

## 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, December 8, 2011, at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park  
Historic Preservation Commission  
**Thursday, December 8, 2011**  
1707 St. Johns Avenue, City Hall  
**7:30 p.m.**

### **REGULAR MEETING AGENDA**

#### **I. Call to Order**

#### **II. Roll Call**

#### **III. Approval of Minutes**

A. November 10, 2011

#### **IV. Scheduled Business**

##### **A. Certificate of Appropriateness Amendment**

1. 325 Prospect

##### **B. Determination of Significance**

1. 675 Wake Robin Lane

2. 1457 Oakwood Avenue

##### **C. Landmark Nomination**

1. 385 North Deere Park Drive East

#### **V. Discussion Items**

#### **VI. Business From the Public**

#### **VII. Other Business**

A. Next meeting scheduled for January 12, 2012

#### **VIII. Adjournment**

**City of Highland Park  
Historic Preservation Commission  
Minutes of November 10, 2011  
7:30 p.m.**

**I. Call to Order**

Chairwoman Sogin called to order the Regular Meeting of the Historic Preservation Commission at 7:30 p.m. in the City Hall Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL.

**II. Roll Call**

*Members Present:* Sogin, Fradin, Temkin, Curran, Becker, Rotholz, Bramson

*Ex-Officio Members Present:* Axelrod

*Members Absent:* None

*City Staff Present:* Cross, Sloan

*Council Liaison Present:* Naftzger

*Others Present:* Steve Fuoco, Scott Krone (1055 Golf Avenue), Sharon Affinati (325 Prospect), Cal Bernstein (405 Sheridan)

**III. Approval of Minutes**

Chairwoman Sogin asked for approval of the minutes of the October 8, 2011 HPC Meeting. Commissioner Curran made a motion to approve the minutes as submitted. Commissioner Fradin seconded the motion. The motion was approved by a unanimous vote (7-0)

**IV. Scheduled Business**

**A. Determination of Significance – 1055 Golf Avenue**

Staff gave a brief presentation about the history of the property and the background of the petition. The petitioners, Steve Fuoco and architect Steve Krone, were present to answer questions and distributed photographs documenting instances of deterioration on the house.

Commissioner Rotholz indicated that the only Landmark Criterion that may apply is number one. The Commission discussed the idea, noting that with so many new houses in the neighborhood, the historical context for the petitioner's existing house has disappeared.

- Motion finding that the house at 1055 Golf Avenue does not satisfy any landmark criteria:  
Commissioner Fradin
- Second: Commissioner Rotholz
- Vote: 7-0 Motion passes.

**B. Certificate of Appropriateness – 325 Prospect Avenue**

Staff presented a brief history of the locally landmarked property and discussed the proposed new detached garage. The petitioner, Sharon Affinati, explained her thoughts behind the design of the garage. The roof was gabled in such a way to feature a front-facing window that is designed to match the windows on the main house, and the soffit was also designed to mirror what is on the house. The Commission discussed the design and asked questions. Commissioner Rotholz asked about materials and why the garage was clad in cedar instead of brick to match the house. The petitioner indicated this was done as a cost consideration.

Ex-Officio member Axelrod asked about the garage door, indicating the proposed design was modern and didn't reflect any of this historical character of the house or out-building. Commissioner Becker suggested a coach-style door might compliment the house and achieve a more vintage look. Commissioner Fradin indicated that the garage's location back on the property and away from the street lessened the need for expensive historical detailing like brick cladding.

The Commission was supportive of the new garage, but wanted to review a new garage door design. The petitioner indicated that an approval at the meeting would allow her to pull a building permit necessary to begin excavation, but she could return to the Commission at the next meeting with a new garage door design and amend the approval. The Commission agreed to review a new garage door design at the next meeting.

- Motion to approve the Certificate of Appropriateness : Commissioner Fradin
- Second: Commissioner Rotholz
- Vote: 7-0 Motion passes.

#### **IV. Discussion Item**

##### 405 Sheridan Landscape Plan Enforcement:

Staff introduced the recent history of the COA Approvals for 405 Sheridan and indicated the owners are now requesting a longer time horizon to complete the required elements of the approved landscape plan. They are also requesting a number of changes to the plan, including revising parts of certain elements, and removing other elements completely. Staff detailed the changes requested by the owners.

Cal Bernstein, the owners' representative, indicated that many of the changes the owners are requesting are the result of in-the-field changes, similar to what happens on many typical large-scale building projects.

Commissioner Fradin discussed the issue of processing these requests. Given the number and varying severity of the requested changes, it will be important to identify which are more serious issues that the Commission feels strongly about. Commissioner Rotholz indicated that a formal submission needs to be made by the owners with detailed drawings illustrating the proposed changes, including the as-built requests. Chairwoman Sogin agreed, indicating that some changes aren't of historical interest to the community or the Commission, so there needs to be a list of the real historical elements that the Commission would not want changed or amended. Commissioner Bramson also indicated that the proposed changes to the landscape plan need to be prioritized as part of the formal petition to the HPC.

The Commission discussed the request for additional time to complete the landscape plan, noting that the typical 1-year period for compliance with Certificates of Appropriateness are intended for brick and mortar construction projects, not landscaping plans. The Commission was generally supportive of a five-year growing time to accompany the landscape plan.

The Commission indicated that, as a next step, the homeowner should create a set of revised plans reflecting the requested changes. The plans could be sent out for third-party review to determine whether they are maintaining sufficient historical integrity for the site, and whether the elements most significant to the landscape's historical nature are being preserved.

Cal Bernstein summarized the direction of the Commission: The request to amend the COA for the landscaping plan needs to be narrowed down to a handful of issues. If the Commission directs that a site visit is necessary, every effort will be made to accommodate that.

The Commission indicated that the application for the amendments to the landscaping plan must be accompanied by documentation, including photographs as needed, letters from professional landscapers documenting time frames necessary for healthy growing periods, and new drawings as needed.

As a next step, Mr. Bernstein will meet with City Staff to discuss identifying the key issues to bring to the HPC at a future meeting.

## **V. Adjournment**

Chairwoman Sogin adjourned the meeting at 9:20 pm.

*325 Prospect Avenue  
Joseph L. Ball House*

**Certificate of Appropriateness Amendment**

TO:	The Historic Preservation Commission
DATE:	December 8, 2011
FROM:	Andy Cross, Planner II
SUBJECT:	325 Prospect Avenue

**PETITIONERS / OWNERS:**

Sharon Affinati, on behalf of  
Pete & Carolyn Wolfe  
325 Prospect Avenue  
Highland Park, IL 60035

**PROPERTY LOCATION:**

325 Prospect Avenue

**STRUCTURE**

Joseph L. Ball House  
Style: Italianate  
Built: circa 1870

**HISTORIC STATUS:**

Local Landmark: 2004

**PROJECT ARCHITECT:**

Chris H. George  
124 Hill Street  
Mt. Prospect, IL 60056

**SUMMARY OF THE PETITION**

At the November, 2011 meeting, the Historic Preservation Commission approved a Certificate of Appropriateness for a new detached garage at 325 Prospect Avenue. The property had an existing garage built in the 1960's that was unsympathetic to the historic house's design, and was in a deteriorated condition. The new garage was slightly larger and was designed to incorporate some architectural elements from the 1870's Italianate house and was approved by the Commission.

The HPC had questions about the design of the garage door and recommended it be replaced with a different design that reflected the age and history of the property. The petitioner was responsive to the comments and indicated she would research new designs and return at the next available meeting to present an alternate model. The applicant has proposed the "Coachman" style as shown in the attached product brochure.

**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission discuss the revised garage door design and whether it is more appropriate for the new detached garage. The Commission may approve the amendment to the Certificate of Appropriateness for the new garage door, or recommend changes to the plans to better meet the standards for a COA.

**ATTACHMENTS**

- Proposed Garage Door Design
- As-Approved Garage Elevation with Original Garage Door Design

**Below is the staff memo for the Certificate of Appropriateness  
as presented to the HPC on November 10, 2011.**

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The “Joseph L. Ball House” at 325 Prospect Avenue is an Italianate house built around 1870. The house was landmarked locally in 2004 by the current owners, Pete & Catherine Wolfe and was included on the 2009 Laurel – Prospect Walking Tour. The landmark designation was awarded based on Landmark Criteria 4 and 6:

- 4) The house embodies distinguishing characteristics of an architectural style valuable for the study of a specific time period, type, or method of construction, and
- 6) The house embodies elements of design, detailing, materials, and/or craftsmanship that render it architecturally, visually, aesthetically, or culturally significant.

The landmark nomination contains the following historical information about the house:

“This home is identified as “S – Significant” in the Central East Architectural Survey of 1999. Elizabeth Hawkins Ball was the daughter of Frank P. Hawkins, founder of the Highland Park Building Company and first mayor of Highland Park. It is possible that this home was among the first built by the Highland Park Building Company.

The architectural survey notes the significant architectural elements, which include the front entry with a classical surround, arched pediment with scroll brackets, segmental arched windows, and a cornice with regularly spaced brackets. While this home has seen a number of alterations and additions, it remains a fine example of the Italianate Style, typified by overhanging eaves and paired decorative brackets. The segmentally arched window openings, decorative entry, and simple pyramidal roof all signify an attempt to create a rambling, informal Italian farmhouse. Although the home has lost its wrap-around porch and currently has a one-story front addition, it is still recognizable as indicative of the earliest suburban development of Highland Park.”

Prior to the April, 2004 landmarking, the owners made plans to fully restore an existing addition on the house. When work got underway in July, 2004, the poor condition of the addition was discovered and it ultimately had to be demolished. The owners appeared before the Historical Preservation Commission seeking a Certificate of Appropriateness for a new, slightly larger addition to the house. The HPC approved the plans and the addition remains on the house to this day.

**SUMMARY OF PROPOSAL**

The property has a detached garage that was built in the 1960’s. Its utilitarian design is not sympathetic to the historic house and the structure of the garage is heavily deteriorated. The owners would like to remove the garage and replace it with a new structure in the same location. The new garage will be the same width as the existing one, but will be slightly longer to accommodate larger vehicles. As a point of interest, the garage is proposed closer to the property line than the zoning code allows, so the property owners will pursue a zoning variation with the City’s Zoning Board of Appeals (ZBA) in the near future.

Architectural and design elements from the historic house have been incorporated into the design of the new garage. **Page A1** of the attached plan set shows elevations of the proposed garage and notes that the design of the casement window will match those on the house, as well as the

shingles and the dental molding on the fascia and brackets. Photographs have been included in the attachments that show these features on the house. The garage is shown with 6" cedar clapboard siding and a single 16' x 8' overhead garage door.

## **EVALUATION OF CRITERIA IN THE HISTORIC PRESERVATION ORDINANCE**

The following is an analysis of the relevant Standards for Certificates of Appropriateness as listed in Section 24.030(D) of the City Code:

**(1) Height.** The height of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

*The new garage is proposed at a height of 17' 9". This conforms to the maximum height allowed in the zoning district of 18 feet, and was designed will allow the new garage to remain compatible with nearby houses.*

**(2) Proportion of front facade.** The relationship of the width to the height of the front elevation of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

**(3) Proportion of openings.** The relationship of the width to height of windows and doors of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.

