be aware, on August 11, 2016 the Highland Park Historic Preservation Commission adopted Resolution 16-01 and acted affirmatively on the nomination to designate the property at 1570 Hawthorne Lane as a local landmark. In accordance with Section 24.025 of the Highland Park City Code, the Commission made a preliminary determination that your property satisfies the following criteria for landmark designation:

Section 24.015 (1):

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

Section 24.015 (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;

Section 24.015 (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 and

Section 24.015 (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;

In addition, the Commission also found the house has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation.

With the adoption of the Resolution making the preliminary landmark designation recommendation, the property has become a Regulated Structure, meaning that any Regulated Activities that impact the Structure require a Certificate of Appropriateness from the Historic Preservation Commission.

Pursuant to Section 24.025(D)1, this letter requests consent for landmark designation by the titleholders of the nominated property. Please complete the enclosed form indicating either consent or objection to the landmark designation and return it to my attention at the following address: 1150 Half Day Road, Highland Park, IL 60035.

Section 24.025(D) provides a 45-day response period, which may be extended to 120 days at your request. If you object to the landmark designation or fail to respond within the response period, the Historic Preservation Commission will schedule a public hearing to provide a reasonable opportunity for all interested persons to present testimony or evidence regarding the landmark nomination.



CITY OF HIGHLAND PARK

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

OWNER CONSENT FORM FOR HIGHLAND PARK LANDMARK NOMINATION

PLEASE BE ADVISED THAT ONCE A PROPERTY HAS BEEN LANDMARKED IT BECOMES SUBJECT TO CHAPTER 24 OF THE HIGHLAND PARK CITY CODE WHICH REGULATES EXTERIOR ALTERATIONS.

Date: 8/21/14

The undersigned owner of the property located at
in the City of Highland Park, Illinois, hereby

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



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

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

If there are joint owners, or the property is owned in trust, all owners/trustees must sign.

Signature(s):  8/21/14
Karen Silvestri

Printed Name(s): Karen Silvestri

Address: 1569 Forest
Highland Park IL 60035

Phone no.: 847/466-0807

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: Historic Preservation Liaison

TRANSMISSION VERIFICATION REPORT

TIME : 08/22/2016 09:45
NAME :
FAX :
TEL :
SER. # : BROH2J392908

DATE, TIME 08/22 09:45
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CITY OF HIGHLAND PARK

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

OWNER CONSENT FORM FOR HIGHLAND PARK LANDMARK NOMINATION

PLEASE BE ADVISED THAT ONCE A PROPERTY HAS BEEN LANDMARKED IT BECOMES SUBJECT TO CHAPTER 24 OF THE HIGHLAND PARK CITY CODE WHICH REGULATES EXTERIOR ALTERATIONS.

Date: 8/22/16

The undersigned owner of the property located at

in the City of Highland Park, Illinois, hereby

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

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

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

If there are joint owners, or the property is owned in trust, all owners/trustees must sign.

Signature(s):

8/22/16

Printed Name(s):

Karen Silvestri

Please feel free to contact me at 847-926-1858 with any questions you may have.

Sincerely,

Nusrat Jahan
Planner
Staff Liaison to the Historic Preservation Commission



LAND PARK
Community Development
Road
Illinois 60035

RETURN RECEIPT
164 5 120

CERTIFIED MAIL®



7015 1660 0001 0058 8372

TO, *M W/S*
William and Karen Silverstein
1569 Forest Avenue
Highland Park, IL 60035

FIRST CLASS

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

MEETING DATE: Thursday, July 14, 2016

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

CALL TO ORDER

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

ROLL CALL

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

Commissioner Absent: Illes

Ex-Officio Member Present: Axelrod

Park District Liaison Present: Mike Evans

Library Liaison Absent: Julia Johnas

Councilman Absent: Blumberg

Student Council Present: Burroughs

Staff declared that a quorum was present.

Staff Present: Cross, Jahan
Hart Passman, Corporate Counsel

Also Present: Cerabona

APPROVAL OF MINUTES

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

On a roll call vote

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

Voting Nay: None

Chairwoman Thomas declared that the motion passed unanimously.

