

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, March 8, 2012, 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, March 8, 2012
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. February 9, 2012

IV. Scheduled Business

A. Determination of Significance

1. 1511 Forest Avenue – *Continued*
2. 65 Vine Avenue

V. Discussion Items

A. Brochure for the Hazel/Ravine Walking Tour

VI. Business From the Public

VII. Other Business

A. Next meeting scheduled for April 12, 2012

VIII. Adjournment

**City of Highland Park
Historic Preservation Commission
Minutes of February 9, 2012
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, Bramson, Becker, Temkin, Rotholz, Curran (7:39)

Ex-Officio Members Present: Axelrod

Members Absent: None

City Staff Present: Cross

Student Representative Present: Glikin

Others Present: Bob Shrago, Randi Elowe (117 Belle), Randy King (1770 Sunnyside), Ben White (1511 Forest Ave), Stuart Cohen, Gary Chodes (2320 Linden Ave), Cal Bernstein (405 Sheridan Road)

III. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the January 12, 2012 HPC Meeting. Commissioner Fradin made a motion to approve the minutes as submitted. Commissioner Bramson seconded the motion. The motion was approved by a unanimous vote (6-0).

IV. Scheduled Business

A. Determination of Significance – 1770 Sunnyside Avenue

The Historic Preservation Commission discussed the subject property following a brief presentation by City staff. Randy King, *Architects by Design*, represented the petition for the applicants. The outside of the property showed substantial deterioration and neglect, but the inside of the house appeared to be in better shape. The house exhibited architectural characteristics that made it a nice example of the Cape Cod style of the 30's. The Commission agreed, however, that the condition of the house and the traits of the style were not substantial enough to satisfy the landmark criteria.

Commissioner Rotholz discussed the specific landmark criteria and indicated that the property did not appear to satisfy any of them.

- Motion finding that the property at 1770 Sunnyside Avenue does not satisfy any landmark criteria in Chapter 24: Commissioner Rotholz
- Second: Commissioner Fradin
- Vote: 7-0 Motion passes.

B. Determination of Significance – 1511 Forest Avenue

Staff gave a brief presentation about the history of the property and the background of the petition. Ben White, *Seven Oaks Design Build, LLC*, represented the petition on behalf of the applicants. Mr. White indicated the interior of the property was severely deteriorated and prohibited a cost-efficient restoration of the property.

The Commission asked questions about a demolition sale that had been held on the property prior to the HPC's meeting. Staff confirmed that no work requiring a building permit had been undertaken, so there was no infraction of City Ordinances or State law. The Commission discussed with Staff how the demolition application process might be improved to prevent this from happening in the future.

Stuart and Barbara Kronish, 1525 Forest Avenue, spoke with the Commission and indicated they would not support any requests for zoning relief on the property

Chairwoman Sogin indicated that viewing the interior of the house to substantiate the deterioration described by the applicant would be beneficial for the Commission. Mr. White indicated he would speak with the owners to facilitate an on-site visit.

- Motion by Commissioner Fradin to continue the petition for demolition at 1511 Forest Avenue to the HPC Meeting scheduled for March 8, 2012.
- Second by Commissioner Curran
- Vote: 7-0 Motion passes.

C. Certificate of Appropriateness – 117 Belle Avenue

Bob Shrago requested approval for a window design, along with two small changes to the approved architectural plans for the restoration and renovation at 117 Belle Avenue. Two new plan sheets were presented to the Commission showing a revision to first floor windows with a change to their transom design and an arched window design on the third-floor attic's south elevation. Mr. Shrago also discussed the small changes that were made to the design in response to the Commission's comments at the previous meeting.

Commissioner Becker discussed a possible revision to the style and location of the window on the new garage addition's west elevation, noting it could be slightly modified to be more sympathetic to existing window locations on the house. Given the distance (30 feet) of the garage window to the rest of the house, however, the Commission agreed that its modification was not a requirement or condition of approval. Commissioner Becker voiced support for the proposed window design.

- Motion by Commissioner Fradin to approve the changes to the windows on the east elevation, the rounded window on the south elevation, and the proposed window design for the new windows on the house.
- Second by Commissioner Bramson
- Vote: 7-0 Motion passes.

D. Certificate of Appropriateness – 2320 Linden Avenue

Staff presented a summary of the proposed addition and renovation at 2320 Linden Avenue. The project architect, Stuart Cohen, was present with the property owner, Gary Chodes. Mr. Cohen

discussed the Standards for a Certificate of Appropriateness with the Commission and how the proposed alterations satisfied them. Commissioner Becker indicated the project was very good and complimented the petitioners. Commissioner Rotholz asked about the unique pitches of the proposed new roof over the garage. Mr. Cohen recognized that the garage design was uncommon, but assured the Commission that proper drainage had been designed into the slopes.

The Commission questioned the design of the large blank wall proposed on the back of the house. Mr. Cohen explained that the interior design of the new family room required that the wall be closed off, but a new window had been added over the wall to allow light into the room on that elevation. Chairwoman Sogin asked if the architect had considered landscaping plans for the blank wall. Mr. Cohen indicated they had not at that point, but would give the idea consideration as the project moved towards construction. He thanked the Commission for the recommendation.

- Motion by Commissioner Fradin to approve the renovation and addition to 2320 Linden Avenue as presented.
- Second by Commissioner Rotholz
- Vote: 7-0 Motion passes.

E. Certificate of Appropriateness Amendment – 405 Sheridan Road

Staff summarized the process of the application to this point and ran through a list of "High Priority" items on a list of proposed amendments to the approved historic landscape plan for 405 Sheridan Road.

Commissioner Bramson indicated she felt that the Commission required professional outside input on which of the High Priority items and other proposed amendments had the most historical significance and was not comfortable making decisions about proposed revisions. The Commission discussed the minutes from the November, 2011 HPC meeting to summarize what the petitioner had been asked to provide. In response to direction given at that meeting, staff had met with the applicants to create a prioritized list of specific amendments that the petitioner was interested in making to the approved landscape plan. The Commission was asked at this point to agree or disagree with the prioritization.

The Commission agreed that the next step needs to be an amended landscape plan set. Commissioners Fradin, Rotholz, Bramson, and Curran expressed concern about evaluating any amendments without expert advice on what is loyal to Jans Jensen's design. Staff indicated that expert advice was provided at the original review, but may impose a significant cost upon the applicants to provide again. Chairwoman Sogin reiterated that hearing from a Jensen expert or other mediator would be helpful in regard to items such as the structures in the formal garden, but the Commission would be comfortable deciding on smaller amendments, such as the asphalt vs. wood covering over the bridge. Staff indicated that an element-by-element review of the proposed landscape amendments was not consistent with how the original landscape plan was approved for the property. Staff's presentation of the proposed amendments was meant to be specific, but the HPC was not asked to approve individual landscape items at the meeting.

Staff initiated a PowerPoint presentation on the elements of the landscape plan amendments requested by the applicants. The Commission indicated they would prefer to discuss only the proposed fence amendment and not any other landscape elements at this meeting. The staff presentation was concluded at that point. Photographs of existing conditions submitted by the applicant for presentation to the Commission were not shown.

The Commission was advised that the applicants would benefit from the approval of a revised fence design at this meeting, which would allow work on the fence to continue. Staff presented the design of the revised fence design and described it to the Commission.

- Motion by Commissioner Fradin to approve the revised fence design.
- Second by Commissioner Temkin
- Vote: 5-0 Motion passes.

IV. Discussion Item

V. Business from the Public

VI. Other Business

VII. Adjournment

Chairwoman Sogin adjourned the meeting at 10:05 pm.

MEMORANDUM

Date: March 8, 2012
 To: Historic Preservation Commission
 From: Andy Cross, Planner II
 Subject: Determination of Significance for 1511 Forest Avenue

<i>Address:</i>	1511 Forest Avenue
<i>Built:</i>	c. 1900
<i>Style:</i>	Dutch Colonial Revival
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	Unknown
<i>Old Address:</i>	559 Forest Avenue
<i>Orig. Owner</i>	John H. Wrenn, Highland Park Building Company
<i>Current Assessed Value:</i>	\$316,100
<i>Alterations:</i>	<ul style="list-style-type: none"> • Remodel (1939) • Garage & Shed Roof Porch (1960s)
<i>Significant Features:</i>	Recessed attic balcony with wood balustrade, corner tower



Previous Consideration

The Historic Preservation Commission discussed this application at the February 9, 2012 meeting. The Commission discussed the demolition sale that was held on the property in the days before the meeting, and heard testimony from the applicant regarding the poor condition of the house's interior. The Commission asked if it would be possible to view the interior of the house, and the applicant's representative indicated that an on-site visit could be arranged.

Members of the HPC and City Staff met with the applicants at 1511 Forest Avenue on February 23 for a brief tour of the property. Photographs of the interior taken by City Staff during the inspection are included in the attachments to this memo. Some findings from the inspection are as follows:

- The age of the house was evident in some of the settled, uneven floors and damp basement.
- Original siding was seen underneath sections of newer materials.
- Evidence of the demolition sale was seen throughout the house (writing on walls, holes in drywall & plaster).
- Small details of the original architecture became apparent when seen first hand, such as small treatments on the front façade and the unique floor plan inside the house.

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

- Photographs from On-site Visit on 2/23/12
- Minutes from 2/9/12 Meeting of the Historical Preservation Commission
- Site Photos
- Central East historical survey entry

Below is the staff memo for the 1511 Forest Avenue Determination of Significance as presented to the HPC on 2/9/2012.

A demolition permit application has been submitted for the property located at 1511 Forest Avenue. The house is Dutch Colonial Revival style that was built between 1890 and 1900. This pre-dates any of the City’s building permit archives, so the original permit and architect information is unavailable. The building has had two major alterations: a \$2,500 remodel in 1939 (see attached building permit), and a garage and roof in the 1960’s. More recent building permits are for small projects, such as fences and new driveways.

Ex-Officio Commission member Julia Johnas assisted with historical research on the property and uncovered some interesting information about the house. The original owner appears to have been John H. Wrenn, one of the ten charter members of the Highland Park Building Company. This would seem to indicate that 1511 Forest Avenue is an original HP Building Company house. There is no record that Mr. Wrenn ever lived in the house, as records have his address listed on Astor Street in Chicago, as well as at a summer home in Lake Forest.

The ownership has changed hand several times through the years. The earliest documentation available in City Archives references Samuel Fleager, who bought the house in 1939. His name appears on the building permit for a renovation on the house that year. Mr. Fleager was active in the insurance business and worked in Chicago. Other owners include Edwin Armstrong, who owned it from 1912 – 1919. He was a manufacturer of clothing and military uniforms. The next owner appears to have been a Charles E. Timson, who may have owned it until it was purchased by Samuel Fleager.

The 1999 Central East Historical Survey identifies the house as “C – Contributing”, which means that it would contribute to a historical district, if one were established in that area. The survey references the recessed attic balcony with the wood balustrade as a significant feature.

Dutch Colonial Revival Style

The 1999 Central East Survey contains the following summary of the Dutch Colonial Revival architectural style:

“The Dutch Colonial Revival Style is a sub-type of the Colonial Revival Style, marked by a gambrel roof, with a double slope on each side of the building. Generally faced in wood clapboard or shingles, it is derived from early Dutch houses built in the northeastern United States in the 18th century. Dutch Colonial Revival houses were built over a long period, as were other Colonial Revival homes--from the 1880s through the 1950s. Most have a symmetrical front facade and a classical entry portico. Those with the gambrel facing the street tend to be earlier, dating from the late 19th and early 20th centuries, while those with side facing gambrels and a broad front dormer were very popular during the 1920s.