**(4) Rhythm of solids to voids in front facades.** The relationship of solids to voids in the front facade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related. .

**(5) Rhythm of spacing and structures on streets.** The relationship of a Landmark, Regulated Structure, or a Contributing Regulated Structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

*The new garage is set back on the rear portion of the lot and will not impact the rhythm of spacing and structures on the street.*

**(6) Rhythm of entrance porches, storefront recesses and other projections.** The relationship of entrances and other projections of the proposed new Structure to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

**(7) Relationship of materials and texture.** The relationship of the materials and texture of the façade of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.

*The new garage is shown with 6" cedar clapboard siding. The Commission may wish to discuss how the material will satisfy this standard.*

**(8) Roof shapes.** The roof shape of a Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the structures to which it is visually related.

*The hipped roof on the main house is not mirrored in the pitched roof of the new garage, but the garage has been designed to feature the window on the front elevation that matches the windows on the house.*

**(9) Walls of continuity.** Facades and Property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.

**(10) Scale of a structure.** The size and mass of a Landmark, Regulated Structure, or a Contributing Regulated Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.

*The scale of the proposed garage will match the existing house and will remain in keeping with the surrounding properties with proposed amendments.*

**(11) Directional expression of front elevation.** A Landmark, Regulated Structure, or a Contributing Regulated Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

**(12) Destruction or alteration of the historic features.** The distinguishing historic qualities or character of a Landmark Regulated Structure or Contributing Regulated Structure and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.

*The existing garage will be demolished as part of this plan, but it was built in the 1960's and has not been identified as contributing to the historic character of the property.*

**(13) Archaeological and natural resources.** Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.

**(14) Architectural Compatibility.** In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

*The Commission may wish to discuss the compatibility of the new garage with the historic house. The applicant has indicated that the tall stature of the house is mirrored in the new garage, which is as tall as the zoning code will allow. As noted previously in this report, architectural elements such as the window design, shingles, and fascia styling from the existing home have been carried over into the design of the proposed garage.*

**(15) Use compatibility.** Every reasonable effort shall be made to provide a compatible use for a Regulated Structure or Contributing Regulated Structure that requires minimal alteration of the Regulated Structure or a Contributing Regulated Structure and its environment, or to use a Regulated Structure or Contributing Regulated Structure for its originally intended purpose.

*Not applicable—no change in use is proposed.*

**(16) Maintenance of Time Period Appearance.** All Regulated Structures or Contributing Regulated Structures shall be recognized as products of their own time and so alterations that have no historical basis and which seek to create an earlier appearance than is properly attributable to the particular Regulated Structure or Contributing Regulated Structure that is being altered shall be discouraged. However, contemporary design for Alterations and additions to Regulated Structures or Contributing Regulated Structures shall not be discouraged when such Alterations and additions do not destroy significant historical, architectural, visual, aesthetic, archaeological or cultural material, and such design is compatible with the size, scale, color, material, and character of the Regulated Structure or Contributing Regulated Structure, neighborhood or environment.

*The design of the detached garage is intended to compliment the Italianate house and not detract from the significant historical structure on the lot.*

**(17) Significance of changes made in the course of time.** Changes that may have taken place in the course of time are evidence of the history and development of Regulated Structure or Contributing Regulated Structure and their environments. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

**(18) Sensitivity to distinct features.** Distinctive stylistic features or examples of skilled craftsmanship or artistry, which characterize a Regulated Structure or Contributing Regulated Structure, shall be treated with sensitivity.

**(19) Repair to deteriorated features.** Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;

*The deteriorated 1960's-era garage on the property is the impetus for this application, but the intent is to demolish and replace it, not repair it. The garage was not designed to be sensitive to the Bell house and is not considered an "architectural feature" of the historic home.*

**(20) Surface cleaning.** The surface cleaning of the Regulated Structure or Contributing Regulated Structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historically, visually, aesthetically, culturally or archaeologically significant materials used in such Landmark, Regulated Structure, or a Contributing Regulated Structure shall not be undertaken;

**(21) Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing Regulated Structure would not be impaired.**



## SERIE 1



## SERIE 2

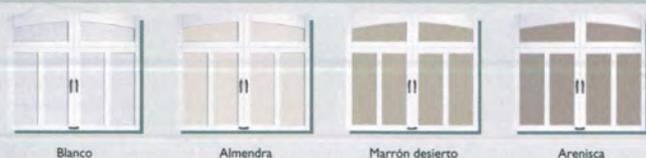


## SERIE 3



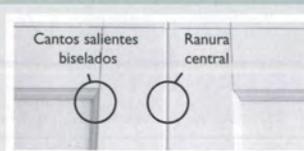
Modelo mostrado: CF21 con ventana SQ24, y accesorios de decoración estándar

## Colores



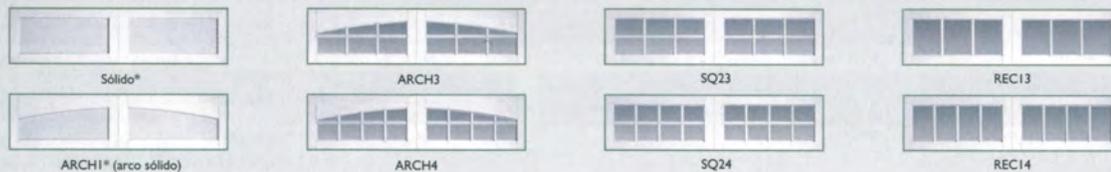
Capa superpuesta disponible únicamente en blanco. Debido al proceso de impresión, los colores pueden variar.

## Ranura central y cantos salientes



Las puertas de la colección Coachman® están diseñadas con estilizados cantos salientes biselados y ranuras centrales decorativas.

## Ventana / Sección superior



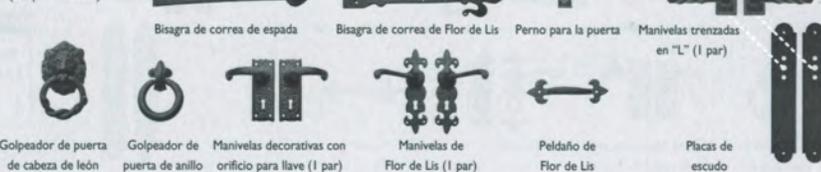
\* SERIE 3 no disponible con ventanas.

## Accesorios de decoración

(Estándar)



(Opcional)



## Garantías



## Información sobre el producto

### ESTILO Y ACABADO

- Puertas disponibles en tres series con 11 modelos diferentes.
- La puerta básica tiene textura de madera natural pintada con una capa de pintura base horneada y una capa superior de poliéster.
- Capa superpuesta solamente en blanco con canto saliente y biselado detallado.
- Todas las ventanas son estándar con vidrio transparente de doble resistencia o vidrio oscuro opcional de 1/8" con rejillas insertadas desmontables.
- Accesorios de decoración estándar y opcionales disponibles.

### FABRICACIÓN

- Construcción de 2 y 4 capas (acero + aislamiento + acero + capa superpuesta).
- La puerta básica tiene aislamiento de poliestireno de 1 3/8" de espesor entre dos capas de acero con aislamiento térmico (valor-R\*) de 6.5.
- Juntas de sección de lengüeta y ranura.

### TAMAÑOS

- Disponible en puertas de 8', 9', 10', 12', 15', 15'6", 16' y 18' de ancho.
- Serie 2 disponible desde 6'6" hasta 8' de altura en incrementos de 6".
- Series 1 y 3 disponibles desde 6'6" hasta 12' de altura en incrementos de 6".
- No todos los diseños de paneles y ventanas se ofrecen en todos los anchos y altos.

