

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, April 12, 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, April 12, 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. March 8, 2012

**IV. Scheduled Business**

A. Determination of Significance

1. 65 Vine Avenue – *Continued*
2. 460 Beech Street
3. 1704 Ridgelee Road
4. 1291 Taylor Avenue
5. 1255 Crofton Avenue
6. 1265 Crofton Avenue
7. 1535 Sunset Avenue

**V. Request for Termination of Demolition Delay**

1. 1511 Forest Avenue

**VI. Discussion Items**

**VII. Business From the Public**

**VIII. Other Business**

A. Next meeting scheduled for May 10, 2012

**IX. Adjournment**

**City of Highland Park  
Historic Preservation Commission  
Minutes of March 8, 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

*Ex-Officio Members Present:* Axelrod

*Members Absent:* None

*City Staff Present:* Cross

*Others Present:* Ben White, Tom Corbett (1511 Forest), Cal Bernstein (65 Vine)

**III. Approval of Minutes**

Chairwoman Sogin asked for approval of the minutes of the February 9, 2012 HPC Meeting. Commissioner Rotholz made a motion to approve the minutes as submitted. Commissioner Temkin seconded the motion. The motion was approved by a unanimous vote (7-0).

**IV. Scheduled Business**

**A. Determination of Significance – 1511 Forest Avenue**

This petition was continued from the February 8 HPC meeting. The Commission discussed the findings from an on-site visit to the property on February 23<sup>rd</sup>. Commissioner Becker commented on the unique architectural features still extant on the property, as well as the disrepair seen in the basement and structure. She noted, however, that she felt the house could be restored with enough financial investment. Chairwoman Sogin noted that the principle shortcomings in the house appeared to be a poor foundation and an unsympathetic garage addition. With the proper investment and motivation, both items could be addressed and the house could realistically be preserved.

Chairwoman Sogin indicated the house is associated with Wrenn and the Highland Park Building Company, thereby satisfying Landmark Criterion #3. The house is a good example of the early Dutch Colonial style with the gambrel (barn-like) roof (Criterion #4), and meets Criterion #6 because of the design details and materials on the house.

Commissioner Rotholz indicated that the structure may satisfy Landmark Criterion #7 because it has become such a familiar, established part of the fabric of the neighborhood.

Ben White, the owners' representative, reiterated to the Commission that the owner was not interested in preserving the property. He suggested that changes made to the floor plan and exterior of the house have altered the original design and character of the old house.

Commissioner Fradin indicated that a demolition delay can be cut short if it cannot be reasonably expected to help preserve the house. Staff explained the Code language regarding the truncation of demolition delays to the Commission and petitioners.

Tom Corbett spoke on behalf of the applicant and indicated that the electrical and plumbing systems inside the house are in poor condition. He also indicated that the demolition of the existing house and construction of a new house would put people to work and bring valuable new jobs to Highland Park.

Chairwoman Sogin summarized which landmark criteria may be satisfied by the property. She suggested #3 because of the association to Wrenn and the Highland Park Building Company, #4 because the house embodies elements of a specific architectural style, #6 because it embodies elements of design and materials that render it significant or innovative. Commissioner Rotholz reiterated that #7 should not be discounted because there have been very few demolitions in the area.

- Motion finding that the property at 1511 Forest Avenue satisfies Landmark Criterion #3:  
Commissioner Temkin
- Second: Commissioner Becker
- Vote: 7-0 Motion passes.
  
- Motion finding that the property at 1511 Forest Avenue satisfies Landmark Criterion #4:  
Commissioner Curran
- Second: Commissioner Rotholz
- Vote: 7-0 Motion passes.

The Commission discussed Criterion #6, stating it is more subjective than the others and is more open to interpretation. Commissioner Temkin indicated that this house, while stately, doesn't resonate with her enough to satisfy this landmark standard.

- Motion finding that the property at 1511 Forest Avenue satisfies Landmark Criterion #6:  
Commissioner Becker
- Second: Commissioner Curran
- Vote:
  - Ayes: 4
  - Nays: 3 (Temkin, Bramson, Fradin)
  - Motion passes.

The Commission discussed truncating the 365-day demolition delay that results from the finding of three applicable landmark criteria. Commissioner Fradin indicated that additional documentation and evidence should be presented to the HPC documenting that the delay would not effectively serve to preserve the house, rather than basing a truncation on verbal testimony of applicants that the house will not be saved.

Commissioner Sogin indicated that truncations have been approved in the past based on documentation that the house cannot be feasibly be preserved or restored. Financial costs associated with specific required restoration tasks can be documented and presented to the Commission at a future meeting. Commissioner Temkin indicated that the HPC has the authority to truncate a demolition delay at any point, so the applicant can assemble documentation and present it whenever it is convenient for them to do so.