There are ten buildings in the Dutch Colonial Revival style in the Central East survey area. Of these, 160 Park Avenue, the coach house originally part of the 147 Central Avenue property,



and 440 Ravine Drive, are ranked locally significant. Built in about 1925, 440 Ravine Drive is a good example of the side facing gambrel roof type. The front facade of this red brick house is nearly symmetrical and is tall and imposing, similar in scale to many Georgian Revival homes. It has a front entry portico with a gable roof and Doric columns. There is a shed roof central dormer with ten over one double hung windows, and other multi-light windows throughout. The detailed brickwork is a common feature. There are brick quoins, soldier courses, lintels, keystones, and sills, as well as prominent brick chimneys on each gambrel end.”

Demolitions in the Area

As the attached map shows, there have been very few houses demolished on Forest Avenue, or in the neighborhoods surrounding the subject property. The data on the map only goes back to 2004, but as the map shows, the housing stock around the subject property has remained largely intact over the last eight years.

Landmark Criteria

Below are the landmark criteria from the City Code:

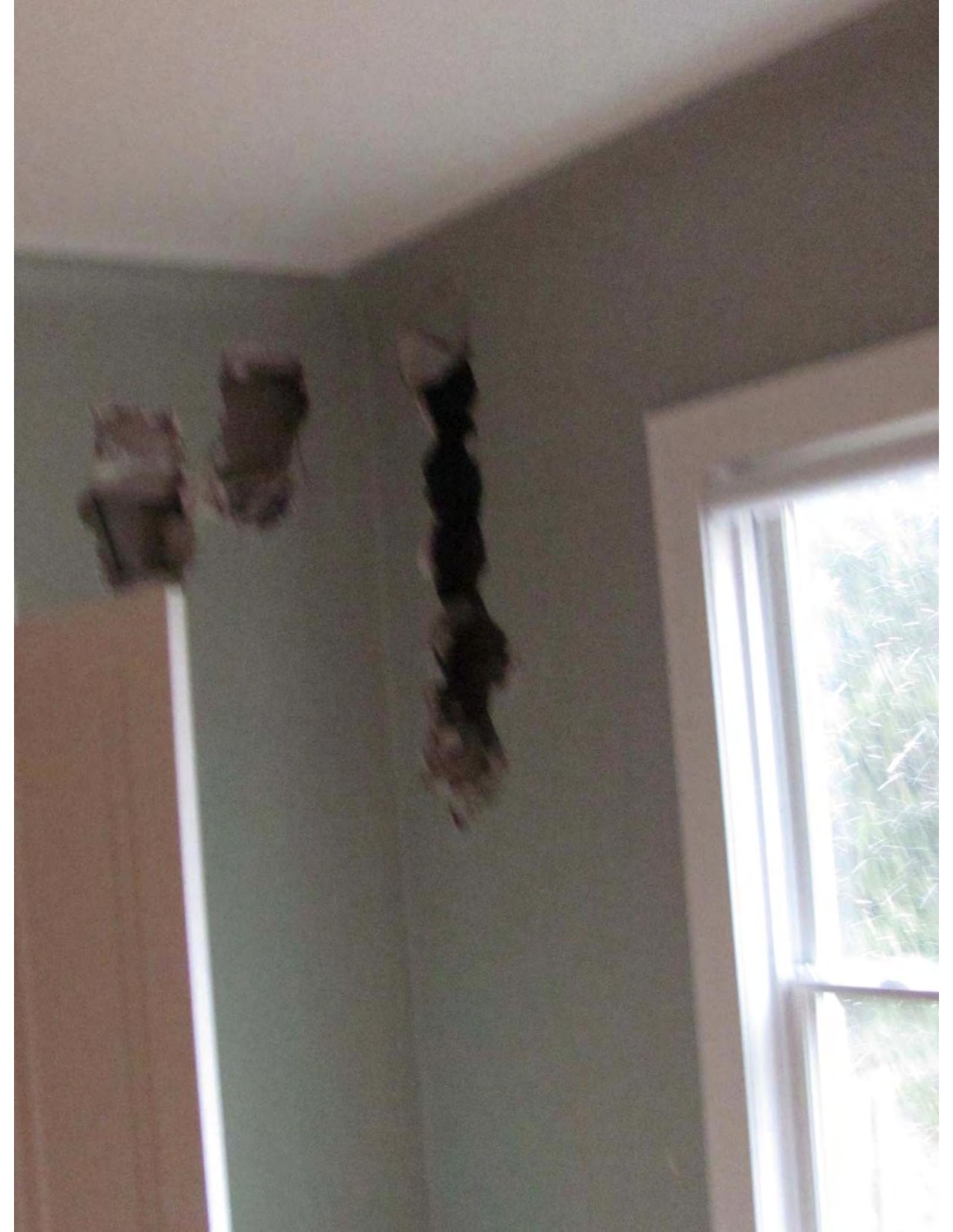
- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 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.

15









Insta

SUN Room!





Rub a dub

dub, how
much for the tub?

You Can Dresser
Up, but Can you take
her Out?



Cook yourself
up a
Deal!



One World, One Chance, Be Great 1









City of Highland Park
Historic Preservation Commission
Minutes of February 9, 2012
7:30 p.m.

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II. Roll Call

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Ex-Officio Members Present: Axelrod

Members Absent: None

City Staff Present: Cross

Student Representative Present: Glikin

Others Present: Bob Shrago, Randi Elowe (117 Belle), Randy King (1770 Sunnyside), Ben White (1511 Forest Ave), Stuart Cohen, Gary Chodes (2320 Linden Ave), Cal Bernstein (405 Sheridan Road)

III. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the January 12, 2012 HPC Meeting. Commissioner Fradin made a motion to approve the minutes as submitted. Commissioner Bramson seconded the motion. The motion was approved by a unanimous vote (6-0).

IV. Scheduled Business

A. Determination of Significance – 1770 Sunnyside Avenue

The Historic Preservation Commission discussed the subject property following a brief presentation by City staff. Randy King, *Architects by Design*, represented the petition for the applicants. The outside of the property showed substantial deterioration and neglect, but the inside of the house appeared to be in better shape. The house exhibited architectural characteristics that made it a nice example of the Cape Cod style of the 30's. The Commission agreed, however, that the condition of the house and the traits of the style were not substantial enough to satisfy the landmark criteria.

Commissioner Rotholz discussed the specific landmark criteria and indicated that the property did not appear to satisfy any of them.

- Motion finding that the property at 1770 Sunnyside Avenue does not satisfy any landmark criteria in Chapter 24: Commissioner Rotholz
- Second: Commissioner Fradin
- Vote: 7-0 Motion passes.

B. Determination of Significance – 1511 Forest Avenue

Staff gave a brief presentation about the history of the property and the background of the petition. Ben White, *Seven Oaks Design Build, LLC*, represented the petition on behalf of the applicants. Mr. White indicated the interior of the property was severely deteriorated and prohibited a cost-efficient restoration of the property.

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Stuart and Barbara Kronish, 1525 Forest Avenue, spoke with the Commission and indicated they would not support any requests for zoning relief on the property

Chairwoman Sogin indicated that viewing the interior of the house to substantiate the deterioration described by the applicant would be beneficial for the Commission. Mr. White indicated he would speak with the owners to facilitate an on-site visit.

- Motion by Commissioner Fradin to continue the petition for demolition at 1511 Forest Avenue to the HPC Meeting scheduled for March 8, 2012.
- Second by Commissioner Curran
- Vote: 7-0 Motion passes.

C. Certificate of Appropriateness – 117 Belle Avenue

Bob Shrago requested approval for a window design, along with two small changes to the approved architectural plans for the restoration and renovation at 117 Belle Avenue. Two new plan sheets were presented to the Commission showing a revision to first floor windows with a change to their transom design and an arched window design on the third-floor attic's south elevation. Mr. Shrago also discussed the small changes that were made to the design in response to the Commission's comments at the previous meeting.

Commissioner Becker discussed a possible revision to the style and location of the window on the new garage addition's west elevation, noting it could be slightly modified to be more sympathetic to existing window locations on the house. Given the distance (30 feet) of the garage window to the rest of the house, however, the Commission agreed that its modification was not a requirement or condition of approval. Commissioner Becker voiced support for the proposed window design.

- Motion by Commissioner Fradin to approve the changes to the windows on the east elevation, the rounded window on the south elevation, and the proposed window design for the new windows on the house.
- Second by Commissioner Bramson
- Vote: 7-0 Motion passes.

D. Certificate of Appropriateness – 2320 Linden Avenue

Staff presented a summary of the proposed addition and renovation at 2320 Linden Avenue. The project architect, Stuart Cohen, was present with the property owner, Gary Chodes. Mr. Cohen

discussed the Standards for a Certificate of Appropriateness with the Commission and how the proposed alterations satisfied them. Commissioner Becker indicated the project was very good and complimented the petitioners. Commissioner Rotholz asked about the unique pitches of the proposed new roof over the garage. Mr. Cohen recognized that the garage design was uncommon, but assured the Commission that proper drainage had been designed into the slopes.

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- Motion by Commissioner Fradin to approve the renovation and addition to 2320 Linden Avenue as presented.
- Second by Commissioner Rotholz
- Vote: 7-0 Motion passes.

E. Certificate of Appropriateness Amendment – 405 Sheridan Road

Staff summarized the process of the application to this point and ran through a list of "High Priority" items on a list of proposed amendments to the approved historic landscape plan for 405 Sheridan Road.

Commissioner Bramson indicated she felt that the Commission required professional outside input on which of the High Priority items and other proposed amendments had the most historical significance and was not comfortable making decisions about proposed revisions. The Commission discussed the minutes from the November, 2011 HPC meeting to summarize what the petitioner had been asked to provide. In response to direction given at that meeting, staff had met with the applicants to create a prioritized list of specific amendments that the petitioner was interested in making to the approved landscape plan. The Commission was asked at this point to agree or disagree with the prioritization.

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Staff initiated a PowerPoint presentation on the elements of the landscape plan amendments requested by the applicants. The Commission indicated they would prefer to discuss only the proposed fence amendment and not any other landscape elements at this meeting. The staff presentation was concluded at that point. Photographs of existing conditions submitted by the applicant for presentation to the Commission were not shown.

The Commission was advised that the applicants would benefit from the approval of a revised fence design at this meeting, which would allow work on the fence to continue. Staff presented the design of the revised fence design and described it to the Commission.

- Motion by Commissioner Fradin to approve the revised fence design.
- Second by Commissioner Temkin
- Vote: 5-0 Motion passes.

IV. Discussion Item

V. Business from the Public

VI. Other Business

VII. Adjournment

Chairwoman Sogin adjourned the meeting at 10:05 pm.