### NOTA ESPECIAL

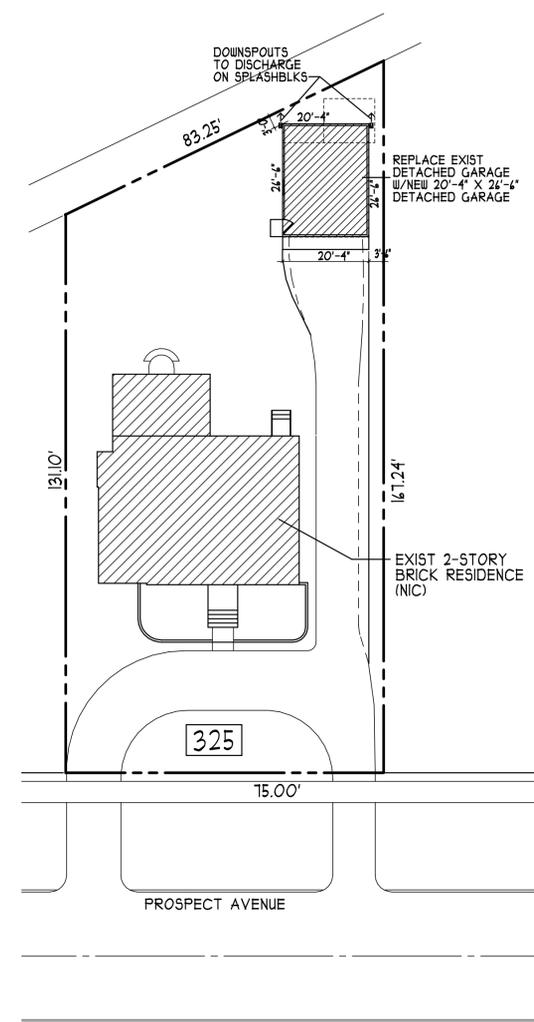
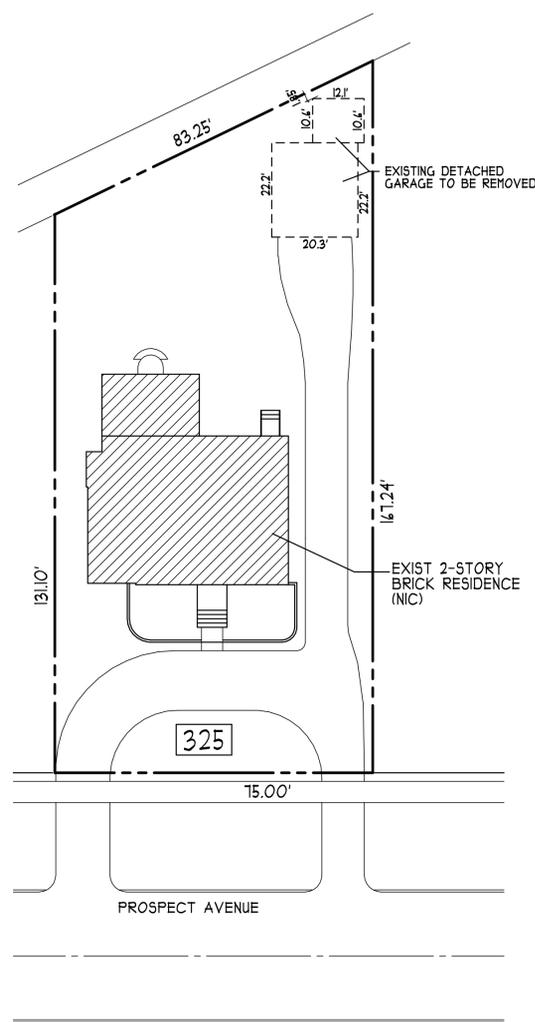
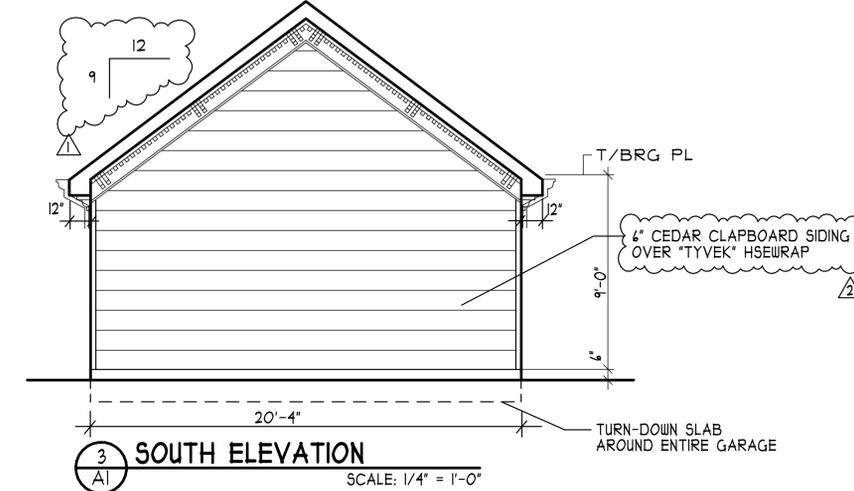
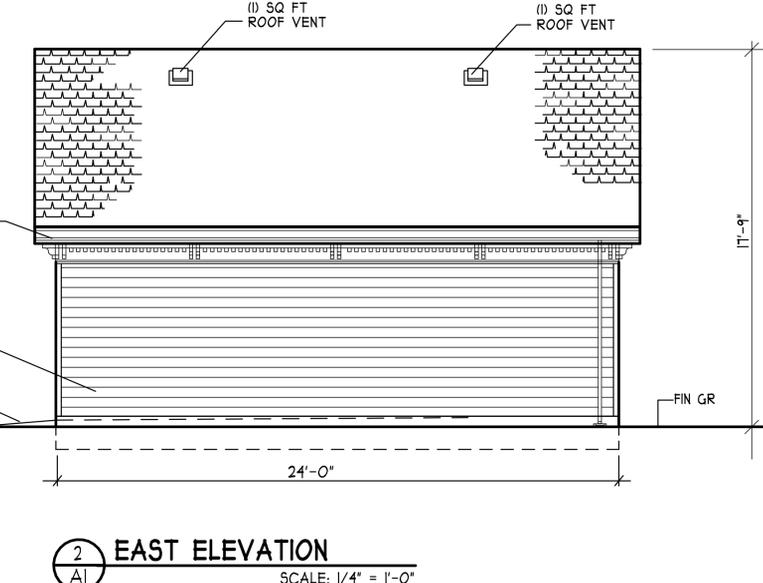
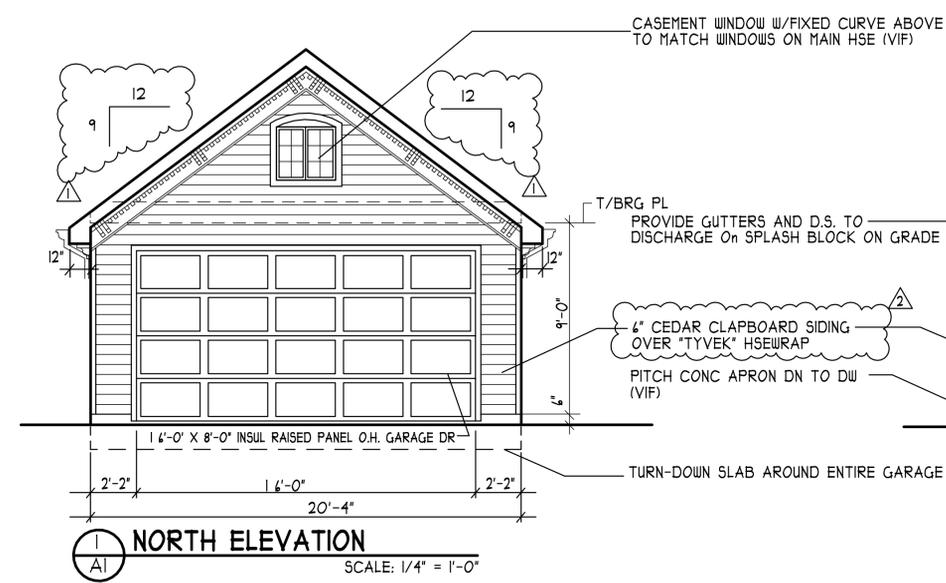
- Las puertas y capas superpuestas se pueden pintar de colores oscuros excepto negro y colores extremadamente oscuros con un valor de reflectancia de luz (LRV) de 8 o menor. Consulte al fabricante de la pintura para conocer el LRV. Si no se sigue esta instrucción, se anulará la garantía.

\*El valor-R calculado de la sección de puerta de acuerdo con DASMA TDS-163

NEW DETACHED GARAGE FOR THE  
MR. & MRS. PETE & CATHY WOLFE RESIDENCE  
325 PROSPECT AVENUE HIGHLAND PARK, IL 60035-3300

GENERAL NOTES

- ALL CONTRACTORS TO VISIT JOBSITE & BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS AND/OR PROCEEDING WITH ANY WORK
- ALL CONTRACTORS TO TAKE OUT ALL NECESSARY INSURANCES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND AGENTS THEREOF FROM ANY DAMAGES RESULTING FROM CONTRACTORS EXECUTION OF WORK, INCL BUT NOT LIMITED TO ANY CLAIMS, DEMANDS OR EXPRESSES ON ACCOUNT OF ANY BODILY INJURY ALLEGED OR REAL TO PERSON, INCL SICKNESS, DISEASE OR DEATH, OR ANY DAMAGE ALLEGED OR REAL ARISING OUT OF ANYTHING DONE UNDER THIS CONTRACT BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY EITHER THE CONTR AND/OR SUBCONTR
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF HIGHLAND PARK BLDG CODES AND ZONING ORDINANCES AND ALL OTHER APPLICABLE CODES AND OTHER GOVERNING AUTHORITIES HAVING JURISDICTION OTHER GOVERNING AUTHORITIES HAVING JURISDICTION INCL:  
2009 INTERNATIONAL RESIDENTIAL CODE  
2005 NATL ELEC CODE PLUS HIGHLAND PARK AMENDMENTS
- IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH SUBSEQUENT WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK
- EXISTING GARAGE W/SHED, CONC SLAB AND DEBRIS TO BE REMOVED FROM SITE
- ALL FINISH WALL SURFACES TO BE FLUSH
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING ABBREVIATIONS OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATIONS
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES (UNO)
- ALL RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND/OR NEW WORK SHALL BE DISPOSED OF OFF-SITE AND SHALL NOT BE ALLOWED TO ACCUMULATE
- EACH SECTION OF SOLE PLATE TO HAVE MIN (2) ANCHOR BOLTS
- CONTACT BETWEEN DISSIMILAR MTLs SHALL BE PROTECTED
- ROOF RAFTER DESIGN LOADS TO BE 30 PSF LIVE LOAD  
15 PSF DEAD LOAD  
TOTAL DESIGN LOAD = 45 PSF
- ALL LUMBER TO BE KILN DRIED  
STRUCTURAL LUMBER TO BE SFP #2 GRADE,  
Fb = 1100 PSI, E = 1,600,000  
STUDS TO BE SFP #1 GRADE



**PROJECT DESCRIPTION**  
NEW 20'-4" X 24'-6" 2-CAR DETACHED FRAME GARAGE USING THE EXISTING DRIVEWAY TO STREET ACCESS TO REPLACE EXIST DETACHED GARAGE  
NO CHANGES TO EXISTING 2-STORY BRICK RESIDENCE

REVISION	DATE
1	9/19/11
2	11/03/11

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE LOCAL BUILDING CODE

SIGNED: \_\_\_\_\_

DRAWN : CG  
CHECKED :  
DATE : 8/31/11  
SCALE : NOTED  
JOB NO. : 5943

SHEET  
**AI**

**SAFETY NOTE:**  
ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES, AS WELL AS OTHERS. EACH REPRESENTATIVE AND THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE AND WITHIN THE GOOD SAFETY PRACTICES AND ALL REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT AND OTHER GOVERNING REGULATIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO FIELD VERIFY EXISTING JOBSITE CONDITIONS AND TO KEEP THE JOBSITE SAFE DURING THE ENTIRE CONSTRUCTION PERIOD.

THE ARCHITECT'S RESPONSIBILITY EXTENDS ONLY AND SOLELY TO THE PREPARATION OF THESE DRAWINGS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SUPERVISION OF ANY WORK NOR FOR ANY LIABILITY IN ERECTION, INSTALLATION AND/OR CONSTRUCTION DURING THE PERFORMANCE OF ANY WORK AS MAY BE REQUIRED BY THESE DRAWINGS. THE ARCHITECT'S SCOPE OF WORK ON THIS PROJECT DOES NOT INCLUDE JOBSITE INSPECTIONS, FIELD VISITS DURING CONSTRUCTION AND/OR APPROVAL OF PAYOUT REQUESTS.

DESIGNER: SHARON AFFINATI, LLC  
(224) 619-4585

CHRIS GEORGE, P.C.  
ARCHITECT  
12 CHILL STREET  
MT. PROSPECT, IL 60056-2732  
email: chrageorge@pcarc.com  
(847) 699-8150 FAX (847) 699-8151

NEW DETACHED GARAGE FOR THE  
MR. & MRS. PETE & CATHY WOLFE RESIDENCE  
325 PROSPECT AVENUE  
HIGHLAND PARK, IL 60035-3300

# MEMORANDUM

Date: December 8, 2011

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: Determination of Significance for 675 Wake Robin Lane

<i>Address:</i>	675 Wake Robin Lane
<i>Built:</i>	1951
<i>Style:</i>	Ranch
<i>Name:</i>	E.S. Karger House
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	James C. Schnur, Winnetka, IL
<i>Contractor:</i>	O & O Construction, Winnetka, IL
<i>Original Cost:</i>	\$37,000
<i>Original Owner:</i>	Mr. & Mrs. F.S. Karger
<i>Current Owner:</i>	Marc & Jamie Klein
<i>Current Assessed Value:</i>	\$343,578
<i>Significant Features:</i>	Wood double hung windows, louvered shutters, cornice returns
<i>Alterations:</i>	No records of any alterations
<i>Previous Findings:</i>	A 2006 demo review found that this property did not meet any landmark criteria.