## **B. Determination of Significance – 65 Vine Avenue**

Staff gave a brief presentation about the history of the property and the background of the petition. The International-Style house, known as the “Jerome Factor House”, was designed by Arnold Schaffner, an area architect who is credited with eleven other houses in Highland Park. Staff indicated that limited information was available on Schaffner and that information was still forthcoming from two potential avenues of research: the UIC Library and *Architectural Digest*.

Cal Bernstein was present representing the buyers. Mr. & Mrs. Bondi were also present, who are the contract purchasers of the home. Mr. Bernstein indicated the property has been largely vacant for eight years, though caretakers have been present to maintain it. The house has been for sale for 18 months with no significant interest shown on the part of other buyers. The Bondis intend to purchase the house independent of whether a demolition delay is imposed on the structure by the Historical Preservation Commission.

Mr. Bondi addressed the Commission and indicated he grew up at 2199 Linden Avenue in Highland Park. He and his wife are excited at the prospect of living on the property, but the existing house is not practical for his family and their needs. Mr. Bernstein kindly requested the Commission try to make a finding at the meeting, whether it is for a demolition delay or not.

The Commission indicated that additional biographical information on Arnold Schaffner from the UIC Library and *Architectural Digest* would be very helpful in discussing which landmark criteria may be satisfied by the subject property.

Mr. Bondi again addressed the Commission to indicated that he was working with Tony Grunsfeld and Tom Shafer as architects for a new house on the property. He also stated the children of the previous owners are supportive of the petition to demolish the house.

The Commission indicated they were not comfortable with rendering a decision regarding a demolition delay without more information on Schaffner, and notes on whether Gertrude Kuh may be associated with the landscaping on the property.

Ex-Officio Axelrod indicated that Landmark Criteria 4 and 6 appear to be satisfied by the property now, without any further research.

- Motion by Commissioner Temkin to continue the petition for demolition at 65 Vine Avenue to the HPC Meeting scheduled for April 12, 2012.
- Second by Commissioner Rotholz
- Vote: 7-0 Motion passes.

## **IV. Discussion Item**

**Hazel Ravine Walking Tour Brochure:** Staff updated the Commission on the brochure, indicating the second draft was complete and soliciting any comments or revisions.

**Van Bergen House Tour:** Commissioner Temkin updated the Commission on this initiative.

**V. Business from the Public**

**VI. Other Business**

**VII. Adjournment**

Chairwoman Sogin adjourned the meeting at 9:20 pm.

# MEMORANDUM

Date: April 12, 2012

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: Determination of Significance for 65 Vine Avenue ~ *Continued* ~

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



## Previous Consideration

The Historic Preservation Commission reviewed this property at the Regular Meeting on March 8, 2012. The work of Arnold Schaffner, the architect of 65 Vine, was discussed, noting that this house represents his only design in Highland Park with an S – Significant historical status. Staff presented biographical information about Schaffner, but indicated two sources of research still had not been exhausted: an obituary for Schaffner referenced a donation of his work to the University of Illinois, and another reference indicated he may have been an editor for *Architectural Digest*. Lastly, there was a thought that Gertrude Kuh, a recognized landscape architect may have been responsible for the unique landscape design at 65 Vine.

Sadly, the additional sources did not provide new information about Arnold Schaffner. Librarians and archivists at the downtown and main campus of the University of Illinois were unable to locate any donated materials by Arnold Schaffner. Attempts to verify his position as editor of *Architectural Digest* were equally unsuccessful. Lastly, no documentation was found verifying whether or not Gertrude Kuh may have designed the landscaping at 65 Vine.

#### Recommended Action

The Commission is asked to review the structure per the Landmark Criteria using the existing research available on Arnold Schaffner. 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

- Attachments that accompanied the staff memo at the previous meeting will be available digitally.

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#### **Below is the staff memo for 65 Vine as presented at the March 8, 2012 HPC Meeting**

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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 8<sup>th</sup>, 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.