1511 FORBEST



1511 Forbest
Front of House



South exposure
side of house



rear of house



North exposure
side of House



North exposure
side of House

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 1511
 STREET Forest Ave
 ROLL # 17
 FRAME #s 3
 ROLL # _____
 FRAME #s _____

GENERAL INFORMATION

CLASSIFICATION building PRESENT USE single-family CONDITION good
SECONDARY
STRUCTURES _____ ORIGINAL USE single-family INTEGRITY major alterations

ARCHITECTURAL INFORMATION

<u>ARCHITECTURAL</u> <u>STYLE/TYPE</u>	<u>Dutch Colonial Revival</u>	<u>NO. OF STORIES</u>	<u>2.5</u>
<u>ARCHITECTURAL</u> <u>DETAILS</u>	_____	<u>EXT. WALLS (current)</u>	<u>aluminum siding</u>
<u>ORIGINAL</u> <u>CONSTRUCTION DATE</u>	<u>c. 1890</u>	<u>EXT. WALLS (original)</u>	<u>wood clapboard</u>
<u>SOURCE</u>	<u>surveyor</u>	<u>FOUNDATION</u>	<u>not visible</u>
<u>OVERALL SHAPE OR</u> <u>PLAN</u>	<u>irregular</u>	<u>ROOF (type & materials)</u>	<u>gambrel asphalt shingle</u>
<u>LANDSCAPE FEATURES</u>	<u>20' setback; residential avenue; front driveway; sidewalks at front; mature trees</u>	<u>WINDOW MATERIAL, TYPE(S)</u>	<u>wood double hung; casement 1/1; 6/1</u>
		<u>PORCH</u>	<u>front entry</u>

SIGNIFICANT FEATURES: Recessed attic balcony with wood balustrade; corner tower

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Garage on front facade and shed roof porch added (1960s); two story side addition with one light casement windows; aluminum siding; metal front door; fixed shutters; 1939 remodeling (permit)

MEMORANDUM

Date: March 8, 2012
To: Historic Preservation Commission
From: Andy Cross, Planner II
Subject: Determination of Significance for 65 Vine Avenue

Address:	65 Vine Avenue
Built:	1963
Style:	International Style
Structure:	Single Family Residence
Architect:	Arnold Schaffner
Original Cost:	\$245,000
Orig. Owner	Jerome Factor
Size:	8,870 square feet on 2.2 acres
Current Assessed Value:	\$1,767,191 (Bldg Amount: \$470,515)
Alterations:	Room added in 1986 on SW corner of house
Significant Features:	Flat roof, asymmetrical façade, circular tower with flat roof and domed skylights.



A demolition permit application has been submitted for the house at 65 Vine Avenue. The International Style house was built in 1963 and designed by Arnold Schaffner. It was built for Jerome Factor, the nephew of Max Factor who founded the cosmetics company of the same name. Records indicate the house had a room added on the southwest corner of the house in 1986, but no other significant alterations are documented. The unique modular design remains much the same as when it was first built.

The house was featured on the 2010 House Tour sponsored by the Highland Park Historical Society. As part of the tour, HPC Chairwoman Jean Sogin researched the history of the house and its owner. Her findings were drafted into a historical narrative that is included with the attachments to this memo.

Arnold Schaffner

The City's historical surveys contain the following biographical information about Schaffner:

“Arnold S. Schaffner (1913-1986) was a Chicago-area architect who specialized in residential design. Educated at the University of Illinois, he received his degree in architecture in 1935. After serving in the military from 1943-1947 in Europe and Japan, Schaffner went to work for a suburban Chicago architect, William Tackett. They formed an architectural partnership, Tackett & Schaffner, that specialized in the designs of single-family residences on the North Shore.

Following the death of William Tackett in the mid-1950s, the firm continued under the name of Arnold Schaffner & Associates. Recognized on the North Shore as a designer and builder of premier custom homes, he worked until 1980, when he retired from active work. One of his designs, the Weiss house, was featured on the cover of *Professional Builder* in the 1960s.”

According to his 1986 obituary, he was a former editor at *Architectural Digest* and was on the executive board of the Society of Registered Architects. He also donated a collection of his work to the University of Illinois to serve as a resource for their School of Architecture.

The City's historical surveys credit Schaffner with the following houses in Highland Park:

Address	Style	Year Built	Historical Status	Demolished
70 Ravinoaks	Ranch	1958	NC - Non Contributing	No
112 Ravinoaks	Ranch	1958	NC - Non Contributing	No
730 Sheridan	Ranch	1957	NC - Non Contributing	No
959 Sheridan	International Style	1959	NC - Non Contributing	2007
1143 Sheridan	International Style	1959	NC - Non Contributing	No
59 Lakewood	Ranch	1955	NC - Non Contributing	No
166 Oak Knoll	Split-Level Contemporary	1954	C - Contributing	No
189 Oak Knoll	Ranch	1961	NC - Non Contributing	No
100 Sheridan	Two-story house	1956	NC - Non Contributing	No
229 Sheridan (Tackett & Schaffner)	Ranch	1950	C - Contributing	No
850 Kimballwood	Neo-Traditional	1995	NC - Non Contributing	No
146 Indian Tree	Colonial Revival	1941	C - Contributing	No
65 Vine Avenue	International Style	1963	S - Significant	No

Survey information and photographs of these houses are included in the attachments to this memo. As the photographs indicate, no other Schaffner houses in Highland Park share the scale and uniqueness of the house at 65 Vine Avenue. Also important is the fact that 65 Vine is the only Schaffner house in the City with an “S – Significant” historical status.

Research on Schaffner's work in surrounding communities is ongoing and findings will be presented at the Historic Preservation Commission meeting on March 8. He is known to have a body of work in Kenilworth and Evanston, and likely had more projects in and around the North Shore.

A brief write-up in the AIA membership directory archives indicates Schaffner designed the following commercial buildings: a building for the Marco Liquor Company (1940), a restaurant in Madison, WI (1948), and a building at 32 S. Clark Street (1949).

Additional research will be presented at the HPC Meeting on March 8th, 2012.

International Style

The 2002 Northeast Side Survey contains the following write-up on the International Style:

“The International Style was originally developed in Europe in the 1910s and 1920s by Le Corbusier, Walter Gropius, and Ludwig Mies van der Rohe. Some of the practitioners of the style emigrated to the United States and to Chicago, carrying with them the functional approach to architecture that was practiced at the Bauhaus, Gropius’ school of modern design. Gropius, who settled near Boston, Mies van der Rohe, who practiced in Chicago, and Richard Neutra, who worked in California, began a modernist tradition that influenced the work of countless other architects whose designs regularly won awards and were featured as *Architectural Record* houses of the year. International Style residential architecture is characterized by flat roofs, planar wall surfaces, and a lack of any applied ornamentation. These homes are generally low in profile but may stand two or even three stories, are asymmetrical and geometric in form, and often incorporate a considerable amount of glass in their designs. They are elegant in their attention to proportion and detailing.”

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
- Historical Narrative on 65 Vine (Courtesy of Jean Sogin)
- Historical Survey Entries for Schaffner Houses in Highland Park
- Original 1963 Building Permit for Construction
- Sales Brochure for 65 Vine Avenue









65 Vine Avenue

This International Style house was designed by Arnold Schaffner in 1963 for insurance executive Jerome Factor. Schaffner (1913-1986) graduated in architecture from the University of Illinois in 1935. In 1940 he married Adele Marco, the daughter of a liquor distributor. Schaffner served in both Europe and Japan during World War 2. After the war he and Chicago architect William Tackett formed the firm of Tackett and Schaffner which specialized in single family residences on the North Shore. After Tackett's death in the mid fifties, Schaffner got his own architectural license and continued as a solo practitioner, working out of his home in Kenilworth until his death in 1986.

The house sits on over two acres overlooking Lake Michigan. It is much larger than it looks because above the basement there is a lower level of living area which cannot be seen from the street. The house and grounds take advantage of the spectacular views, with walls of windows and an outdoor pool. The interior, with its the curved white walls, and a multitude of skylights is a luxurious mid-century design.

This is the best example of Schaffner's work in Highland Park. Other examples of his work in are 959 Sheridan Road and two ranch houses on Ravinoaks., all built around 1959. Before building their house on Vine the Factors lived on Knollwood Lane which is not far from these homes so they would have been familiar with his work.

Jerome Factor (1913-1998) was the nephew of Max Factor, the founder of the cosmetics company and the son of a Chicago gangster, John "Jake the Barber" Factor. Jerome achieved notoriety at age 19, when, as a student at Northwestern University, his father arranged for him to be "kidnapped". This was only a year after the Lindbergh child was kidnapped and murdered. The fake abduction was a public relations ploy. Jake was facing extradition charges, and the reasoning was that people would be sympathetic to a father whose child had been kidnapped. A year later, in 1933 there was a second kidnapping, which was probably also staged by Jake. This time Jake himself was kidnapped while Jerome was driving the car. In the forties Jake spent 6 years in prison for mail fraud.

In the fifties Jake moved to Las Vegas where he managed the Stardust Hotel. He later moved to Los Angeles where he was a real estate developer and donated to civil rights organizations. Jake's legal troubles followed him until the early sixties when he was in danger of being extradited but President Kennedy intervened and gave him a full pardon.

By the early 1960's Jerome had left the world of Chicago gangsters behind him. He had married, moved to Highland Park and his wife was active at North Shore Congregation Israel.

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="irregular"/>
DETAILS	<input type="text" value="Contemporary"/>	NO OF STORIES	<input type="text" value="1"/>
DATE of construction	<input type="text" value="1955"/>	ROOF TYPE	<input type="text" value="Gable on hip"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Wood - shingle"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	PORCH	<input type="text" value="Front"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text" value="Aluminum"/>
WALL MATERIAL (original)	<input type="text" value="Wood"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="sliding; fixed"/>
		WINDOW CONFIG	<input type="text" value="paired; single-pane"/>

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Sherwin, Julius L. House
COMMON NAME	
PERMIT NO	8769; 33017
COST	
ARCHITECT	Schaffner, Arnold & Assoc.
ARCHITECT2	
BUILDER	Schaffner, Arnold & Assoc.
ARCHITECT SOURCE	building permit



HISTORIC INFO	
---------------	--

LANDSCAPE	Midblock of no-outlet residential street; not visible from street; set at an angle on lot; accessed by long driveway; front driveway w/tree & plantings island; foundation bushes; bushes lining driveway; mature trees
-----------	---

PHOTO INFORMATION

ROLL1	1
FRAMES1	1-2
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\lakewood0059.jpg

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	7/29/03
SURVEYAREA	Braeside Survey Area

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 65

DIRECTION

STREET VINE

ABB AV

PIN 1623203022

LOCAL SIGNIFICANCE RATING S

POTENTIAL IND NR? (Y or N) N

CRITERIA -

Contributing to a NR DISTRICT? NC

Contributing secondary structure? -

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY building

CONDITION excellent

INTEGRITY not altered

SECONDARY STRUCTURE -

SECONDARY STRUCTURE

CURRENT FUNCTION Domestic - single dwelling

HISTORIC FUNCTION Domestic - single dwelling

REASON for SIGNIFICANCE International Style design distinctive for its complexity of form.