A demolition application has been submitted for the house located at 675 Wake Robin Lane. The property is in the Braeside Historical Survey area designated with a “C – Contributing” historical status. The survey entry is included in the attachments.

The house was built in 1951 and designed by James C. Schnur. Mr. Schnur appears to have been a prolific mid-century architect based in Winnetka. His name could not be located in any AIA membership records, but his numerous houses in Highland Park are inventoried in the City’s architectural surveys. His design at 730 Kimball has this mention in the Bob-o-Link area historical survey:



730 Kimball Road

The Daniel L. Saslow residence, at 730 Kimball Road, was also featured in the *Chicago Daily Tribune* as the "Home of the Week," August 27, 1955. Constructed in 1954 and designed by architect James C. Schnur, the house is a characteristic example of the type. It is a one-story brick residence of low, horizontal massing, the floor plan of which follows an L shape. It features a low pitched, side gable roof, which becomes a flat roof over the projecting garage wing. The front-facing garage door dominates the façade

and the front door is nestled into an L behind it. A wooden trellis projects from the right side of the garage wing. It is rated contributing.

His other work includes:

Address	Year	Style	Historical Status	Demolished
966 Bob-o-Link	1952	Ranch	C-Contributing	2007
730 Kimball	1954	Ranch	C-Contributing	
794 Kimballwood	1950	Ranch	C-Contributing	
800 Kimballwood	1957	Contemporary	NC - Non-Contributing	
553 Braeside	1950	Colonial Revival	C-Contributing	
575 Braeside	1950	Colonial Revival	C-Contributing	
534 Broadview	1948	Ranch	C-Contributing	
511 Broadview	1954	Ranch	C-Contributing	
551 Broadview	1949	Colonial Revival	C-Contributing	
474 Broadview	1948	Colonial Revival	C-Contributing	
473 Broadview	1948	Colonial Revival	C-Contributing	
178 Indian Tree	1941	Colonial Revival	C-Contributing	
71 Indian Tree	1949	Ranch	C-Contributing	
928 Pleasant	1950	Colonial Revival	C-Contributing	
933 Ridgewood	1939	Colonial Revival	C-Contributing	
634 Washington	1955	Ranch	C-Contributing	
337 Delta	1949	Ranch	C-Contributing	
365 Iris	1940	Colonial Revival	C-Contributing	
21 Lakeview Terrace	1948	Colonial Revival	C-Contributing	
44 Lakeview Place	1953	Ranch	C-Contributing	
62 Lakeview Place	1949	Neo-Traditional	NC - Non-Contributing	
184 Oak Knoll Terrace	1948	Colonial Revival	C-Contributing	
222 Pierce Road	1950	Colonial Revival	C-Contributing	
236 Sheridan Road	1950	Ranch	C-Contributing	
675 Wake Robin	1951	Ranch	C-Contributing	
380 Woodland Road	1949	Ranch	NC - Non-Contributing	

Records indicate that the Ranch house at 966 Bob-o-Link is the only Schnur house to have been demolished at this point. Many of the houses appear to be a Colonial Revival or Ranch typical of the post-war housing boom. The fact that so many remain today testifies to the quality of the design and construction. Notes on the architectural drawings indicated the house would be built with white pine trim, flush birch doors, birch kitchen cabinets, and a forced air oil fired heating system.

A demolition permit for 675 Wake Robin was applied for in 2006 and received approval from the Historic Preservation Commission. The staff liaison to the Commission at that time, Larry Shure, indicated in his memo to the HPC that a landscape plan for the property appears to have been created by Gertrude Kuh. He goes on to mention, however, that if any portion still remained in 2006, it was likely to be found only in the back yard. Given the current condition of the property, it is unlikely that any of the original landscaping can be seen today.

The house at 675 Wake Robin has suffered considerable neglect over the last six years. It is likely that it has been uninhabited since the previous demolition review in 2006. The house is flagged with a "Do Not Occupy" notice on the front door and records indicate the utilities to the house have been shut off since May, 2009. Photographs from a 2009 code enforcement action on the property are included in the attachments and show some of the neglect has taken place.

### **Landmark Criteria**

Below are the landmark criteria from the City Code:

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

high level of integrity and/or architectural, cultural, historical, and/or community significance.

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

**Recommended Action**

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

**Attachments**

Location Map

Site Photos

Braeside Historical Survey entry for 675 Wake Robin

January, 2006 Demolition Approval

Original 1951 Building Permit



VE

SHERIDAN RD

ROSEWOOD PARK

Roger Williams Blvd

LYMAN CT

LAKEWOOD PL

675 Wake Robin

Submitted by: Bob Shroyo



South ↑



North ↑



West



East

675 Wake Robin - 3/23/09 - 4/27/09 Check. @WTM owe \$500.00.











RECEIVED

NOV - 8 2011

675 WAKE ROBIN NORTH ELEVATION



675 WAKE ROBIN SOUTH ELEVATION



675 WAKE ROBIN - REAR (EAST) ELEVATION



675 WAKE ROBIN FRONT (WEST) ELEVATION



# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY  CURRENT FUNCTION

CONDITION  HISTORIC FUNCTION

INTEGRITY  REASON for SIGNIFICANCE

SECONDARY STRUCTURE

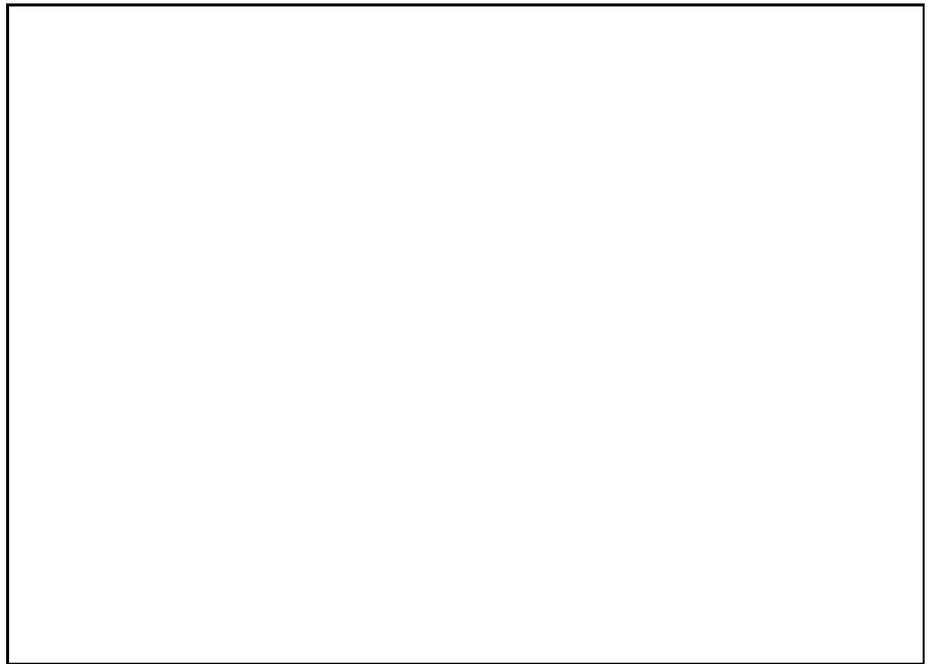
SECONDARY STRUCTURE

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Ranch"/>	PLAN	<input type="text" value="L"/>
DETAILS	<input type="text" value="Colonial Revival"/>	NO OF STORIES	<input type="text" value="1"/>
DATE of construction	<input type="text" value="1951"/>	ROOF TYPE	<input type="text" value="Multi-gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="Front entry"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Wood"/>	WINDOW TYPE	<input type="text" value="double hung; casement"/>
SIGNIFICANT FEATURES	<input type="text" value="Wood double hung windows; louvered shutters; friezeboard; cornice returns"/>		
ALTERATIONS	<input type="text" value="-"/>		
WINDOW CONFIG	<input type="text" value="1/1; grouped"/>		

**HISTORIC INFORMATION**

<b>HISTORIC NAME</b>	Karger, E. S. House
<b>COMMON NAME</b>	
<b>PERMIT NO</b>	6672
<b>COST</b>	\$37,000
<b>ARCHITECT</b>	Schnur, James C.
<b>ARCHITECT2</b>	
<b>BUILDER</b>	O. & O. Constr.
<b>ARCHITECT SOURCE</b>	building permit



<b>HISTORIC INFO</b>	
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<b>LANDSCAPE</b>	End of no-outlet residential drive; front driveway with parking; brush filled yard; foundation bushes & plantings; rear ravine; mature trees
------------------	--

**PHOTO INFORMATION**

<b>ROLL1</b>	1
<b>FRAMES1</b>	22
<b>ROLL2</b>	
<b>FRAMES2</b>	
<b>ROLL3</b>	
<b>FRAMES3</b>	
<b>DIGITAL PHOTO ID</b>	K:\Historic Preservation\SU

**SURVEY INFORMATION**

<b>PREPARER</b>	Kristin Martin
<b>PREPARER ORGANIZATION</b>	Granacki Historic Consultants
<b>SURVEYDATE</b>	5/17/2003
<b>SURVEYAREA</b>	Braeside Survey Area

# Memo

**To:** Building Division

**From:** Larry Shure, Planner I

*LS.*

**CC:**

**Date:** 1/10/2006

**Re:** Historic Preservation Demo Approval for: **675 Wake Robin Ln.**

---

At the Historic Preservation Commission Meeting on:

1/5/2006

the Commission determined that no landmark criteria were fulfilled and voted to approve the demolition request for the following property:

**675 Wake Robin Ln.**

If you have any questions please call me at ext. 1853. Thanks.

Date 11-6-1957

Building Permit No. 6672



Location of Building—No. 675 Street WAKE ROBIN LANE

Name of Owner F. S. KARGER

Present Owner <sup>add</sup> 222 E. CHESTNUT ST, CHICAGO Phone Not Given

Type of Construction Box 7 1/2 R 6 1/2 Bst W Remodeling

Architect J. S. SCHNUR Address 25 Gen Bayld Phone WINNEKA 6-4800

General Contractor O. & O. CONST. Address " " Phone SAME ↑

Permit issued to CONTRACTOR to construct a

building on Lot 4 Blk Sub'n LEBOLTS

Builder's estimate <sup>DEPTS</sup> 37,000 - Permit fee 124.34 Job Order No. 5966 Amt. \$ 50

Location of Lot verified 11-6-1957 by H. Sasch

Other inspections Posted Card

Deposits Sidewalks Planked

Remarks

Electrical Contractor Man Bros Elec Address 1631 Foster Ave Chicago  
Wiring Permit No. 5134 Issued 4-1-52 Fixture Permit No. 5134 Issued 4-1-52

Size of main wire #6 Size of branch wire 17x14 System Conduit  
No. of Openings 105 No. Sockets..... No. Circuits 10 No. Motors  No. Ranges   
Certificate of Inspection issued To Distances 19..... No.....  
Inspector H. Sasek 3-12-52

Plumbing Contractor ED STRENGER Address 1694 First St  
Water Tap No. 4853 Sewer Tap No. - Job Order No. 6043 Issued 3-1-52 Paid 85-50-  
No. Catch Basins 1 No. Lavatories 2 No. Toilets 2  
No. Baths 2 No. Sinks 1 No. Laundry Tubs 1 Tray  
No. Shower Baths 2 OT No. Stacks 1-4"-1-2" Other Items 1-2 Drain  
Certificate of Inspection issued 3-9-52-H. Sasek

Downspouts connected to..... 19..... No.....  
Kind of heat no heat Name of Burner.....