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 On a roll call vote

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

23 Voting Nay: None

24
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 Chairwoman Thomas reminded this house is significant. Mr. Macknin continued:

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

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.

1 **DISCUSSION ITEMS**
2 Senior Planner Cross stated next year's work plan items will be discussed soon along with 2017's meeting dates.
3
4 **BUSINESS FROM THE PUBLIC**
5 There was no Business from the Public.
6
7 **OTHER BUSINESS**
8 Next meeting is scheduled for August 11, 2016.
9
10 **ADJOURNMENT**
11 Commissioner Fradin moved to adjourn the meeting at 10:06 p.m. Commissioner Salamasick seconded the motion.
12
13 On a roll call vote
14 Voting Yea: Chairwoman Thomas, Commissioners Reinstein, Becker, Temkin, Fradin, Salamasick
15 Voting Nay: None
16
17 Chairwoman Thomas declared that the motion passed unanimously.
18
19
20 Respectfully Submitted,
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22
23
24 Gale Cerabona
25 Minute Taker
26
27
28 **MINUTES OF JUNE 9, 2016, WERE APPROVED WITHOUT CORRECTIONS**

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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

- Tudor Revival style
- Architect is unknown
- Significant status

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

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

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

Some HPC comments are:

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

Code conditions were highlighted by Senior Planner Cross.

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

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

More HPC comments are:

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

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

More HPC comments are:

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

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

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

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

Other Commissioner comments are:

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

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
12 He noted steps would be:

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

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

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

19
20 On a roll call vote

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

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

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

28
29 On a roll call vote

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

32
33 Chairwoman Thomas declared that the motion passed unanimously.

34 35 **DISCUSSION ITEMS**

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

38 39 **BUSINESS FROM THE PUBLIC**

40 There was no Business from the Public.

41 42 **OTHER BUSINESS**

43 44 **1. Updates on the Educational Outreach Project for 2016**

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

1 **MINUTES OF A SPECIAL MEETING/PUBLIC NOTICE OF**
2 **HISTORIC PRESERVATION COMMISSION**
3 **OF THE CITY OF HIGHLAND PARK, ILLINOIS**
4

5
6 **MEETING DATE:** Thursday, October 25, 2016
7

8 **MEETING LOCATION:** Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL
9

10 **CALL TO ORDER**

11 At 7:30 p.m., Chairwoman Thomas called the meeting to order & asked Staff to call the roll.
12

13 **ROLL CALL**

14 **Commissioners Present:** Chairwoman Thomas, Commissioners Temkin, Fradin, Salamasick
15

16 **Commissioners Absent:** Commissioners Becker, Reinstein, Illes
17

18 **Councilman Present:** Blumberg
19

20 Staff declared that a quorum was present.
21

22 **Staff Present:** Cross, Jahan
23

24 **Also Present:** Corporation Counsel Hart Passman
25 Cerabona
26

27 Chairwoman Thomas read the following opening statement:
28

29 I hereby call to order the Highland Park Historic Preservation Commission public hearing on the proposed
30 landmarking of the residential structure at 1570 Hawthorne. My name is Barbara Thomas. A quorum of the Historic
31 Preservation Commission being present, the members of the Commission will now introduce themselves for the
32 record, starting from my right. Commissioners then stated their names.
33

34 The subject of this public hearing is the landmark nomination for the residential structure at 1570 Hawthorne Lane.
35 The intent of this public hearing is to provide a reasonable opportunity for all interested persons to present testimony
36 or evidence regarding the nomination. All speakers are asked to state their name, address, and the interest that he or
37 she represents.
38

39 At the conclusion of the public hearing, the HPC will determine whether to recommend the proposed landmark
40 designation to the City Council. The Commission's recommendation must be in writing. The owner has declined to
41 give consent to the proposed landmark designation. As a result, the Historic Preservation Commission may not
42 approve a written recommendation of approval without the affirmative vote of at least five members of the
43 Commission.
44

45 With that, I ask that City staff now read into the record proof of publication, and then provide an overview of the
46 proposed landmark nomination.
47

48 **SCHEDULED BUSINESS**
49

50 1. Public Hearing for a Landmark Nomination at 1570 Hawthorne Lane
51

52 Senior Planner Cross advised this meeting was advertised per City Code. Planner Jahan introduced herself and:

- 53 • distributed an exhibit/letter from Lisa DiChiera, Director of Advocacy with Landmarks ILLINOIS
54 regarding nomination of the property. Per audience request, Senior Planner Cross made copies for
55 audience members.