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION International Style

DETAILS

DATE of construction 1963

OTHER YEAR 1964

DATESOURCE building permit

WALL MATERIAL (current) Stucco

WALL MATERIAL 2 (current) Brick

WALL MATERIAL (original) Stucco

WALL MATERIAL 2 (original) Brick

PLAN irregular

NO OF STORIES 1

ROOF TYPE Flat

ROOF MATERIAL Not visible

FOUNDATION Concrete - poured

PORCH Front

WINDOW MATERIAL Metal

WINDOW MATERIAL

WINDOW TYPE casement

WINDOW CONFIG grouped

SIGNIFICANT FEATURES Flat roof; asymmetrical façade; smooth unornamented curtain walls that extend to create a perimeter fence of the rear of the property ; circular tower with flat roof and domed skylights

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Factor, Jerome House
COMMON NAME	
PERMIT NO	12416; 12979
COST	\$245,000
ARCHITECT	Schaffner, Arnold
ARCHITECT2	
BUILDER	Schaffner, Arnold Inc.
ARCHITECT SOURCE	building permit



HISTORIC INFO	
---------------	--

LANDSCAPE	Corner lot on two residential drives; brick lined circular front driveway lined with trees in individual planting beds; bushes along concrete and brick barrier walls that obscure the front of house; rear lake bluff overlook; mature trees; lawn sculptures
-----------	--

PHOTO INFORMATION

ROLL1	1
FRAMES1	16-19
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	4/4/02
SURVEYAREA	Northeast Survey Area

City of HIGHLAND PARK
ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY
CONTINUATION SHEET

STREET # 65

STREET VINE AV

ADDITIONAL PHOTOS OR INFORMATION



City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 70
 STREET Ravinoaks Ln
 ROLL # 15
 FRAME #s 27
 ROLL #
 FRAME #s

GENERAL INFORMATION

CLASSIFICATION building PRESENT USE single-family CONDITION excellent
SECONDARY STRUCTURES ORIGINAL USE single-family INTEGRITY unaltered

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Ranch	NO. OF STORIES	1
ARCHITECTURAL DETAILS	Contemporary	EXT. WALLS (current)	stone wood verticals
ORIGINAL CONSTRUCTION DATE	1958	EXT. WALLS (original)	stone wood verticals
SOURCE	permit-12/12/58	FOUNDATION	poured concrete
OVERALL SHAPE OR PLAN	L	ROOF (type & materials)	gable asphalt shingle
LANDSCAPE FEATURES	On cul de sac/residential street; paved circular driveway	WINDOW MATERIAL, TYPE(S)	wood fixed 1 light
		PORCH	

SIGNIFICANT FEATURES: Stone exterior; garage wing

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

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="major alterations and/or addition(s)"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="-"/>		
SECONDARY STRUCTURE	<input type="text" value="-"/>		

ARCHITECTURAL DESCRIPTION

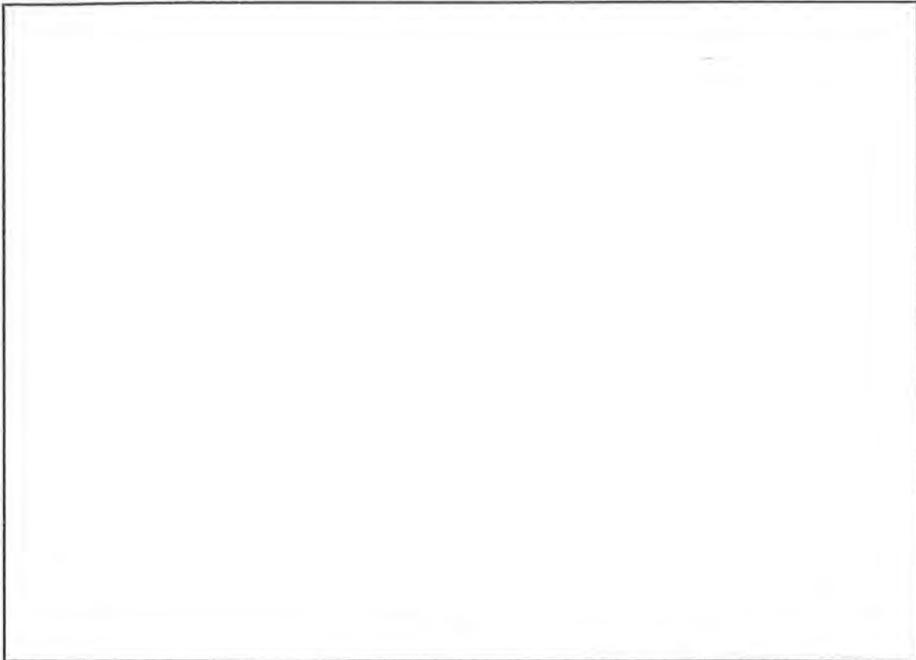
ARCHITECTURAL CLASSIFICATION	<input type="text" value="No style"/>	PLAN	<input type="text" value="irregular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="1956"/>	ROOF TYPE	<input type="text" value="Hipped"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Wood - shingle"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	PORCH	<input type="text" value="Recessed front"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text" value="Aluminum"/>
WALL MATERIAL (original)	<input type="text" value="Stucco"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="casement; awning; fixed"/>
		WINDOW CONFIG	<input type="text" value="grouped"/>

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Gutman, Maurice House
COMMON NAME	
PERMIT NO	9297; 25723; 32422
COST	\$43,800
ARCHITECT	Schaffner, Arnold & Assoc.
ARCHITECT2	
BUILDER	Schaffner, Arnold
ARCHITECT SOURCE	building permit



HISTORIC INFO

--

LANDSCAPE

Midblock of residential thoroughfare; uniform setback; front sidewalk & parkway; front circular driveway w/parking; bushes & plantings lining perimeter; yard plantings & bushes; mature trees

PHOTO INFORMATION

ROLL1	17
FRAMES1	13
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\sheridan0100.jpg

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	6/17/03
SURVEYAREA	Braeside Survey Area

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 112
 STREET Ravinoaks Ln
 ROLL # 15
 FRAME #s 24
 ROLL #
 FRAME #s

GENERAL INFORMATION

CLASSIFICATION building PRESENT USE single-family CONDITION excellent

SECONDARY STRUCTURES ORIGINAL USE single-family INTEGRITY unaltered

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Ranch	NO. OF STORIES	1
ARCHITECTURAL DETAILS	Contemporary	EXT. WALLS (current)	stone wood verticals
ORIGINAL CONSTRUCTION DATE	1958	EXT. WALLS (original)	stone wood verticals
SOURCE	permit-6/23/58	FOUNDATION	poured concrete
OVERALL SHAPE OR PLAN	L	ROOF(type & materials)	gable asphalt shingle
LANDSCAPE FEATURES	On cul de sac/residential street; paved curving driveway	WINDOW MATERIAL, TYPE(S)	wood awning; fixed 1 light
		PORCH	

SIGNIFICANT FEATURES: Garage wing; front entry door with 1 light sidelights

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

SIGNIFICANCE



LOCAL SIGNIFICANCE RATING: NC

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

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) N

Criteria _____

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

Contributing secondary structure? (C or NC) -

LISTED ON EXISTING SURVEY:(IHSS, NR, etc.) No

RESEARCH INFORMATION

HISTORY

ARCHITECTURE

HISTORIC NAME: _____

ARCHITECT Schaffner, Arnold

COMMON NAME: _____

SOURCE permit-6/23/58

HISTORIC INFORMATION:

BUILDER _____

Original owner was Philip Chess (permit)

COST _____

OTHER ARCHITECTURAL INFORMATION:

AREA Central East

SURVEYOR Jennifer Kenny

DATE 12/09/1998

PIN _____

RESEARCHER _____

DATE _____

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 166
 DIRECTION
 STREET OAK KNOLL
 ABB TER
 PIN 1731305013
 LOCAL SIGNIFICANCE RATING C
 POTENTIAL IND NR? (Y or N) N
 CRITERIA -
 Contributing to a NR DISTRICT? C
 Contributing secondary structure? -
 Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY building CURRENT FUNCTION Domestic - single dwelling
 CONDITION good HISTORIC FUNCTION Domestic - single dwelling
 INTEGRITY not altered REASON for SIGNIFICANCE
 SECONDARY STRUCTURE -
 SECONDARY STRUCTURE -

ARCHITECTURAL DESCRIPTION

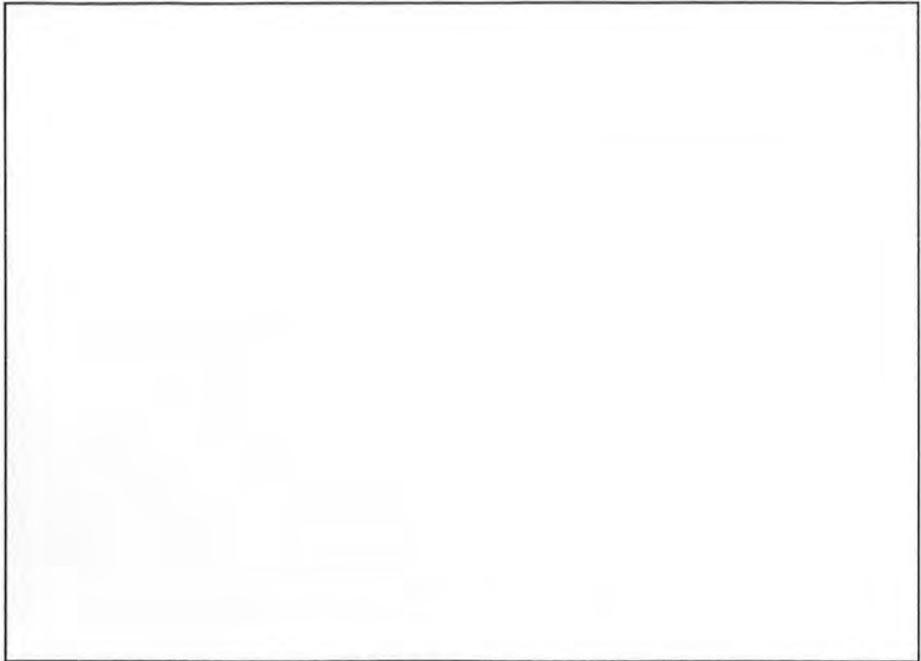
ARCHITECTURAL CLASSIFICATION Split-Level PLAN L
 DETAILS Contemporary NO OF STORIES 1.5
 DATE of construction 1954 ROOF TYPE Hipped
 OTHER YEAR ROOF MATERIAL Asphalt - shingle
 DATESOURCE building permit FOUNDATION Concrete - poured
 WALL MATERIAL (current) Stone PORCH Front entry
 WALL MATERIAL 2 (current) Wood WINDOW MATERIAL Wood
 WALL MATERIAL (original) Stone WINDOW MATERIAL Vinyl
 WALL MATERIAL 2 (original) Wood WINDOW TYPE awning; casement
 WINDOW CONFIG ribbon; grouped

SIGNIFICANT FEATURES Ribbon windows; recessed entry with 2-story stacked window

ALTERATIONS -

HISTORIC INFORMATION

HISTORIC NAME	Wexler, Sidney House
COMMON NAME	
PERMIT NO	7629
COST	\$48,600
ARCHITECT	Schaffner, Arnold & Assoc.
ARCHITECT2	
BUILDER	Schraffner, Arnold Inc.
ARCHITECT SOURCE	building permit



HISTORIC INFO	
---------------	--

LANDSCAPE	Front sidewalk and parkway; front driveway wrapping around a tree; front sidewalk and parkway; foundation bushes and plantings; flanking end of driveway; mature trees
-----------	--

PHOTO INFORMATION

ROLL1	25
FRAMES1	30
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\oakknoll0166.jpg

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/30/03
SURVEYAREA	Braeside Survey Area

STREET #	146
DIRECTION	
STREET	INDIAN TREE
STREET TYPE	DR
PIN	1636406015
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Addition(s)	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	-		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	Rectangular
DETAILS		NO OF STORIES	2
DATE of construction	1941	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	-
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/fixe
		WINDOW CONFIG	8/8; multi-light