Tank and Burner Inspection.....  
Driveway Permit No..... Date..... 19..... Contractor.....  
Type.....

# MEMORANDUM

Date: December 8, 2011  
To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Subject: Determination of Significance for 1457 Oakwood Avenue

<i>Address:</i>	1457 Oakwood Avenue
<i>Built:</i>	c. 1920
<i>Style:</i>	Craftsman
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	Unknown
<i>Current Owner:</i>	Kimberly Ludwig
<i>Current Assessed Value:</i>	\$168,954
<i>Significant Features:</i>	6/6 geometric windows; side gable roof with overhanging eaves and exposed rafter tails
<i>Alterations:</i>	Shed roof front dormer; aluminum siding in places; kitchen nook expansion (1988)
<i>Staff Findings:</i>	This 1920's-era house maintains several traits of the Craftsman style, but has been altered over the years.



A demolition application has been submitted for the house located at 1457 Oakwood Avenue, which is located about two blocks south of downtown Highland Park. The property is in the Bob-o-Link Historical Survey area and was given a “C – Contributing” historical status. The survey entry is included in the attachments, and notes several interesting features on the house. Three windows on the house are wooden 6 by 6-pane casement windows. A geometric design like this was characteristic of the Craftsman style and appears on many Craftsman houses. The roof also has exposed rafter tails, which are visible in some of the site photographs included in the attachments. The lower level of the house retains a stucco exterior, which is common on Craftsman-style houses, but the upper floors of this house have been finished with aluminum siding.

The house appears to have been built in the 1920's, though no original building permits are available to verify the exact year. The City's archives contain architectural drawings of a small addition undertaken in 1988 when a breakfast nook was expanded off the house's kitchen.

The house was tagged with a No Occupancy placard in 2010 because the utilities serving the property were shut off. The placard is visible in the front doorway in the site photographs.

The applicant and property owner, Kimberly Ludwig, moved into the house in the mid-1970's and lived there for many years. She currently resides outside the City, however, and is seeking to sell the property.

### **Landmark Criteria**

Below are the landmark criteria from the City Code:

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

### Recommended Action

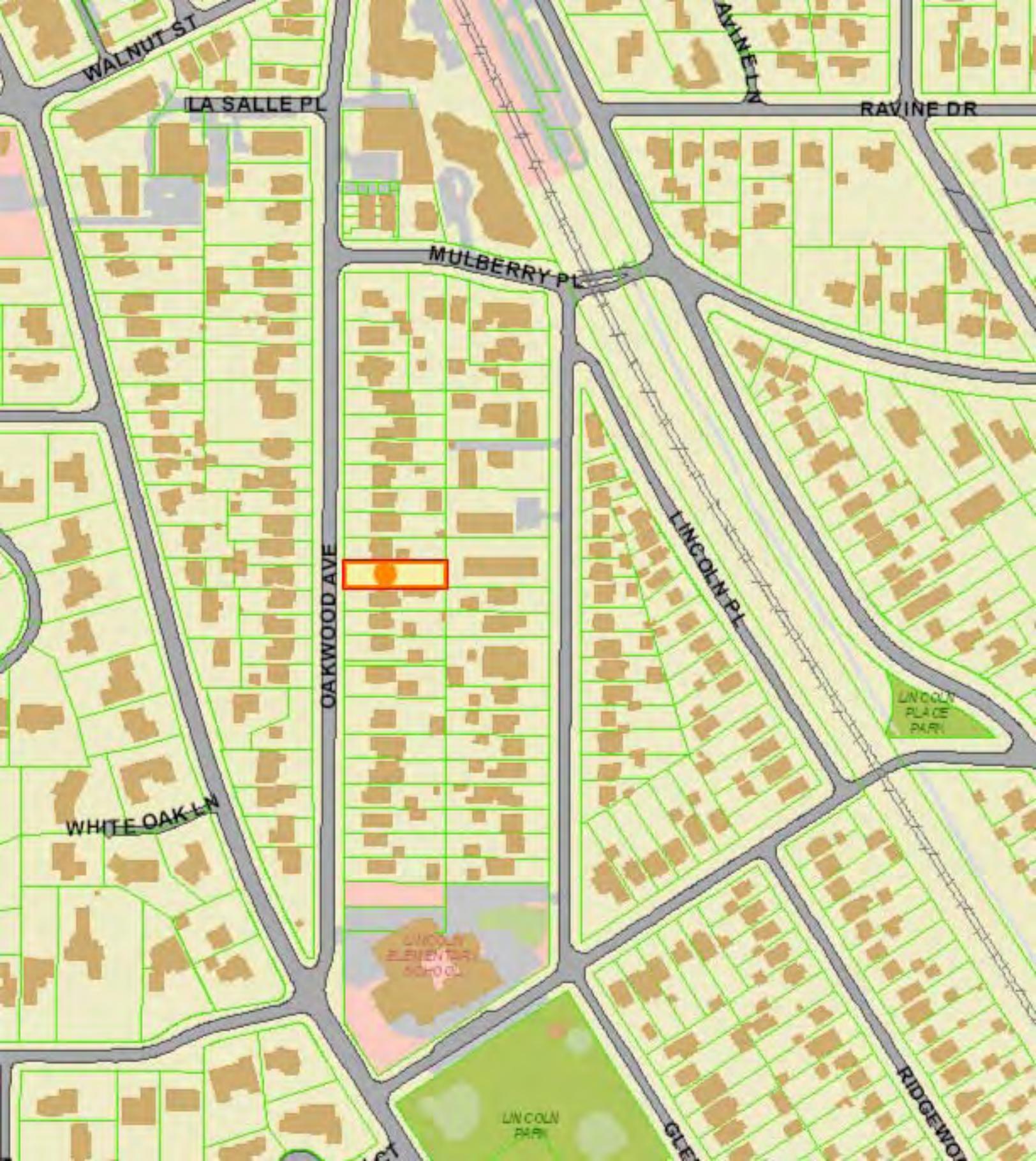
The Commission is asked to review the structure per the Landmark Criteria listed above. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies “one or two of the Landmark Standards, then the Commission shall have a 180-day review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

### Attachments

Location Map

Site Photos

Bob-O-Link Historical Survey entry for 1457 Oakwood Avenue



WALNUT ST

LA SALLE PL

RAVINE LN

RAVINE DR

MULBERRY PL

OAKWOOD AVE

LINCOLN PL

LINCOLN PLACE PARK

WHITE OAK LN

LINCOLN ELEMENTARY SCHOOL

LINCOLN PARK

RIDGEWOOD











# 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

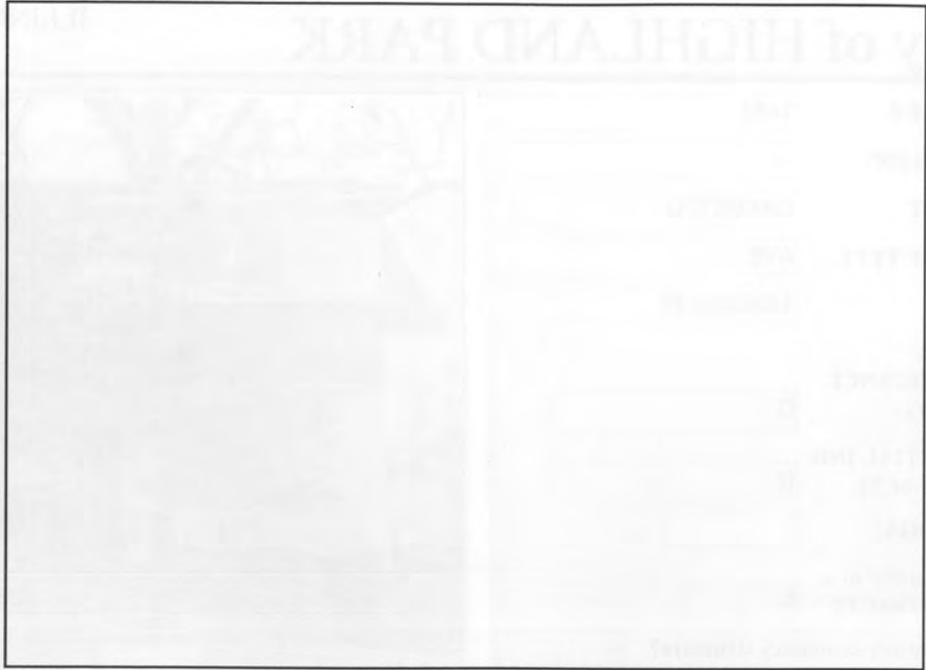
WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

**HISTORIC INFORMATION**

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO	<input type="text"/>
COST	<input type="text"/>
ARCHITECT	<input type="text"/>
ARCHITECT2	<input type="text"/>
BUILDER	<input type="text"/>
ARCHITECT SOURCE	<input type="text"/>



**HISTORIC INFO**

**LANDSCAPE** Midblock on east side of residential street; front driveway; front sidewalk; similar setbacks; mature trees

**PHOTO INFORMATION**

ROLL1	<input type="text" value="10"/>
FRAMES1	<input type="text" value="14"/>
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	<input type="text" value="K:\Historic Preservation\SU"/>

**SURVEY INFORMATION**

PREPARER	<input type="text" value="Lara Ramsey"/>
PREPARER ORGANIZATION	<input type="text" value="Granacki Historic Consultants"/>
SURVEYDATE	<input type="text" value="5/23/2005"/>
SURVEYAREA	<input type="text" value="Bob-o-link"/>

## MEMORANDUM

Date: December 8, 2011

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: **Landmark Nomination for 385 North Deere Park Drive East**

Geoff and Arpie Putkus, the owners of 385 North Deere Park Drive, have nominated their house for local landmark designation. The house, built in 1927, is an example of the French Eclectic style and is in excellent condition. It is known as the R.R. Holden House, named after the original owner, Richard Roy Holden.