- 1 • project summary was provided
- 2 • noted the demolition delay will expire on November 3, 2016
- 3 • advised that four landmark criteria were satisfied (standards 1, 4, 5, and 6)
- 4 • a list of those who may submit nominations was shared
- 5 • landmark nomination process was explained
- 6 • Resolution was adopted by HPC (preliminary landmark designation)
- 7 • certified letter (of above) was sent to owner; owner declined consent for landmark designation
- 8 • public hearing date was established; testimony will be given
- 9 • next steps were illustrated
- 10 • if owner still objects, at least five members must vote with parameters/findings; if so, Findings of Fact
- 11 will be submitted to City Council; City Council may adopt or reject and act within 90 days
- 12 • another landmark nomination cannot be submitted for two years (on this property)

13
 14 Chairwoman Thomas invited Mr. Christopher Enck, who nominated the structure for landmark protection, to
 15 present testimony. She advised after Mr. Enck, the property owners will be permitted to make their presentation.
 16 Following that testimony, and questions from the Commission, Chairwoman Thomas will call on any member of
 17 the public that desires to be heard on this matter.

18
 19 Members of the public are asked to limit their remarks to not more than five minutes. For clarity of our record,
 20 only one person will speak at a time, and all questions will be directed through the chair. We ask that you make
 21 every effort to not be repetitive in your testimony. If additional time is needed for tonight’s hearing, it will be
 22 continued to a date certain and a record will be kept of all proceedings.

23
 24 Corporation Counsel Passman clarified procedural notes – some among the following:

- 25 • HPC should focus on the structure only
- 26 • this is the Public Hearing as owner has not consented to landmark designation
- 27 • HPC can make a landmark nomination in 30 days
- 28 • HPC can continue the hearing

29
 30 Questions were asked and answers were provided.

31
 32 Chairwoman Thomas advised that all presenters swear the testimony they’re about to give is the whole truth.
 33 Audience members were then sworn in.

34
 35 Christopher Enck shared his background (formerly employed at IL Preservation Agency, etc.). The architect,
 36 John Van Bergen’s, background was also provided along with the style, materials, and use of the Wilson Cline
 37 House. He noted these reasons were applicable to nominate the home for a landmark designation; he asks that
 38 the HPC approve the landmarking.

39
 40 Petitioner Harvey Barnett, Attorney with Sperling & Slater, 55 W. Monroe, Suite 3200, Chicago, IL requested
 41 to speak after the public. There were no objections.

42
 43 Audience members came forward:

- 44 • Max Schrayer 1535 Knollwood Lane, Highland Park

45
 46 Mr. Schrayer advised he has been a resident in Highland Park for 56 years and restores old homes. He
 47 shared the need for additions which often lose artistic value. He is surprised a third party can nominate
 48 another’s home for landmarking. He stated a home removed on Hawthorne Lane would not be missed.