SIGNIFICANT FEATURES Low pitched hipped roof; center front entry with classical surround; attached garage; 3-sided 1st story front and south side window bays; historic double hung and multi-light windows

ALTERATIONS 2 story rear addition (no date)

HISTORIC INFORMATION

HISTORIC NAME	Strauss, Marshall E. House
COMMON NAME	
PERMIT NO	4357
COST	14690
ARCHITECT	Schaffner, Arnold
ARCHITECT2	
BUILDER	Norris, Walter Co.
ARCHITECT SOURCE	Permit

PERMITINFO: #4357 (6/9/1941)--brick veneer SFD & 2 car attached garage (original address--2328 Indian Tree Drive); #21986 (\$25000)--addition (\$25000)

HISTORIC INFO	
---------------	--

LANDSCAPE	Midblock on west side of residential street; front sidewalk; front driveway; similar setbacks; mature trees
-----------	---

PHOTO INFORMATION

ROLL1	12
FRAMES1	30
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\IndianTree146.jpg

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	3/23/2007
SURVEYAREA	GREEN BAY CORRIDOR

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 112
 STREET Ravinoaks Ln
 ROLL # 15
 FRAME #s 24
 ROLL #
 FRAME #s

GENERAL INFORMATION

CLASSIFICATION building PRESENT USE single-family CONDITION excellent
SECONDARY STRUCTURES ORIGINAL USE single-family INTEGRITY unaltered

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Ranch	NO. OF STORIES	1
ARCHITECTURAL DETAILS	Contemporary	EXT. WALLS (current)	stone wood verticals
ORIGINAL CONSTRUCTION DATE	1958	EXT. WALLS (original)	stone wood verticals
SOURCE	permit-6/23/58	FOUNDATION	poured concrete
OVERALL SHAPE OR PLAN	L	ROOF(type & materials)	gable asphalt shingle
LANDSCAPE FEATURES	On cul de sac/residential street; paved curving driveway	WINDOW MATERIAL, TYPE(S)	wood awning; fixed 1 light
		PORCH	

SIGNIFICANT FEATURES: Garage wing; front entry door with 1 light sidelights

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

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: NC

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

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) N

Criteria _____

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

Contributing secondary structure? (C or NC) -

LISTED ON EXISTING SURVEY:(IHSS, NR, etc.) No

RESEARCH INFORMATION

HISTORY

HISTORIC NAME: _____

COMMON NAME: _____

HISTORIC INFORMATION:

Original owner was Philip Chess (permit)

ARCHITECTURE

ARCHITECT Schaffner, Arnold

SOURCE permit-6/23/58

BUILDER _____

COST _____

OTHER ARCHITECTURAL INFORMATION:

AREA Central East

SURVEYOR Jennifer Kenny

DATE 12/09/1998

PIN _____

RESEARCHER _____

DATE _____

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y OR N)

Criteria

CONTRIBUTING to a NR district?
(C or NC)

Contributing secondary structure?
(C or NC)

LISTED ON EXISTING SURVEY?
(IHSS, NR, etc.)



GENERAL INFORMATION

CATEGORY

CONDITION

INTEGRITY

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION

HISTORIC FUNCTION

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

ARCHITECTURAL CLASSIFICATION2

ORIGINAL CONSTRUCTION DATE

DATE SOURCE

EXTERIOR WALLS (current)

EXTERIOR WALLS (original)

SIGNIFICANT FEATURES

ALTERATION(S)

OVERALL SHAPE OR PLAN

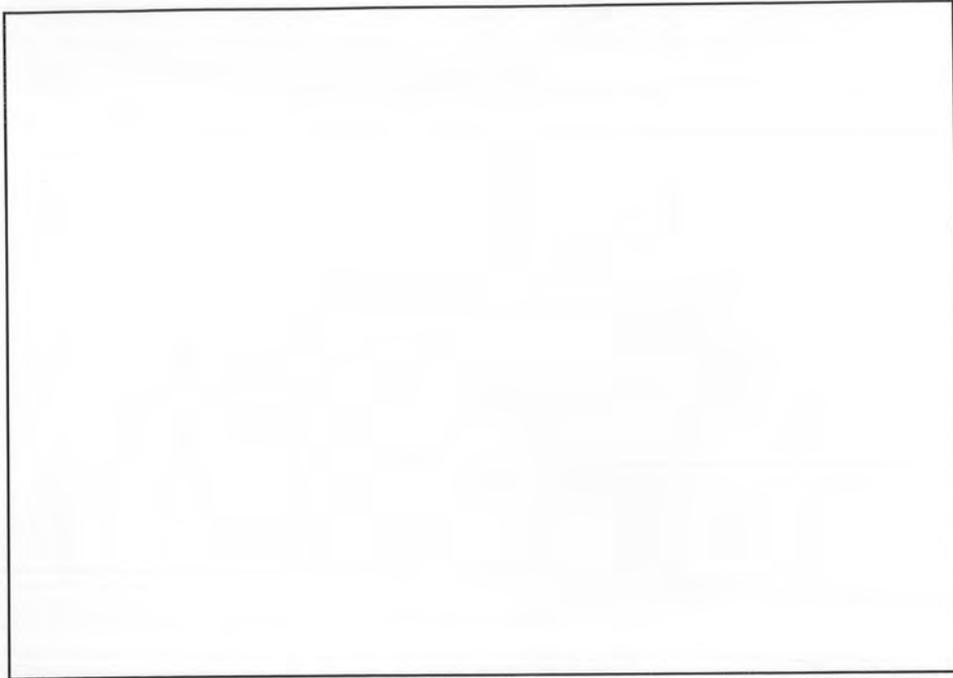
NO. OF STORIES

WINDOW MATERIAL, TYPE(S)

PORCH

ROOF (type and materials)

FOUNDATION



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

ADDITIONAL INFORMATION:

SURVEY AREA:

AREA

LANDSCAPE FEATURES

PHOTOGRAPHIC INFORMATION:

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

PREPARER

ORGANIZATION

DATE

1143 SHERIDAN RD

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #
DIRECTION
STREET
ABB
PIN



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

GENERAL INFORMATION

CATEGORY
CONDITION
INTEGRITY

CURRENT FUNCTION
HISTORIC FUNCTION

SECONDARY STRUCTURE
SECONDARY STRUCTURE 2

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION
ARCHITECTURAL CLASSIFICATION
ORIGINAL CONSTRUCTION DATE
DATE SOURCE
EXTERIOR WALLS (current)
EXTERIOR WALLS (original)

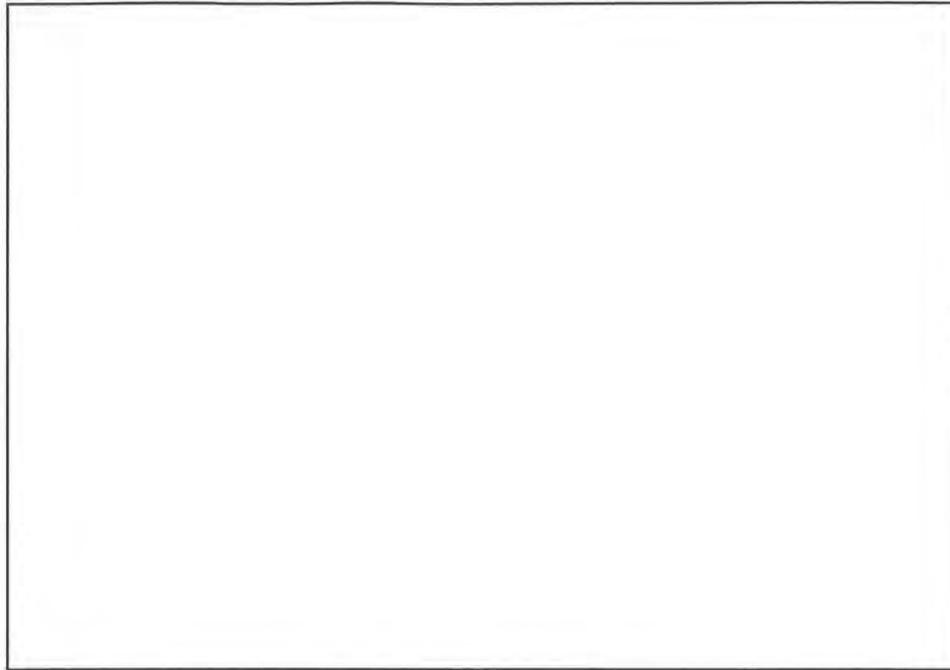
OVERALL SHAPE OR PLAN
NO. OF STORIES
WINDOW MATERIAL, TYPE(S)

PORCH
ROOF (type and materials)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

ADDITIONAL INFORMATION:

SURVEY AREA:

AREA

LANDSCAPE FEATURES

PHOTOGRAPHIC INFORMATION:

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

PREPARER

ORGANIZATION

DATE

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	Sokolsky, Burton
COMMON NAME	
PERMIT NO	7616
COST	34500
ARCHITECT	Schaffner, Arnold
ARCHITECT2	
BUILDER	Schaffner, Arnold
ARCHITECT SOURCE	building permit



HISTORIC INFO	Former site of brick veneer 1 story house built in 1954.
---------------	--

LANDSCAPE	Midblock on west side of curving residential street; side driveway; similar setback; mature trees
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PHOTO INFORMATION

ROLL1	24
FRAMES1	36
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

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #
DIRECTION
STREET
ABB
PIN

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

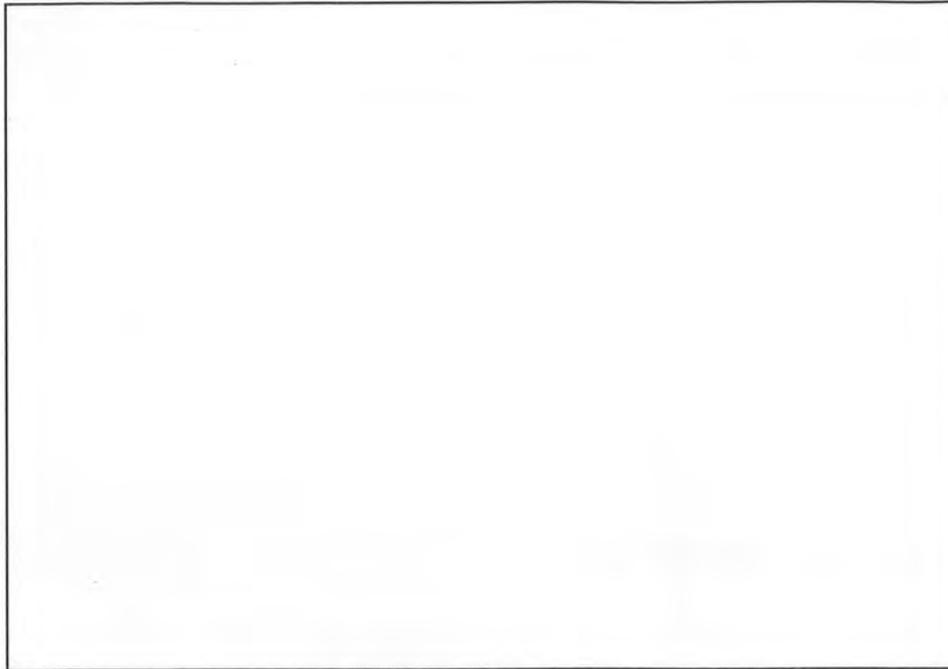


GENERAL INFORMATION

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

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION OVERALL SHAPE OR PLAN
ARCHITECTURAL CLASSIFICATION2 NO. OF STORIES
ORIGINAL CONSTRUCTION DATE WINDOW MATERIAL, TYPE(S)
DATE SOURCE casement; awning grouped
EXTERIOR WALLS (current) PORCH
 ROOF (type and materials)
EXTERIOR WALLS (original)
 FOUNDATION
SIGNIFICANT FEATURES
ALTERATION(S)