### **The R.R. Holden House**

Mr. Holden, born in 1883, was the president of *Holden & White*, a Chicago company that designed, manufactured, and sold supplies for



electric railways. He was also an engineer and inventor who, according to his obituary, designed many electrical devices, including an overhead trolley used on buses. R.R. Holden had the house on Deere Park Drive built in 1927, and the following article was written about it in the *Chicago Daily Tribune* in September, 1927:

### ***R. R. Holden Erecting 9 Room House at Deere Park***

R. R. Holden, president of the railway supply company bearing his name, is erecting a home in Baird & Warner's Deere Park from plans drawn by Kenneth T. White. The residence will be of the French chateau type and will have nine rooms. A sunken garden and fountain will be features.

Mr. Holden lived in the house until his passing in 1935 at the age of 52. His obituary from the *Chicago Daily Tribune*, indicates he died following an illness and was survived by his wife, two sons, and two daughters. A 1936 article from the same newspaper featured one of the daughters, Joan Graham Holden, who followed the career of her father by entering Northwestern University's engineering program.

The French Eclectic house was designed by Kenneth T. White. His name isn't mentioned in the City's architectural surveys, and additional research did not reveal further information about him. The house is part of the Deere Park subdivision, which was developed by Baird & Warner in the mid-1920's. John Baird, the son of a principle member of the company, is in his 90's and still working. In a recent conversation, he indicated that Baird & Warner helped the Deere Estate with the subdivision and sale of the properties, but he did not recall working with a Kenneth White to design any houses in the development.

### **French Eclectic Style**

The French Eclectic Style is prominent in the Braeside area of Highland Park. The style has an interesting history that is intertwined with the end of the First World War and France's Ecole des Beaux Arts. The Braeside historical survey contains a helpful write-up on the French Eclectic Style, which has been included in the attachments to this memo. The house at 385 North Deere Park Drive still maintains many of the trademark characteristics of the style, such as the unique L-shaped footprint of the house, the half-timbering on the upper level, and the prominent turret tower on the front façade. There have, however, been a number of additions to the house over the years.

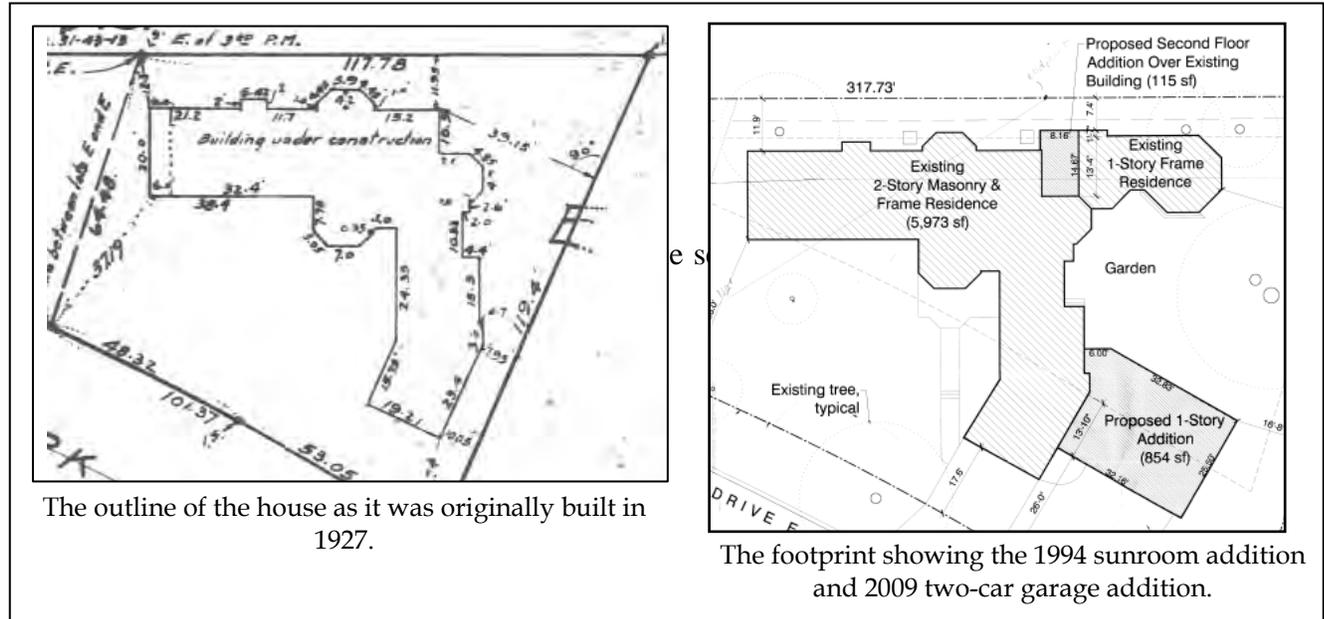
### **Alterations to House**

The entry in the Braeside architectural survey for 385 North Deere Park Drive East identifies the alterations that have been made to the house. They begin in 1933, seven years after the house was built, and end when a two-car garage was added in 2009.

- 1933 – Small attic room addition
- 1934 – Screen porch addition on west end of house
- 1964 – Alteration to enclose the porch.
- 1981 – Addition over the enclosed porch
- 1987 – Addition over garage on south end of house
- 1994 – Patio and Sunroom addition off the back of the house
- 2009 – Two-car Garage Addition and small 2<sup>nd</sup> floor expansion

The City's archive contains architectural drawings for the 1981 and 1987 addition, which appear to be the most significant alterations before the 2009 garage. They are identified on elevations included in the attachments, and the original drawings will be available for review at the HPC meeting on 12/8/11.

The changes to the footprint of the house since its construction can be seen on the following drawings. The first is from a 1927 property survey, and the second is from plans submitted for the 2009 additions.



### Landmark Nomination

The owners of 385 North Deere Park Drive included the following written statement with their landmark nomination setting forth the reasons that the structure is eligible for landmark designation:

- Excellent example of the French Eclectic style
  - Asymmetrical L-shaped plan
  - Prominent front “turret” tower with front entrance
  - Stucco second story with half-timbers
  - Indiana limestone first floor façade with ornamental crests
  - Steeply pitched slate roof
- Full Interior remodel in 2010 preserved and restored historical elements
- Garage addition was placed to no impact the front façade. Slate and limestone sourced to match house.
- Prominent location as the first house in North Deere Park neighborhood entrance. Rumored to be the first house built in North Deere Park.

### Landmark Criteria

As noted in their landmark nomination, the owners have suggested that the structure meets landmark criteria 1, 4, 6, and 7.

#### Sec. 24.015 Criteria for Landmark Designation.

The following is a list of the criteria to be considered in the designation of a Property, Structure, Area, Object, or Landscape of Significance as a Landmark:

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

*- It is difficult to verify if this house was the first built in the North Deere Park development. The Deere Park subdivision was recorded with Lake County in 1924 and the house was built three years later in 1927. Instead, the Commission may wish to discuss if the association with R.R. Holden satisfies this landmark criterion.*

(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 or indigenous materials;**

*- This house's vivid French Eclectic styling appears to satisfy this criterion. The Commission may wish to discuss what impact the alterations made over the last 70 years have on this standard.*

(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;**

*- The Commission should discuss how the structure's style and design satisfy this criterion.*

**(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;**

*- As an imposing and recognizable house at the entrance of North Deere Park Drive since 1927, the structure appears to satisfy this standard.*

(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. (Ord. 20-05, J. 31, p. 054-089, passed 4/11/05)

### **Landmark Nomination Process Outline**

The landmark process is initiated when a nomination form is submitted to the Historic Preservation Commission. At this point, the property owner has already been sent a certified letter stating the time, place, and intent of this meeting where the nomination will be considered. The owner has provided consent to the landmark designation, so the next steps are as follows:

- 1) The Commission should consider and discuss the landmark nomination. If the HPC finds that the property (a) meets two or more Landmark Criteria set forth in Section 24.015 of the City Code, and (b) has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation, then the Commission should direct Staff to draft a Resolution making a preliminary Landmark Designation recommendation.
- 2) At a subsequent meeting, the Commission will consider the resolution making the preliminary recommendation. Staff will also draft a Planning Report evaluating the relationship of the proposed designation to the City's Comprehensive Plan and the effect of the proposed designation on the surrounding neighborhood. The Planning Report will be presented to the Commission following the adoption of the Resolution making the preliminary recommendation.
- 3) When the HPC adopts the resolution making a preliminary Landmark Designation recommendation, the house becomes a "Regulated Structure" with the associated protections against demolition and alteration.
- 4) Within 15 days of the Commission adopting the Resolution, staff will send two notifications to the property owners:
  - a. One letter will provide formal notice of the HPC's recommendation regarding the landmark nomination.
  - b. One letter will provide the reasons for, and effects of the proposed landmark designation, and request that the owner consent in writing.
- 5) The owners are given 45 days to respond in writing providing consent or objection to the Preliminary Landmark Designation recommendation. Upon request, they may also extend the time up to 120 days to submit a response.
- 6) If the owner declines or fails to give written consent within the allotted time, a Public Hearing is scheduled at an upcoming HPC meeting to consider the landmark nomination. If the owner consents to the designation, the Commission will forward its recommendation to the City Council.

- 7) The City Council will consider the findings, recommendations, and official record of the Historical Preservation Commission and may, by an Ordinance duly adopted, designate the subject property as a Local Landmark..

**Recommended Action**

The Historic Preservation Commission is asked to discuss the landmark nomination for 385 North Deere Park Drive. If the nomination is to be given a positive recommendation for approval, the Commission must find that the structure meets two or more of the criteria set forth in Section 24.015 and have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

If the Commission agrees that these two factors are present, it should direct staff to prepare a Resolution making a Preliminary Recommendation for the landmark nomination to be considered the next available HPC Meeting.