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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

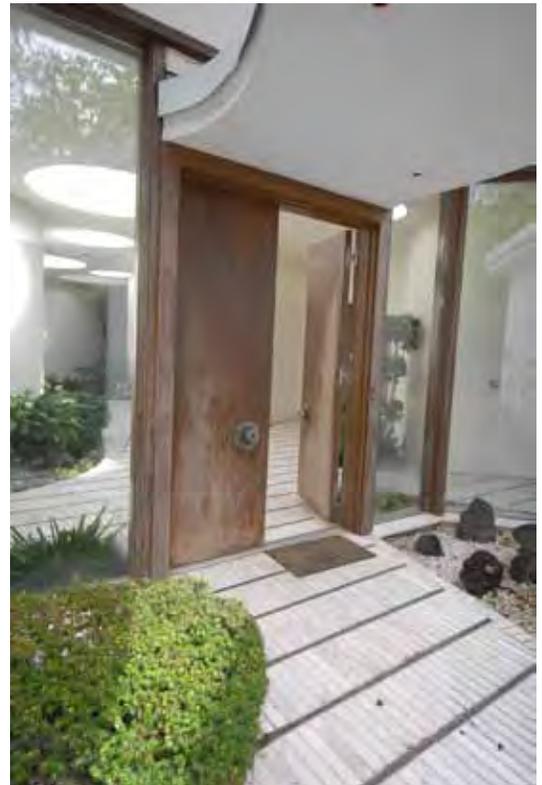
Information deemed reliable although not warranted or guaranteed. Equal Housing Opportunity.



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.



65 VINE STREET  
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.



65 VINE STREET  
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.



65 VINE STREET  
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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65 VINE STREET  
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.



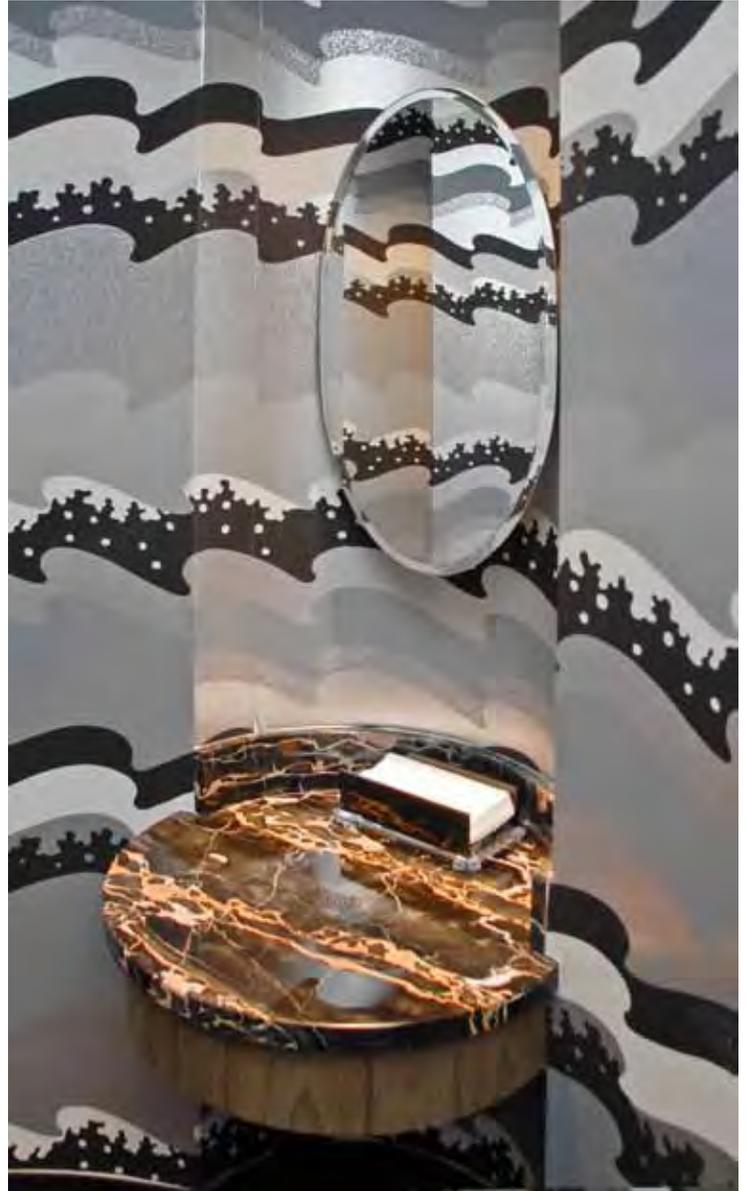
FIRST OF TWO LAUNDRY ROOMS  
(SECOND LAUNDRY ROOM FOR  
WET BATHING SUITS AND TOWELS IS  
LOCATED IN LOWER LEVEL).