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

ADDITIONAL INFORMATION:

SURVEY AREA:

AREA

LANDSCAPE FEATURES

PHOTOGRAPHIC INFORMATION:

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

PREPARER

ORGANIZATION

DATE

730 SHERIDAN RD

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 229

DIRECTION

STREET SHERIDAN

ABB RD

PIN 1731305002

LOCAL SIGNIFICANCE RATING C

POTENTIAL IND NR? (Y or N) N

CRITERIA -

Contributing to a NR DISTRICT? C

Contributing secondary structure? -

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY building CURRENT FUNCTION Domestic - single dwelling

CONDITION good HISTORIC FUNCTION Domestic - single dwelling

INTEGRITY minor alterations REASON for SIGNIFICANCE

SECONDARY STRUCTURE -

SECONDARY STRUCTURE -

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Ranch PLAN rectangular

DETAILS Colonial Revival NO OF STORIES 1

DATE of construction 1950 ROOF TYPE Side gable

OTHER YEAR FOUNDATION Concrete - poured

DATESOURCE building permit PORCH Recessed front

WALL MATERIAL (current) Brick WINDOW MATERIAL Wood

WALL MATERIAL 2 (current) WINDOW MATERIAL Vinyl

WALL MATERIAL (original) Brick WINDOW TYPE casement; fixed

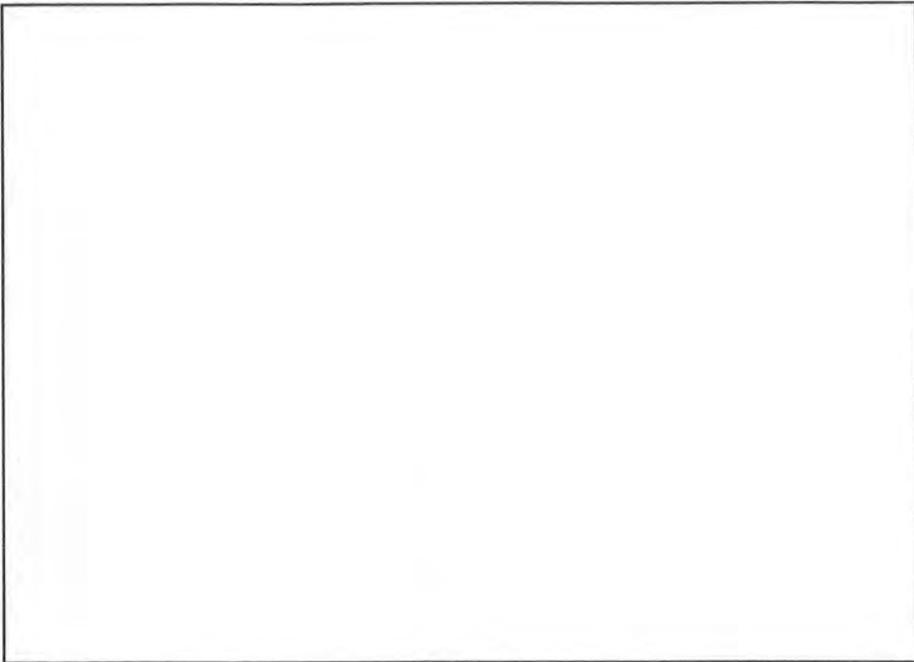
WALL MATERIAL 2 (original) WINDOW CONFIG stacked; multi-light

SIGNIFICANT FEATURES Friezeboard; picture windows; wide, central chimney rising through the roof

ALTERATIONS Multi-light vinyl snap-in windows

HISTORIC INFORMATION

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO	6370; 8948
COST	\$30,000
ARCHITECT	Schaffner, Arnold
ARCHITECT2	<input type="text"/>
BUILDER	Tackett & Schaffner
ARCHITECT SOURCE	building permit



HISTORIC INFO	<input type="text"/>
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LANDSCAPE	Midblock of busy residential thoroughfare; front driveway w/parking; front walkway to driveway; foundation bushes obscuring house; mature trees
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PHOTO INFORMATION

ROLL1	17
FRAMES1	31
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	e:\sheridan0229.jpg

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	6/17/03
SURVEYAREA	Braeside Survey Area

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

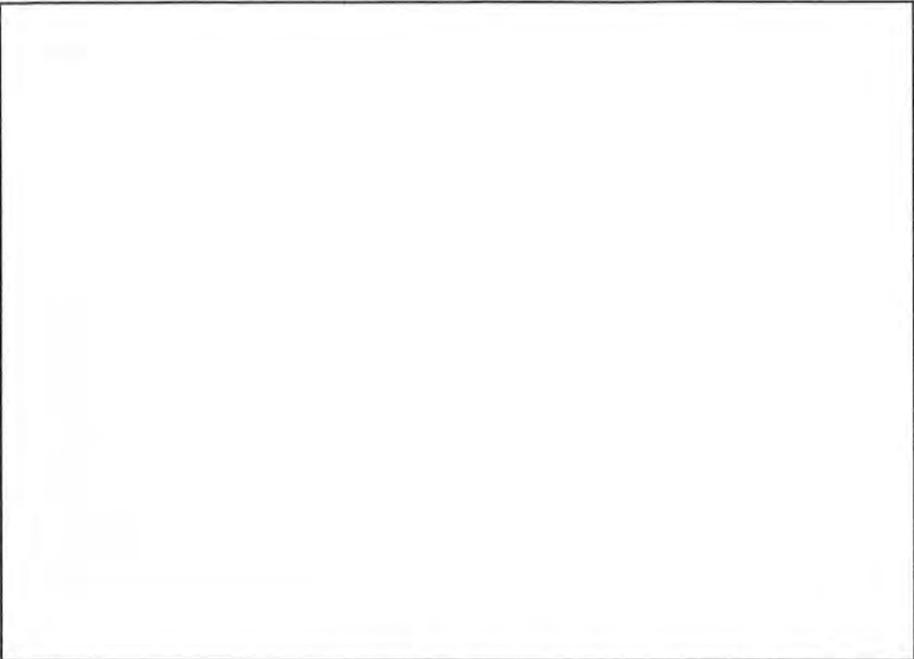
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CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="minor alterations"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="-"/>		
SECONDARY STRUCTURE	<input type="text" value="-"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Ranch"/>	PLAN	<input type="text" value="L"/>
DETAILS	<input type="text" value="Contemporary"/>	NO OF STORIES	<input type="text" value="1.5"/>
DATE of construction	<input type="text" value="1961"/>	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="Recessed front"/>
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="picture; casement"/>
SIGNIFICANT FEATURES	<input type="text" value="Rafter tails"/>	WINDOW CONFIG	<input type="text" value="ribbon; paired"/>
ALTERATIONS	<input type="text" value="Skylight"/>		

HISTORIC INFORMATION

HISTORIC NAME	Schaffner, Michael House
COMMON NAME	
PERMIT NO	11512
COST	\$45,000
ARCHITECT	Schaffner, Arnold & Assoc.
ARCHITECT2	
BUILDER	Schaffner, Arnold, Inc.
ARCHITECT SOURCE	building permit



HISTORIC INFO

LANDSCAPE Midblock of residential street; uniform setback; front sidewalk and parkway; front circular driveway; foundation bushes and bushes in foundation stone, planting bed; mature trees

PHOTO INFORMATION

ROLL1	25
FRAMES1	27
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\oakknoll0189.jpg

SURVEY INFORMATION

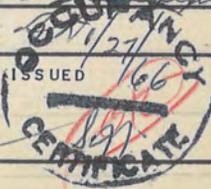
PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/30/03
SURVEYAREA	Braeside Survey Area

DATE PERMIT ISSUED 7-23-63		BUILDING ADDRESS 65 Vine Avenue		BUILDING PERMIT NUMBER 12416	
BUILDING ON OF LOT 4 BLOCK 31 SUBDIVISION					
NAME OF OWNER Jerome Factor		ADDRESS 1546 Knollwood		PHONE NUMBER ID 2 8222	
ARCHITECT Arnold Schaffner		ADDRESS 994 Linden Winnetka		PHONE NUMBER Hi 6 7200	
GENERAL CONTRACTOR Architect		ADDRESS		PHONE NUMBER	
PERMIT ISSUED TO Architect		ADDRESS		PHONE NUMBER	
TYPE OF CONSTRUCTION SFD		SQUARE FEET 245,000 # 818 ⁰⁰	CUBIC FEET	LOT AREA	
BUILDER'S ESTIMATE \$ 200,000.00	BUILDING DEPT. EST. \$ 200,100.00	PERMIT FEE \$ -668.00 +150 ⁰⁰	BUILDING DEPOSIT \$ 100.00	GUARANTEE DEPOSIT NUMBER 5652	
TYPE OF HEAT FA	PERMIT NUMBER 756	MAKE OF BURNER	DATE INSTALLED	LOCATION	
DRIVEWAY PERMIT NO. 3904	DEPOSIT NUMBER 5653	DATE ISSUED 7-23-63	CONTRACTOR LeMoyné Conc.		
SITE INSPECTION 7/24/63			BY [Signature]		
FOOTING AND FOUNDATIONS 7/13/63 - Footings OK crawl space S.W. corner			BY		
FRAMING 7/16/64 Garage only - 7/16/64 balance OK			BY		
ROOFING by T. Kaar, as per trust Jorgensen foreman on job			BY		
HEATING Rough OK. H.S. 12/29/64			BY		
DRIVEWAY			BY		

BY [Signature] all of basement frame - except furnace room & storage room west. BB

BY [Signature] frame g/w/b4 basement and 1st floor O.K. BB

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		ADDRESS			PHONE NUMBER	
Shore Line Electric		1413 Howard St - Evanston			UN 4-2354	
ELEC. PERMIT NO.	DATE ISSUED	NO. FIXTURES	FLOOR AREA	SIZE OF MAIN WIRE	SIZE OF BRANCH WIRE	
10957+	8-13-63					
SYSTEM	NO. 15 AMP CIRCUITS	NO. 20 AMP CIRCUITS	NO. OPENINGS	NO. SOCKETS		
10945						
NO. CIRCUITS	NO. MOTORS	NO. RANGES	OTHERS			
2 final	3/18/65 H.S. per memo. in connection of H.S.		Kitchen and two factors both not completely garage plbg. rough OK. 9/9/64 H.S.			
DRAINAGE		Sanitary & Storm Sewers Completed 9/9/63		BY E. C. Patton		
PLUMBING		11/6/63 Craw Space Area Only & E.C.P. 11/20/63 Basement area Complete System E.C.P.		BY		
ELECTRICAL		8/16/63 Temp. Sec. 4-21-64 L.R. Slab		BY		
FINAL INSPECTIONS		Garage - 5-7-64 - Basement - 8-26-64		BY		
FINAL INSPECTION		Bath House - 9-22-64		BY		
PLOTTED SURVEY SUBMITTED				CERTIFICATE OF OCCUPANCY ISSUED		
				TR Kean		