**Attachments:**

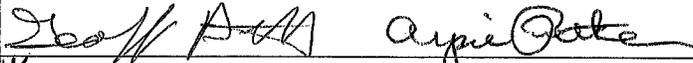
- Location Map
- Landmark Nomination Form for 385 North Deere Park Drive, dated 10/24/11
- Photographs of Property
- Architectural Survey Entry
- Information about the French Eclectic Style from the Braeside Historical Survey
- Building Permits from City Archives
- Elevation Drawing Showing the Major Alterations



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

**Landmark Nomination Form**

Date: 10/24/11

1) Name of Property (original if known)			
2) Street Address:	385 N DEERE PARK DR E		
3) Legal description or P.I.N. (Permanent Index Number):	17-31-302-164		
4) Name and Address of Property Owner(s):	GEOFF and ARPPIE PETKUS (same address)		
5) Present Use:	SFR	6) Past Use:	SFR
7) Architect:		8) Date of Construction:	
9) Written statement describing property and setting forth reasons it is eligible for landmark designation:			
<p>- Excellent example of the French Eclectic style</p> <ul style="list-style-type: none"> <li>- asymmetric L-shaped plan</li> <li>- prominent front "turret" tower w/ front entrance</li> <li>- stucco second story with half-timbers</li> <li>- Indiana limestone first floor facade with</li> <li>- steeply pitched slate roof ornamental crests</li> </ul> <p>- Full interior remodel in 2010 preserved and restored historical elements</p> <p>- Garage addition was placed to not impact the front facade. Slate and limestone sourced to match house.</p> <p>- Prominent as first house in N. DEERE PARK neighborhood entrance. Removed to be first house built in N. Deere Park.</p> <p>(please include photos) - Note - landscaping project currently underway</p>			
10) This structure is eligible for designation on the basis of the following criteria (see reverse page):	1, 4, 6, 7		
11) Name(s) of Applicant(s):	GEOFF and ARPPIE PETKUS		
Address:	385 N DEERE PARK DR E		
Signature(s):			
Address(es):	847-748-8294 gpetkus@gmail.com		
12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):	OWNER		

c/323 377-9731

**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

385 N DEERE PARK DR E



385 N. DEERE PARK DR E



385 N DEERE PARK DR E



# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="addition(s)"/>	REASON for SIGNIFICANCE	<input type="text" value="Rated 'HD' in the Illinois Historic Structures Survey. Distinctive tower and dormers however garage addition detracts from original design."/>
SECONDARY STRUCTURE	<input type="text" value="-"/>		
SECONDARY STRUCTURE	<input type="text"/>		

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="French Eclectic"/>	PLAN	<input type="text" value="irregular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2.5"/>
DATE of construction	<input type="text" value="1927"/>	ROOF TYPE	<input type="text" value="Hipped"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Slate"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Steel"/>	PORCH	<input type="text" value="Front entry"/>
WALL MATERIAL 2 (current)	<input type="text" value="Stucco"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Stone"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Stucco"/>	WINDOW TYPE	<input type="text" value="casement"/>
		WINDOW CONFIG	<input type="text" value="multi-light"/>

SIGNIFICANT FEATURES

ALTERATIONS

**HISTORIC INFORMATION**

HISTORIC NAME	Holden, Roy R. House
COMMON NAME	
PERMIT NO	1375; 2873; 3097; 12903; 241
COST	\$35,000
ARCHITECT	
ARCHITECT2	
BUILDER	Taylor, R.
ARCHITECT SOURCE	



HISTORIC INFO

**LANDSCAPE** Corner diagonal shaped lot; uniformly set back from street; large west yard; front driveway; front walkway lined w/bushes & plantings; foundation bushes & plantings; yard plantings; European garden to west of house; mature tress

**PHOTO INFORMATION**

ROLL1	27
FRAMES1	29
ROLL2	29
FRAMES2	35
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\ndeereparkea st0385.jpg

**SURVEY INFORMATION**

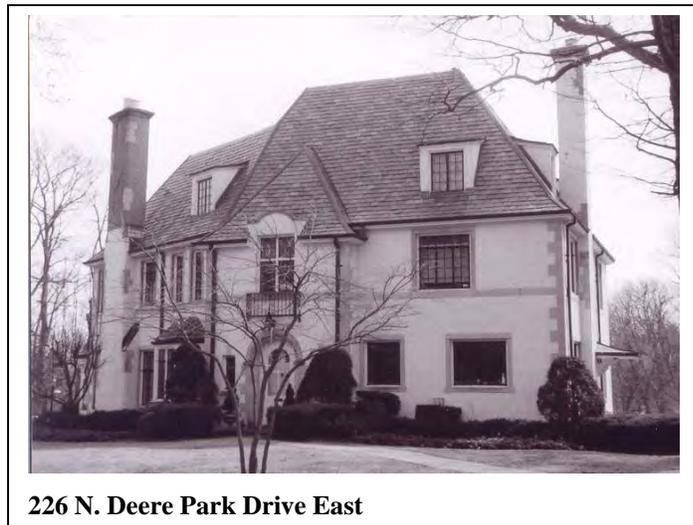
PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	6/5/03
SURVEYAREA	Braeside Survey Area

The house at 450 Lakeside Place, designed by Spencer Solon Beman, in 1927, is similarly subdued. The hipped roof house ends along one side with a steeply pitched intersecting gable—a characteristic Beman feature—that dominates the façade. The gable wall is filled with decorative half-timbering, and a large, corbelled brick chimney further breaks up the façade.

## FRENCH ECLECTIC

Although never as popular as Colonial or Tudor Revival, there are a number of fine French Eclectic homes in the survey area. The style was fashionable in the 1920s, when many Americans who had served in France during World War I returned with first-hand familiarity with French prototypes. In addition, numerous American architects who designed these homes had received training at the Ecole des Beaux Arts and came back to America ready to apply what they had learned. The 1920s was a time when a number of photographic studies of modest French homes were published, both in architectural journals and popular magazines, providing architects and builders with many models to draw from.

There are two subtypes of French Eclectic architecture. The first is usually rectangular and symmetrical. In this type, the massive roof with its ridge paralleling the front of the house dominates, and the front and rear facades are symmetrical with a central entry. Frequently, wings are added to the sides of the main block. French classical manor houses provided the prototype. The second, more common subtype is asymmetrical, usually L-shaped in plan, with an off-center doorway frequently located in the corner in a prominent cylindrical tower topped by a steep conical roof. Sometimes these homes, patterned after rural Norman farmhouses, contain half timbering. Stylistic features that characterize French Eclectic architecture include stucco or brick masonry walls and tall steeply pitched hipped or mansard roofs. Through-the-cornice dormers are common.



Of the 55 French Eclectic style houses in the survey area, 32 are ranked locally significant. Out of the 32 locally significant properties, 15 are listed in the Illinois Historic Structures Survey: 226, 243, 385, 374, and 321 North Deere Park Drive East; 324 and 332 North Deere Park Drive West; 561 Groveland Avenue; 205 and 471 Lakeside Place; 444 Lakeside Manor Road; 410 Oakland Drive; 158 Sheridan Road; and 258 and 379 Woodland Road.

The E. E. Kleinschmidt House at 226 North Deere Park Drive East is a variation on the symmetrical subtype of French Eclectic architecture. Built in 1929, the house has an asymmetrical massing and steeply pitched hipped roof, but with architectural elements such as dormers and chimneys balanced on either side of a



central, projecting entry bay. The walls are covered in stucco, with limestone quoins regularly placed along the corners of the house. The round-arch entrance is also surrounded with stone quoins, and the two tall, exterior chimneys feature irregularly placed quoins. The windows of the house are metal casement, and the shed-roof dormers are unadorned.

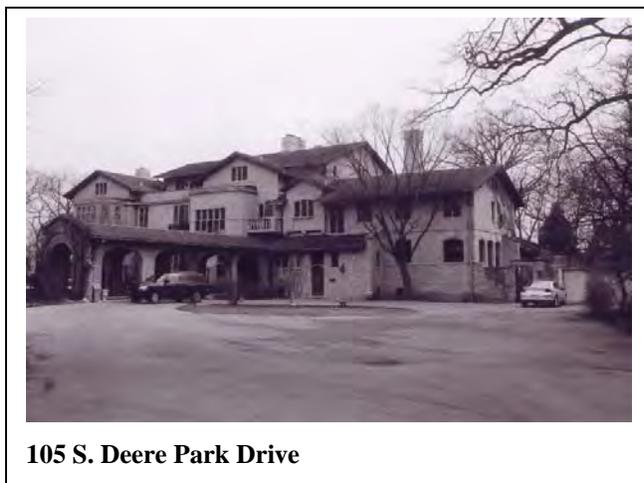


**205 Lakeside Place**

An excellent example of the second subtype of French Eclectic style is the G. K. Squier House at 205 Lakeside Place. Designed by the architectural firm of Lovell & Lovell and built in 1928, this house has a prominent circular entrance tower with conical roof and dentil frieze. The entrance is off-center, and features an irregular stone surround. The white stucco house has multiple, steeply pitched, hipped roofs, large multilight casement windows with board shutters, and segmental, inset dormers with multilight casements throughout.

## ITALIAN RENAISSANCE REVIVAL

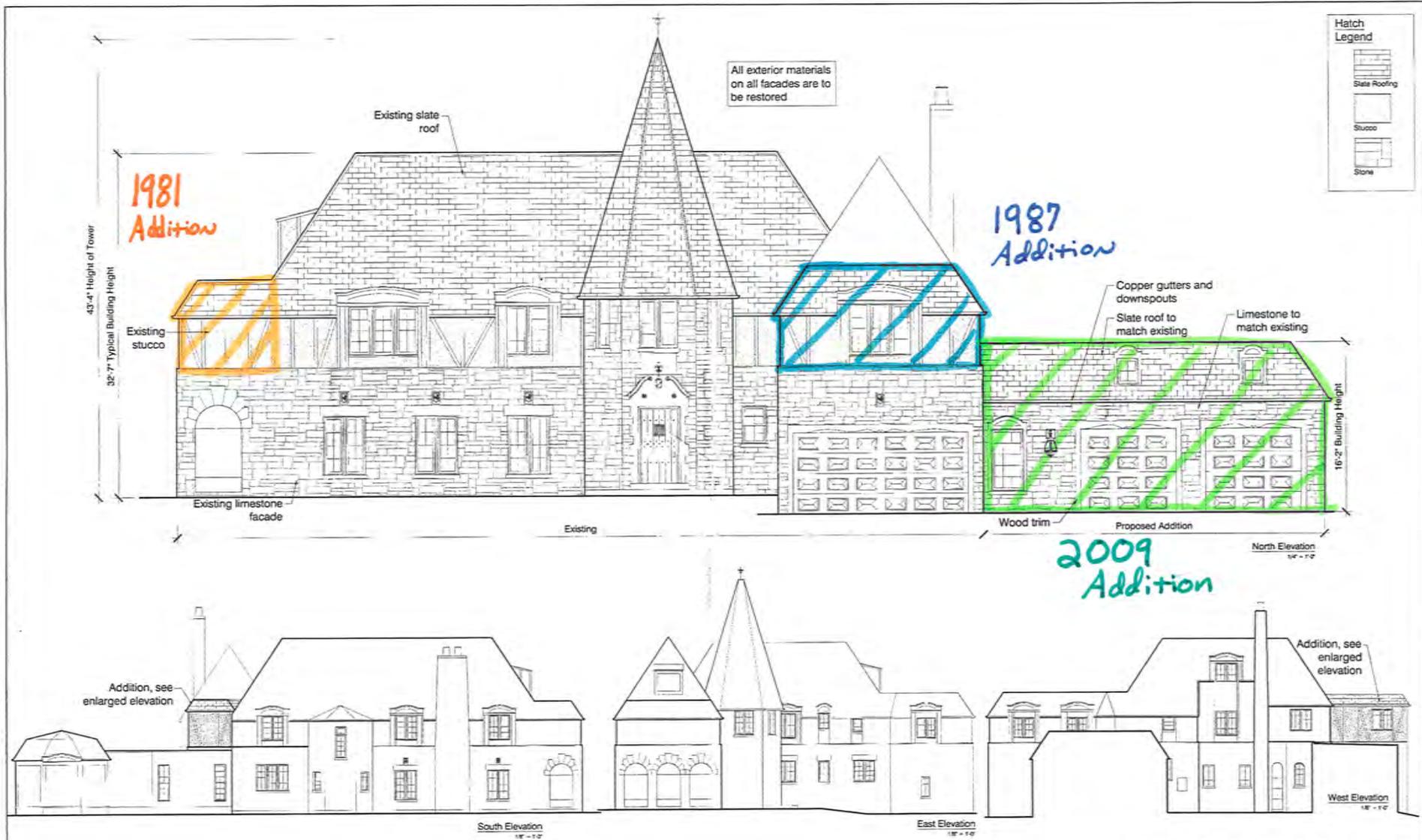
Although the Italian Renaissance Revival style was not as popular as other revival styles, there are examples found around the country, built between 1910 and 1930. This style differs from the earlier Italianate style that was popular in the 1860s and 1870s in two basic ways: buildings constructed in this style were somewhat more literal interpretations of Italian architecture, and they were generally designed by architects rather than being built from pattern books by local builders. The close resemblance to Italian architecture was possible because improved printing



**105 S. Deere Park Drive**

technology made photos of these buildings easily accessible to the reading public. Italian Renaissance Revival houses are usually constructed of brick or stone masonry. They are typically symmetrical with wings flanking the main body of the house. Roofs tend to be hipped with a low pitch, covered in ceramic tile. They have broad eaves that are supported by deep brackets. Upper story windows are generally smaller and less elaborate than the large arched openings beneath them, on the first floor.

