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November 8, 2016

Highland Park Historic Preservation Commission
ATTN: Andy Cross and Nusrat Jahan
c/o City of Highland Park
1707 St. Johns Avenue
Highland Park, Illinois 60035

Re: 1570 Hawthorne

Dear Commissioners:

At the end of the Public Hearing on October 25, 2016, Commissioner Salamasick stated that other landmarked homes and buildings in Highland Park which are historic in nature but have had additions and alterations, caused her to question how 1570 Hawthorne differed, if at all. Specifically, Commissioner Salamasick identified the Highland Park Public Library and the Sylvester Millard house as examples. She expressed difficulty distinguishing 1570 Hawthorne from other homes which had "alterations before people were quite sensitive to the nature of historic properties."

We wish to clarify our response and the record—now that we have had time to review the facts.

While I am familiar with the Highland Park Public Library (having been a resident for 46 years), I was not familiar with its historic nature. Upon further research, I learned that the Public Library **is not** listed as a local landmark on the City's website, though it is listed as a national landmark and part of the Hazel Avenue Prospect Avenue national register district. (Laurel Park, adjacent to the library, is listed as a local landmark). Thus, the library itself is not a regulated structure; the HPHPC has no jurisdiction over it, including any alterations or additions, and the building consequently cannot serve as precedent for making 1570 Hawthorne a local landmark. Further, and to the extent relevant, the library's addition with the parking structure is clearly sympathetic and coherent with the original structure, both in terms of materials and matching colors, which distinguishes the library from 1570 Hawthorne—with its substantial additions and alterations (roughly 50% of the original footprint), using inconsistent materials (as the Nomination openly acknowledges)—as a factual matter.

Nor was I familiar with the history of the Millard house. The Millard house—unlike 1570 Hawthorne—is the most unique house in Highland Park since it is the **first residence built in Highland Park!** (The Stupey cabin is not considered a residence.) Built in 1893, the Millard house was originally designed as a log cabin. It has had numerous additions, but each such addition

attempts to track the original materials and retain the original look and design of the home. Even looking at the home today, and as the enclosed photos (taken over the weekend) demonstrate, it is difficult to distinguish the additions from the original structure. The home was locally landmarked in 1986—two years after the Landmark Ordinance was enacted. And again, to the extent relevant, it does not appear to have been involuntarily landmarked. Thus, we respectfully submit that the Millard house, like the public library, cannot serve as precedent to make 1570 Hawthorne a local landmark as a factual matter.

Indeed, the following differences between the Millard house and 1570 Hawthorne highlight why 1570 Hawthorne does not, and cannot, meet the integrity of design, materials and workmanship criteria.

1. The Millard house is one of a kind- the first residence in Highland Park. 1570 is one of 40 Van Bergens. And we know from the Nomination itself, 1570 has a twin—Commissioner Temkin's pristine home, which has won awards. So the historic nature of Van Bergen's design remains available to be studied—at 660 DeTamble.

2. 1570 is uninhabitable, dilapidated, and beyond repair. The alterations cannot be reversed, and certainly not at any reasonable cost. The Millard house has remained in habitable (indeed, laudable) condition.

3. The alterations on the Millard house were obviously necessary to keep up with modern times. The additions are sympathetic with the home. Wood, logs and stone were used to match the original structure. As we have demonstrated through photos (also contained in the HPHPC's own records), the alterations and additions to 1570 Hawthorne were done with materials and workmanship completely contrary to the original design and materials. Unlike Van Bergen brickwork, much of the living space now consists of a wood addition—a total mismatch. The north addition consists of shiny new brickwork that does not conform to the color or texture of the original brickwork.

4. We will not repeat all the criteria set forth by the **HPHPC's own consultants** which disqualify a house such as 1570 Hawthorne from being landmarked (due to, *inter alia*, more than "minor additions," etc.). You will recall Mr. Hackl's original, pre-Nomination comment on his web page—the "house retains little of its original character." And the Nomination itself acknowledges the west addition is not sympathetic with the original design of the home. (Recall Brian Hoffman's testimony—the additions to the front, south and north compromised the verticality of Van Bergen's design.)

We trust this responds to Commissioner Salamasick's concerns.

Very truly yours,

Harvey J. Barnett

HJB/clr
Attachments

cc: Cal Bernstein
Hart Passman
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