- 49
 50 • Chris Mlynarczyk 825 S. Waukegan, Lake Forest

51
 52 Mr. Mlynarczyk stated he is quite familiar with architecture and restores homes. He is surprised why a
 53 John Van Bergen home is not being saved. Highland Park has a group of houses designed by this
 54 architect (as Oak Park does with Frank Lloyd Wright homes). He is shocked notoriety is not

1 automatically given to this home. He stated Van Bergen's signature was how he manipulated space; a
2 wonderful example to restore and maintain.
3

- 4 • John Eifler 1027 Meadow Road, Glencoe

5
6 Mr. Eifler introduced himself, gave his credentials, background (including having been a member of
7 the HPC), and advised he restores homes. He referenced a Glencoe landmark. He emphatically wants
8 the HPC to designate this home a landmark. Mr. Eifler stated this front door and addition to the north
9 are the most significant features. He asked if anything pre-war should be demolished. He believes
10 landmarking this would preserve culture; if these homes disappear, Highland Park becomes ordinary.
11

12 Chairwoman Thomas read the letter from Landmarks ILLINOIS (that was distributed earlier) which states
13 criteria (1, 4, 5, and 6) and integrity is met; credibility of the nominee, Christopher Enck, was given.
14

15 More audience members came forward:

- 16
17 • Brian Hoffman 466 Laurel Avenue, Highland Park

18
19 Mr. Hoffman and his team from Red Seal Homes were present. He stated he lives in Highland Park,
20 gave his and his company's background, and noted he restores historic homes. He shared the condition
21 of the Wilson Cline House is 40% deteriorated. The electrical is non-confirming, HVAC shows rust
22 and is in disrepair, the foundation and floors are away from the walls. The cost to repair and save the
23 home is \$600,000-700,000. Per the ordinance, additions such as this (beyond the front door) with
24 vertical proportion, destroy the structure line; is disqualified per the ordinance. If this becomes a
25 landmark, it would be litigated. He believes this house should not be landmarked.
26

27 Mr. Barnett, who has lived in Highland Park 46 years suggested reasoning together. He stated designating this
28 house a landmark would be bad for the owner and Highland Park. The home is a wreck. If landmarked, the
29 owners would be caretakers of the home. Integrity of design was referenced. He reiterated the house is
30 dilapidated and dead. He noted taxes are \$19,000 per year and \$4,000 for maintenance. Landmarking this house
31 hurts the HPC's mission; worst example of a home involuntarily landmarked; would set a precedent for
32 involuntarily landmarking homes in disrepair; would have a chilling effect for real estate in Highland Park.
33

34 A list of 55 architects who have homes in Highland Park was referenced. Mr. Barnett identified young future
35 residents who this may also affect; destroys homes that do have a landmark designation. He stated this could be
36 reevaluated. This designation is preliminary.
37

38 Mr. Barnett advised the nomination was given by a previous owner of a Van Bergen home. The application
39 states the home is in excellent condition. The west addition is not indicative of Van Bergen's style, etc. There is
40 no obligation of the owner to remove additions or repair. The removal of additions would cost \$66,000, and that
41 is contingent on the remaining structure. The door cannot be moved back and would be costly. The past process
42 was noted.
43

44 Mr. Barnett continued that the integrity of design has not been mentioned and has been lost. The burden of
45 proof is on the onus of the HPC. It cannot be landmarked due to non-integrity of design; facts must be shown.
46 He stated if there are more than minor alterations, the home cannot be landmarked. He gave a slide presentation
47 which included:

- 48 • involuntary landmarkings of other homes (some of which were unsuccessful)
- 49 • integrity of design within the code was referenced and specific points were highlighted
- 50 • Historic Certification Consultants' report for the HPC was shared
- 51 • definition of integrity of design (unimpaired, etc.)
- 52 • additions/elevations were illustrated
- 53 • excerpts of M. Hackl's published notes were read

- 1 • applicant's nomination of verbiage and square footage was referenced
- 2 • mismatched brick was used as well as wood siding
- 3 • interior and exterior door photos were shown; there are no blueprints; it is unknown if the door was
- 4 ever recessed; floor was raised
- 5 • biography notes on Van Bergen were shared
- 6 • Mr. Van Bergen would be very unhappy
- 7 • integrity of design gets compromised (with additions); preserve original design
- 8 • previous comments of some Commissioners included they are not concerned with the interior of the
- 9 house
- 10 • Ted Cohn's construction contractor's report (repairs and cost) was highlighted
- 11 • interior photos of mold (in basement), non-insulation (in living room), etc. were illustrated
- 12 • various dates of when the home was built were shared

13
 14 In summary, Mr. Barnett advised that the HPC stated this house should be saved due to it being a Van Bergen.
 15 This is private property (eminent domain). He asked that the HPC review the facts; the law is the ordinance and
 16 criteria. He asked that the HPC preserve the rule of law and the credibility and reputation of the HPC.