CITY OF HIGHLAND PARK, ILLINOIS
 BUILDING DEPARTMENT 65 Vine

BUILDING PERMIT FILE CARD

p 847.446.9600
f 847.446.9603

THE HUDSON COMPANY 851 SPRUCE STREET, WINNETKA, ILLINOIS 60093

65 VINE STREET
HIGHLAND PARK, ILLINOIS

Spectacular Lakefront Contemporary



LISTING AGENT JOANNE HUDSON

CONTACT p 847.446.9600
f 847.446.9603
joanne@thehudsoncompany.com

Property Summary

65 VINE STREET HIGHLAND PARK, ILLINOIS

- LOT SIZE**
 - Approximately 2.6 acres (254 x 450 x 254 x 450)
- BUILT**
 - 1963-1964 for insurance executive Jerome Factor
- ARCHITECT**
 - Arnold S. Schaffner (1913-1986) of Tackett & Schaffner
- ROOMS**
 - 15 Rooms (see floor plans for room dimensions)
5+ bedrooms, 7 full and two half baths including pool house outdoor bath and lower level dressing rooms
- TAXES**
 - \$108, 935 / year 2008 real estate taxes
- PROPERTY FEATURES**
 - Idyllic oasis on 2.6 acres of prime lakefront living with unsurpassed views of Lake Michigan. Extraordinary design elements seamlessly blend nature and home
 - Marble path leads from private front entrance and continues through foyer to all entertaining rooms on the first floor all bathed in natural sunlight from circular skylights and huge windows
 - Spectacular living room with huge fireplace (with pop-up television) and inspiring views of Lake Michigan, grounds and pool
 - Formal , banquet-sized dining room with beautiful built-ins and dramatic chandelier
 - Avant-garde kitchen with two islands, carrera marble counters, beautiful walls of cabinets and shelves, two walk-in storage closets, two refrigerators, two freezers, four ovens, grill, two warming drawers and desk planning area.
 - Lounge with professional bar, grill and large eating area
 - Family Room/Library with handsomely crafted built-ins and gorgeous lake views
 - Master suite wing with his bath with dressing room, her bath with dressing room, elegant bedroom with unsurpassed lake views, and private office/studio with awesome lake views.
 - Three additional bedrooms (one used as den) and two baths in the secondary bedroom wing (adjacent to master suite).
 - Guest suite with private bath, sitting room and separate bedroom
 - Lower level with rec room, game room, play room, dressing rooms/ baths for pool, sauna and convenient stair access to the exterior. Large storage rooms also in lower level
 - Three car attached garage and two car detached garage
 - Pool 'house' with bathroom, showers and dressing areas
 - Gorgeous pool with cabana bar and grill
 - Lovely bluestone terrace which spans the living room, family room and master suite
 - Lushly landscaped property with privacy wall surrounding the entire property
 - Private beach (approximately 250 feet) accessed by meandering stairs and wooden walkway from house and pool area.
 - Roof - rubber roof spring, 2010
 - Skylights repaired and replaced in spring, 2010
- LOCATION**
 - Lakefront property in convenient Highland Park locale
- SCHOOLS**
 - Indian Trail Elementary School
 - Elm Place Junior High
 - Highland Park High School

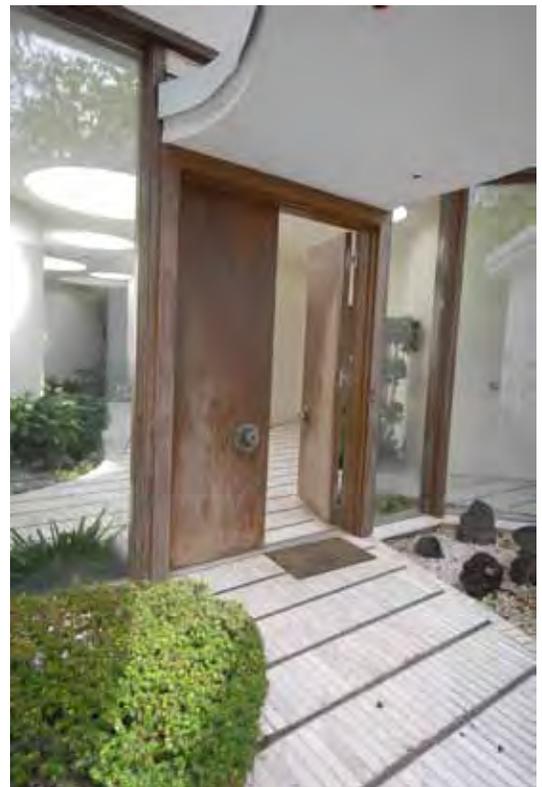
Information deemed reliable although not warranted or guaranteed. Equal Housing Opportunity.



65 VINE STREET
HIGHLAND PARK, ILLINOIS

Private Courtyard Entry

The beautiful marble tiled walk leads from the outdoor courtyard into the front foyer and hall, offering a hint of the panoramic views of the expansive property and Lake Michigan.



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HIGHLAND PARK, ILLINOIS

Enthralling Entrance Hall

The front foyer and hall is bathed in sunlight from eleven circular skylights and is bordered by in-set planters that surround you with fresh, green plants and flowers, blending natural beauty with the interior architecture. This grand hall leads to the formal dining room, family room, living room and kitchen.



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HIGHLAND PARK, ILLINOIS

Resplendent Foyer

The gracious entry hall opens to a long foyer leading to all areas of the house, all with inspiring Lake Michigan views.





Spectacular Living Room

The living circular living room enjoys spectacular views of terraces, pool, lawn, flowers and Lake Michigan. The slate floor continues throughout the attached lounge and eating area. The expansive fireplace with curved stepped hearth and wall of sliding tall glass doors adds to the allure of this incredible room. Spot light cans in the ceiling are strategically placed to feature treasured art collections. The 14 foot ceilings highlight the dramatic affect of this wonderful room.



65 VINE STREET
HIGHLAND PARK, ILLINOIS

Dining Room

The oval shaped dining room has an elliptical skylight with 32 lighting globes. Built-in cabinets offer drawers and shelves for additional storage for china and crystal. The open entrance offers wonderful views of the property and Lake Michigan.





Lounge / Casual Eating Area

The bar and eating area is adjacent to the living room. The wet bar has abundant cabinets and a liquor closet, deep drawers, double sinks, refrigerator, pop-up appliances and icemaker.

The eating area is located next to the indoor grill (convenient to pool for a break from the sun) and accesses the terrace and pool via sliding glass doors.



65 VINE STREET
HIGHLAND PARK, ILLINOIS



Avant-Garde Kitchen

The avant-garde kitchen, designed in 1963, was well ahead of its time. Two half-moon preparation islands with cooktop, dishwasher, three sinks and storage allow for ease in preparation. Walls of cabinets and shelves, a walk-in silver closet and a large walk-in storage pantry, in-counter butcher block chopping boards with under-counter refuse collection and 2 in-wall tin foil and plastic wrap dispensers. Over 42 linear feet of counter space represents the wonderful space in this kitchen.



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HIGHLAND PARK, ILLINOIS



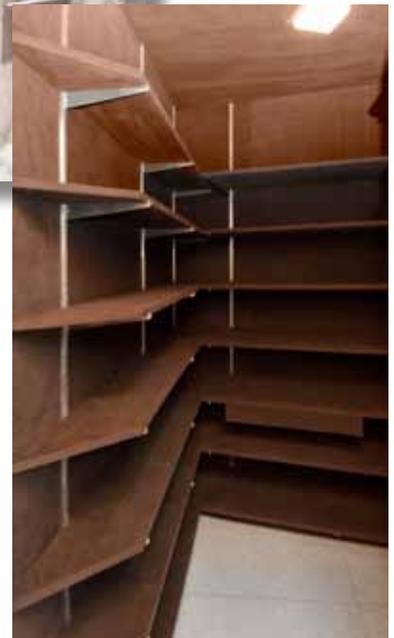
FEATURES

- Four ovens
- Two warming drawers with moisture control
- Grill
- Two Sub-Zero refrigerators
- Two Sub-Zero freezers
- Two cooktops
- Pop-up appliances
- Ice maker



65 VINE STREET
HIGHLAND PARK, ILLINOIS

Kitchen Continued



SILVER CLOSET WITH LINED SHELVES

Family Room / Library

The family room is located off the front hall and enjoys views of the yard, pool and lake, and a convenient location within the heart of the home. Hardwood floors, a fireplace, and walls of bookshelves surround this handsome room. The entertainment wall houses a television, wet bar and refrigerator. Ceiling canned and spot lighting creates a lovely ambiance at night.



CARD TABLE, DVD AND CD STORAGE

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HIGHLAND PARK, ILLINOIS

Family Room / Library Continued



Laundry/Mud Room

The attached laundry room offers additional storage in the wall of closets (pull-out drawers are especially convenient) and the additional fold-down counter for additional prep and storage during parties results in added convenience. A special heater has been installed for hosiery and lingerie.



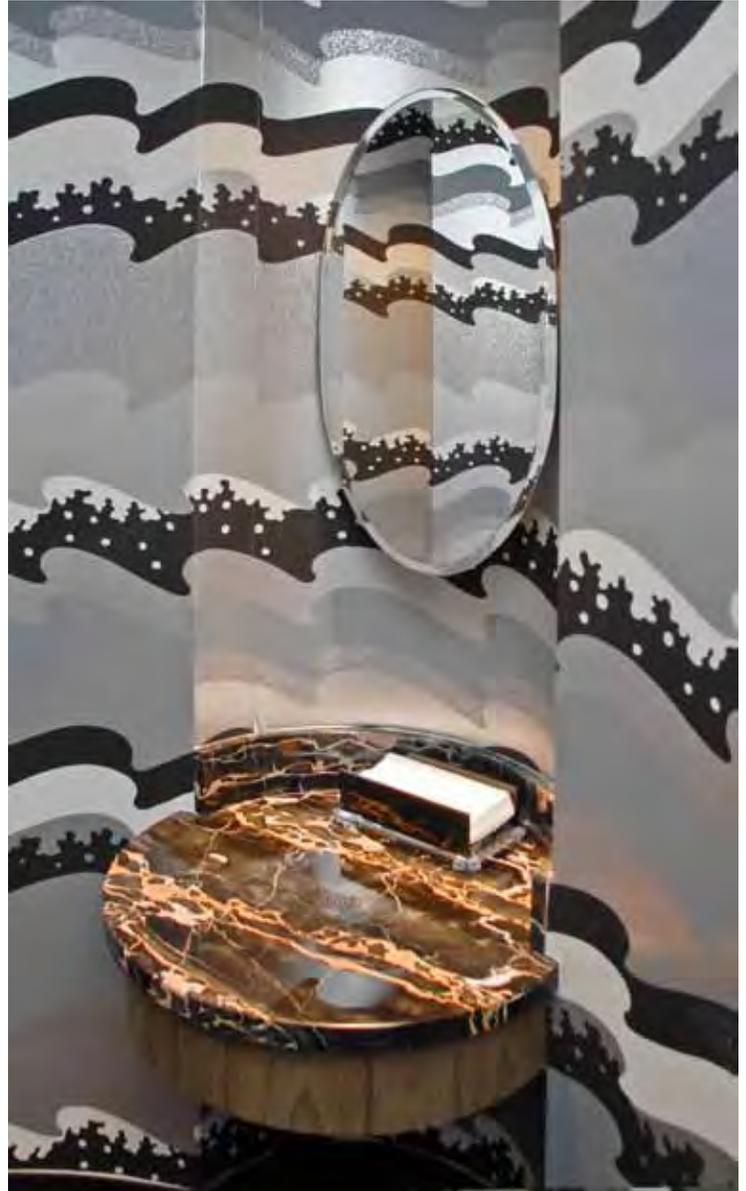
FIRST OF TWO LAUNDRY ROOMS
(SECOND LAUNDRY ROOM FOR
WET BATHING SUITS AND TOWELS IS
LOCATED IN LOWER LEVEL).