There are eight examples of Italian Renaissance Revival style within the survey area, two of which are ranked locally significant. These two residences at 103 and 105 South Deere Park Drive were originally part of a single property—consisting of the main house at 105 and the



Issued for Zoning Board of Appeals  
July 2, 2009

**RIVETNA ARCHITECTS**

340 E. Randolph St., #505 Chicago, IL 60601 • (312) 341-9006 • rivetna@rivetna.com

Renovation & Addition located at: 385 North Deere Park Dr. E., Highland Park, Illinois 60035 for: Geoff & Arpie Petkus by:

1.000/2009/07/02/001

Date June 7 1927

Building Permit No. \_\_\_\_\_

Location of Building—No. <sup>385</sup>~~2351~~ <sup>No</sup> Street Deere Park Drive <sup>East</sup>~~North~~

Name of Owner Holden, R.R.

Present Address 3167 Cambridge Ave., Shi.

Old or New Building New brick 20 x 57 x (30)

General Contractor R. Taylor Address 4619 N. Robey St., Shi.

Permit issued to \_\_\_\_\_ " \_\_\_\_\_ to construct a Single family dwell.

building on \_\_\_\_\_ Lot \_\_\_\_\_ Blk. \_\_\_\_\_ Sub'n. \_\_\_\_\_  
*see descrip. on permit, or survey filed*

Builder's estimate 35,000. Permit fee 117.<sup>66</sup>

Location on Lot verified June 9 1927 by SPM

Other inspections \_\_\_\_\_  
*Excavation*

Remarks Aug 3 stone veneer being laid.

Job completed \_\_\_\_\_ Receipt for returned plans \_\_\_\_\_ Owner \_\_\_\_\_

Electrical Contractor Local Elect. So Address 1758 N. Rockwell St., Chi.

Wiring Permit No. 971 Issued 2/2/28 Fixture Permit No. \_\_\_\_\_ Issued \_\_\_\_\_

1st Inspection \_\_\_\_\_ 192 by \_\_\_\_\_

2nd Inspection \_\_\_\_\_ 192 by \_\_\_\_\_

Size of main wire \_\_\_\_\_ Size of branch wire \_\_\_\_\_ System \_\_\_\_\_

No. of Openings \_\_\_\_\_ No. Sockets \_\_\_\_\_ No. Circuits 8 No. Motors \_\_\_\_\_ No. Ranges \_\_\_\_\_

Certificate of Inspection Issued \_\_\_\_\_ 192 No. \_\_\_\_\_

Date of Public Service Tap \_\_\_\_\_ Remarks \_\_\_\_\_

Plumbing Contractor V. J. Killian, Inc Address A. P.

Water Tap No. 2332 Sewer Tap No. 2084 Job Order No. 907 Issued 6/13/27 Paid 43.00

Inspected Oct 20 192 by John

Inspected \_\_\_\_\_ 192 by \_\_\_\_\_

No. Catch Basins Block No. Lavatories 5 No. Toilets 6

No. Baths 4 No. Sinks 1 No. Laundry Tubs 1

No. Shower Baths 2 No. Stacks 3 Other Items 2

Certificate of Inspection Issued Summer barden 192 No. \_\_\_\_\_

Downspouts connected to \_\_\_\_\_

Remarks 7th floor work passed  
3 H. made repairs  
John Miller

*called earlier  
1/6/28  
called again  
7/10/28*

Date March 30 1933 <sup>38J</sup> <sup>N.</sup> Building Permit No. 2873

Location of Building—No. 2357 Street Deera Park Drive ~~N.E.~~

Name of Owner Mr Roy Holden

Present Address ..... Phone.....

Type of Construction Frame Add Stucco Remodeling Attic

General Contractor A Olson Address 2317 Gray Av. E <sup>U.N.</sup> ~~2357 Deera P.~~ Phone.....

Permit issued to ..... to construct a Attic room addition

building on ..... Lot ..... Blk. .... Sub'n. Deera Pk Dr. N.

Builder's estimate ..... 2.00 Permit fee 1.67

Location on Lot verified ✓ 193..... by .....

Other inspections .....

Deposits ..... Sidewalks planked.....

Remarks .....

Job completed..... Receipt for returned plans ..... Owner

Electrical Contractor ..... Address .....

Wiring Permit No. .... Issued ..... Fixture Permit No. .... Issued .....

1st Inspection ..... 193 by .....

2nd Inspection ..... 193 by .....

Size of main wire ..... Size of branch wire ..... System .....

No. of Openings ..... No. Sockets ..... No. Circuits ..... No. Motors ..... No. Ranges .....

Certificate of Inspection Issued ..... 193 No. ....

Date of Public Service Tap ..... Remarks .....

Plumbing Contractor ..... Address .....

Water Tap No. .... Sewer Tap No. .... Job Order No. .... Issued ..... Paid .....

Inspected ..... 193 by .....

Inspected ..... 193 by .....

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

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

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

Certificate of Inspection Issued ..... 193 No. ....

Downspouts connected to .....

Kind of Heat ..... Name of Burner .....

Tank Inspection .....

.....

Date 10 May 1934 <sup>385</sup> <sub>N</sub> Building Permit No. 3077

Location of Building—No. 2351 Street Deere Park Dr N EAST

Name of Owner Roy Holden

Present Address above Phone \_\_\_\_\_

Type of Construction frame Remodeling

General Contractor Andrew Olsm Address 2317 Gray Av Phone Ev. Univ 5989

Permit issued to Owner to construct a screen porch addn

building on Lot F etc Blk \_\_\_\_\_ Sub'n. Deere Pk

Builder's estimate \$65<sup>00</sup> Permit fee 122

Location on Lot verified 10 May 1934 by \_\_\_\_\_

Other inspections \_\_\_\_\_

Deposits \_\_\_\_\_ Sidewalks planked \_\_\_\_\_

Remarks \_\_\_\_\_

Job completed \_\_\_\_\_ Receipt for returned plans \_\_\_\_\_ Owner \_\_\_\_\_

Electrical Contractor ..... Address.....

Wiring Permit No..... Issued..... Fixture Permit No..... Issued.....

1st Inspection ..... 193 by.....

2nd Inspection ..... 193 by.....

Size of main wire..... Size of branch wire..... System.....

No. of Openings..... No. Sockets..... No. Circuits..... No. Motors..... No. Ranges.....

Certificate of Inspection Issued..... 193 No.....

Date of Public Service Tap..... Remarks.....

Plumbing Contractor ..... Address.....

Water Tap No..... Sewer Tap No..... Job Order No..... Issued..... Paid.....

Inspected ..... 193 by *M. Planting*.....

Inspected ..... 193 by.....

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

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

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

Certificate of Inspection Issued..... 193 No.....

Downspouts connected to.....

Kind of Heat..... Name of Burner.....

Tank Inspection .....

DATE PERMIT ISSUED Aug. 25, 1964		BUILDING ADDRESS 385 Deere Park Drive, East		BUILDING PERMIT NO. 12903	
BUILDING ON		OF LOT	BLOCK	SUBDIVISION	
NAME OF OWNER Edward K. Stackler		ADDRESS 385 Deere Park Drive, East		PHONE	
ARCHITECT Al & Steve Const. Co.		ADDRESS Washington St., Lake Bluff, Ill.		PHONE CE 4-4728	
GENERAL CONTRACTOR		ADDRESS		PHONE	
TYPE OF CONSTRUCTION SFD Alteration (Porch)		USE GROUP 4B L3	FIRE GRADING	ZONING DISTRICT	
BUILDER'S ESTIMATE \$	BUILDING DEPT. EST. \$1,200.00	PERMIT FEE \$7.00	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NO.	
PLUMBING CONTRACTOR		ADDRESS		PHONE	
PLUMBING PERMIT NO.	TOTAL FEE	NEW FIXTURES	REPLACE FIXTURES	OTHER	
SEWER & WATER CONTRACTOR		ADDRESS		PHONE	
WATER TAP NO.                      SIZE                      FEE		SANITARY SEWER NO.                      INSP. FEE                      TAP CHARGE		STORM SEWER NO.                      FEE	
HEATING & AIR COND. CONTRACTOR		ADDRESS		PHONE	
HEATING PERMIT NOL	TOTAL FEE	HEATING TOTAL BTU		AIR CONDITIONING TONS	
ELECTRICAL CONTRACTOR		ADDRESS		PHONE	
ELECT. PERMIT NO.	TOTAL FEE	OUTLETS NO.	FIXTURES NO.	MOTORS H.P.	HEAT                      OTHER KWH
DRIVEWAY PERMIT NO.	TOTAL FEE	DEPOSIT NO.      AMT.	CONTRACTOR		

## INSPECTIONS

SITE	SRC 8.25-64	
FOOTING	ok to pour 9/2/65 WR.	FOUNDATION
FRAMING		
FINAL BLDG.	OK - new 1/15/66 - DE FACTO	FIRE REGULATIONS
DRIVEWAY		
SANITARY SEWER		
STORM SEWER		
PLUMBING UNDERGROUND		STACK TEST
ROUGH PLUMBING		FINAL PLUMBING
ROUGH HEATING		FINAL HEATING
ELECTRICAL SERVICE		ELECTRICAL UNDERGROUND
ROUGH ELECTRICAL		
FINAL ELECTRICAL		
PLOTTED SURVEY SUBMITTED		CERTIFICATE OF OCCUPANCY ISSUED

CITY OF HIGHLAND PARK, ILLINOIS  
BUILDING DEPARTMENT

385 DEERE PARK DR. EAST

BUILDING PERMIT FILE CARD