17
 18 Mitch Macknin, also with Sperling & Slater, read an email from Christopher Enck to Planner Jahan dated
 19 June 22, 2016, for the record.

20
 21 The following audience member stepped forward:

- 22 • Lawrence Dunlop 221 Blackhawk, Highland Park

23
 24 Mr. Dunlop asked, since the time the home has been there, if there was any damage to the house by not
 25 turning the water on. Mr. Barnett stated the water was not turned off, and there was a flood; \$15,000
 26 damage occurred; owner paid a \$30,000 water bill to the City of Highland Park.

27
 28 Commissioner Fradin referenced the presentation and noted that the HPC applied criteria. He stated he hasn't
 29 heard from architects who say the criteria does not apply. It appears there is a lack of facts of architectural
 30 testimony. Mr. Barnett responded this is based on the undisputed facts of alterations, additions, and Mr. Hackl's
 31 book.

32
 33 Commissioner Salamasick, who stated she is also an attorney, referred to other significantly-restored properties
 34 in Highland Park; how is this different? Mr. Barnett responded that the integrity of design is the difference.

35
 36 Commissioner Fradin suggested it would be helpful to hear if these additions do or don't interfere with the
 37 design.

38
 39 Corporation Counsel Passman, stated the materials are part of the record. Senior Planner Cross stated copies
 40 were made and placed in a binder for the public. Corporation Counsel Passman suggested continuing or closing
 41 the hearing is in order and gave further instruction.

42
 43 Chairwoman Thomas stated unless there are any other persons wishing to be heard on this matter, she will
 44 accept a motion from a member of the Commission to close the public hearing portion of this meeting and
 45 open this matter up to Historical Preservation Commission for discussion and deliberation.

46 Commissioner Temkin moved to close the public hearing. Commissioner Fradin seconded the motion.

47
 48 On a roll call vote

49 Voting Yea: Chairwoman Thomas, Commissioners Temkin, Fradin, Salamasick
 50 Voting Nay: None

51
 52 Chairwoman Thomas declared the motion passed unanimously. Corporation Counsel Passman stated the HPC
 53 has until November 24, 2016, to adopt Findings of Fact in writing. He again shared potential next steps.

1 Senior Planner Cross clarified that Staff will provide a thorough summary and suggested the HPC craft a
2 motion to direct Staff to draft a Finding of Fact. Corporation Counsel Passman concurred, and he and
3 Councilman Blumberg clarified procedures.
4

5 Commissioner Fradin reminded that with 4 out of the 7 HPC members present, a determination may not reflect
6 the true representation of the HPC. More discussion took place on the verbiage and process of the code as well
7 as a similar petition.
8

9 Commissioner Temkin moved to direct Staff to draft Findings of Fact. Chairwoman Thomas seconded the motion.
10 Commissioner Fradin stated Findings of Fact could be based on landmark criteria. Commissioner Salamasick
11 amended that Corporation Counsel's comments be included. Commissioner Temkin and Chairwoman Thomas
12 accepted the amendment.
13

14 On a roll call vote

15 Voting Yea: Chairwoman Thomas, Commissioners Temkin, Salamasick

16 Voting Nay: Fradin
17

18 Chairwoman Thomas declared the motion passed unanimously.
19

20 **ADJOURNMENT**

21 Commissioner Fradin moved to adjourn the meeting at 9:27 p.m. Commissioner Temkin seconded the motion.
22

23 On a roll call vote

24 Voting Yea: Chairwoman Thomas, Commissioners Becker, Temkin, Salamasick

25 Voting Nay: None
26

27 Chairwoman Thomas declared that the motion passed unanimously.
28
29

30 Respectfully Submitted,
31
32
33

34 Gale Cerabona

35 Minute Taker