WALK-IN PANTRY STORAGE LOCATED
BETWEEN KITCHEN AND MUDROOM/
LAUNDRY ROOM

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HIGHLAND PARK, ILLINOIS

Formal Powder Room

The guest powder room is privately tucked away off the front hall. A water closet and separate make-up area have been designed with entertaining in mind.



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Staircase to Lower Level



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Master Suite Retreat

The magnificent master suite is located in a wing next to the secondary bedrooms, allowing for utmost privacy and convenience. His and her luxurious baths, both with dressing areas, a dramatic bedroom with gorgeous views of the terrace (accessed by sliding glass doors) pool, yard, and Lake Michigan make this a true oasis. A sun-filled office/studio completes this elegant suite.



"Her" Bath

Luxury defined! This lovely bath with gorgeous marble tiles offers a deep soaking tub, circular marble vanity with make-up mirrors, and a large dressing room with mirrors and closets. This private get-away has abundant closets designed to accommodate all of your storage needs.



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HIGHLAND PARK, ILLINOIS

"His" Bath

This handsome 'his' bath has center island, finely crafted closets, soaking tub, shower and water closet. Skillfully crafted closets have been designed for ties, shoes, shirts, slacks – no detail has been spared.



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HIGHLAND PARK, ILLINOIS

Office

Working from home has never been such a treat. Breathtaking views of the surrounding grounds, pool, and Lake Michigan are viewed from all angles of this dramatic room. This addition (1980's) blends perfectly with the original architecture.



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Bedroom Wing

The secondary bedroom wing is comprised of two additional bedrooms and a sitting room (which could be easily converted to a fourth bedroom) and two en suite bathrooms. These bedrooms are all unique in design, spacious, and enjoy private outdoor rooms created by professional landscaping.



Additional Bedrooms Continued

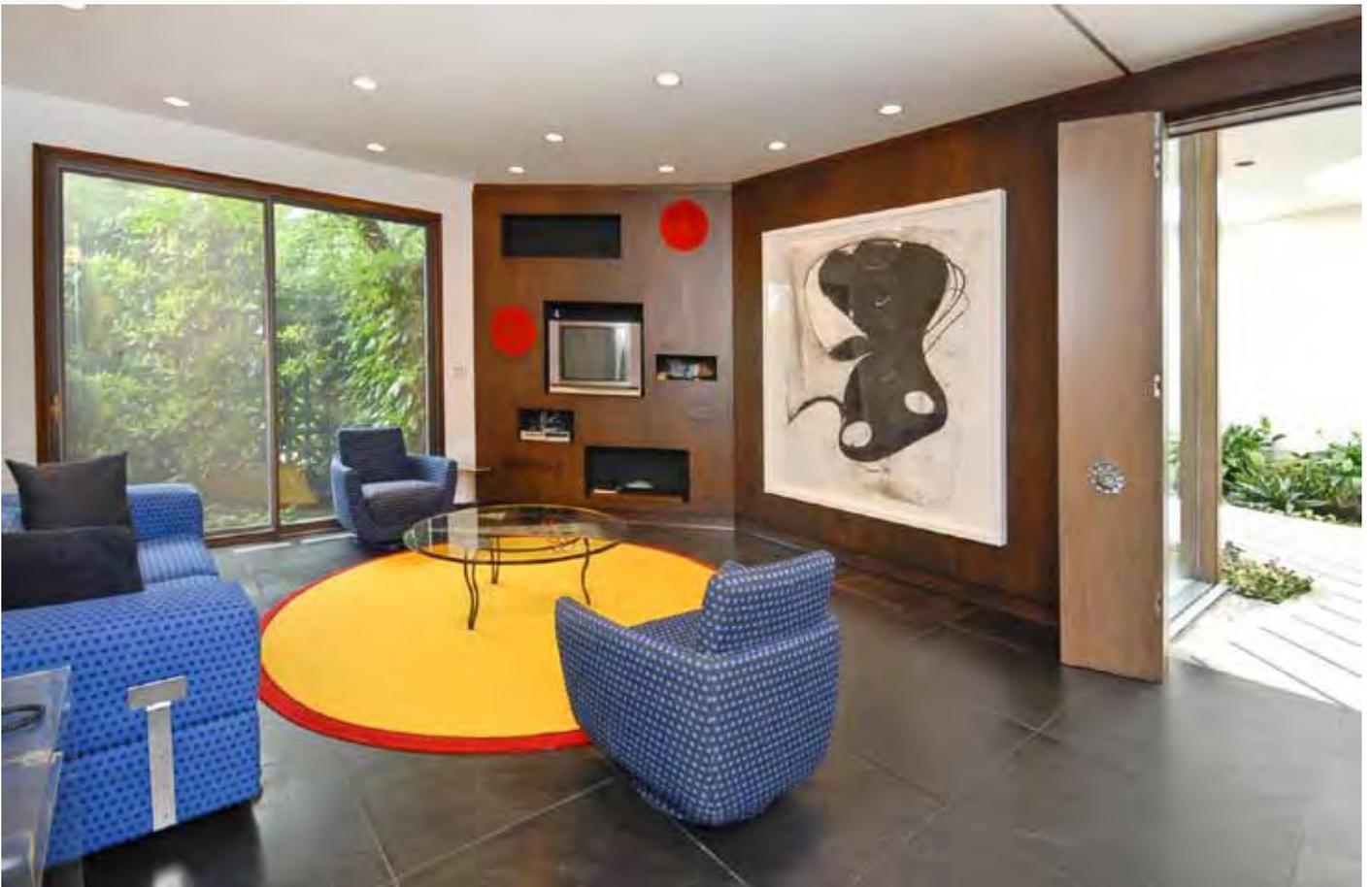


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Additional Bedroom / Sitting Room



Private Guest Suite

The guest suite is adjacent to the kitchen and located down a private hall. This mini-apartment is comprised of bath with tub and shower, sitting room and large bedroom. The built-in drawers and double closets allows for ample storage while its location ensures utmost privacy.



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HIGHLAND PARK, ILLINOIS



Lower Level

The spacious lower level has two large recreation rooms (one could easily be a media room), a game room, three storage rooms, and mechanical rooms. Two changing rooms, both with showers, are conveniently accessed by outdoor stairs to the pool. A separate powder room is located off the main recreation room. The adjacent sauna is wonderful for warming up after a dip in the pool. Additional washer and dryer are located here for convenient pool laundering.



Lower Level Continued



65 VINE STREET
HIGHLAND PARK, ILLINOIS

Lower Level Continued



MECHANICALS

- 8 Zones for heat and air
- Five heating units
- Five condensers
- Two sump pumps, one with battery back-up
- Four hot water heaters
- Central Vac throughout
- Roof - rubber roof spring, 2010
- Skylights repaired and replaced in spring, 2010



Lower Level Pool His and Her Changing Rooms



65 VINE STREET
HIGHLAND PARK, ILLINOIS



Extraordinary Grounds

The pool is surrounded by wooden decking and patios and a delightful fountain adds to the ambiance. The views of Lake Michigan are simply magnificent. The pool cabana, with sink and grill, makes outdoor entertaining a breeze. An outdoor shower/dressing/bathroom, divided into his and her sections, adds extra convenience.





Extraordinary Grounds Continued

The spectacular 2.5 acre grounds are professionally landscaped with manicured lawns, flowerbeds, terraces and ground cover. All areas are watered by a sprinkler system. The three car attached and two car detached garage share a heated driveway (at garages), ideal for our Chicago winters. The wide circular drive offers abundant guest parking with two separate parking pads



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Extraordinary Grounds Continued



65 VINE STREET
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Extraordinary Grounds Continued



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Extraordinary Grounds Continued



www.thehudsoncompany.com

3 CAR ATTACHED AND 2 CAR DETACHED GARAGES SHARE A HEATED DRIVEWAY (AT GARAGE ENTRANCES)

65 VINE STREET
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Serene Private Beach

A private wooden path and stairs leads from the pool area to the private beach, making the traverse from beach to home an easy walk.



65 VINE STREET
HIGHLAND PARK, ILLINOIS

MAIN LEVEL

65 Vine Avenue
Highland Park

Main Floor



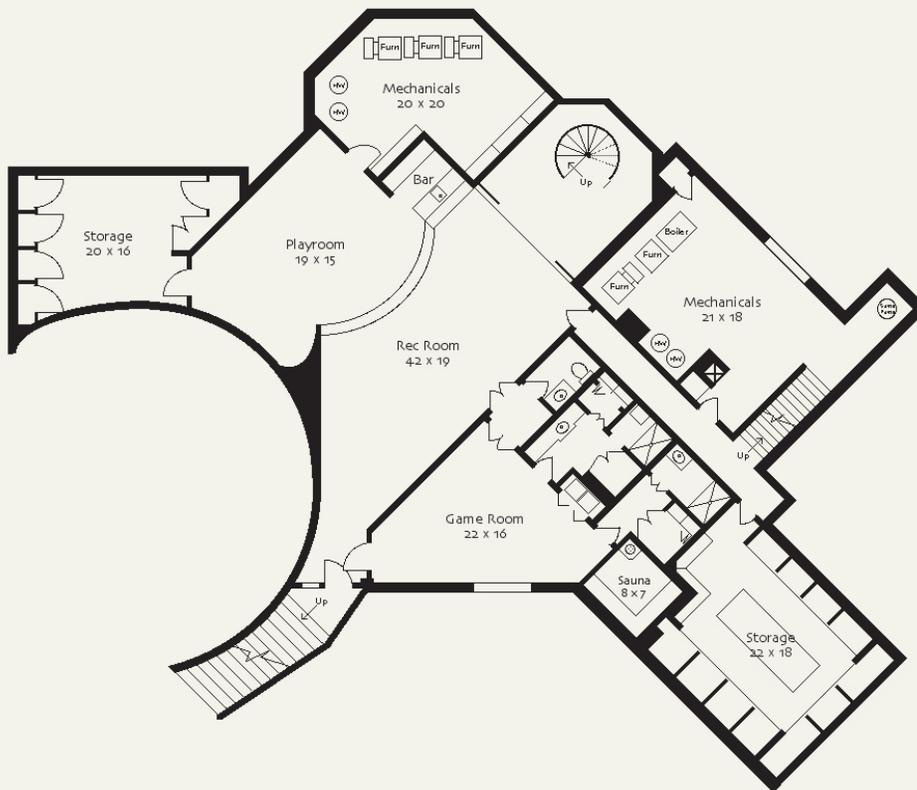
Measurements are approximate. Room sizes are rounded to the nearest foot. Information is not guaranteed. Drawing is illustrative, not for architectural purposes.

65 VINE STREET
HIGHLAND PARK, ILLINOIS

65 Vine Avenue
Highland Park

Lower Level

LOWER LEVEL



 Measurements are approximate. Room sizes are rounded to the nearest foot. Information is not guaranteed. Drawing is illustrative, not for architectural purposes.

65 VINE STREET
HIGHLAND PARK, ILLINOIS

PLAT OF SURVEY