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

65 VINE STREET  
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.



65 VINE STREET  
HIGHLAND PARK, ILLINOIS

Staircase to Lower Level



65 VINE STREET  
HIGHLAND PARK, ILLINOIS

## 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.



65 VINE STREET  
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.



65 VINE STREET  
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.



65 VINE STREET  
HIGHLAND PARK, ILLINOIS

## 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

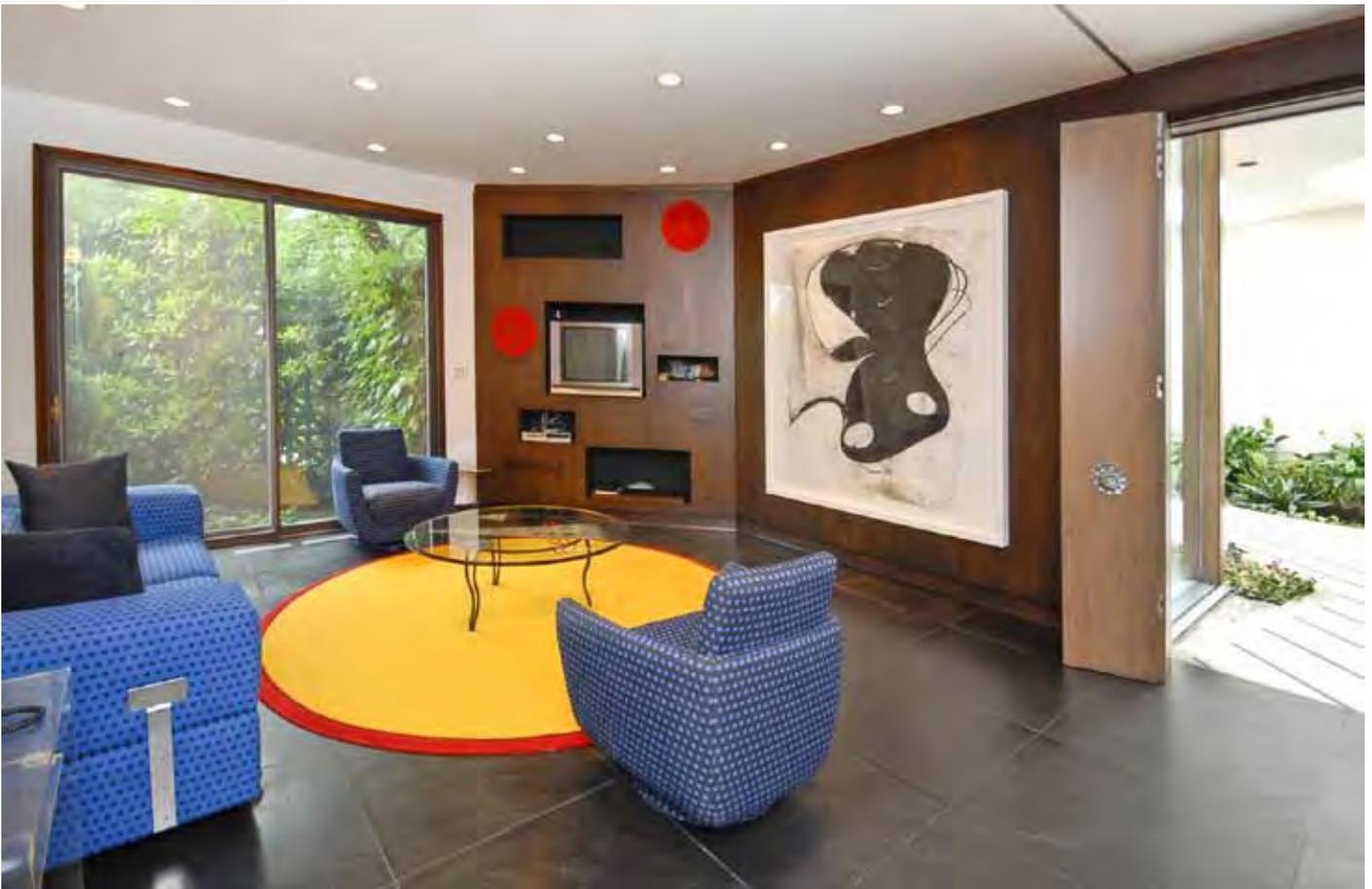


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65 VINE STREET  
HIGHLAND PARK, ILLINOIS

## 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.



65 VINE STREET  
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.



65 VINE STREET  
HIGHLAND PARK, ILLINOIS

## 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.



65 VINE STREET  
HIGHLAND PARK, ILLINOIS



## 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



65 VINE STREET  
HIGHLAND PARK, ILLINOIS

## Extraordinary Grounds Continued



65 VINE STREET  
HIGHLAND PARK, ILLINOIS

## Extraordinary Grounds Continued



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65 VINE STREET  
HIGHLAND PARK, ILLINOIS

## Extraordinary Grounds Continued



[www.thehudsoncompany.com](http://www.thehudsoncompany.com)

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

65 VINE STREET  
HIGHLAND PARK, ILLINOIS

## 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



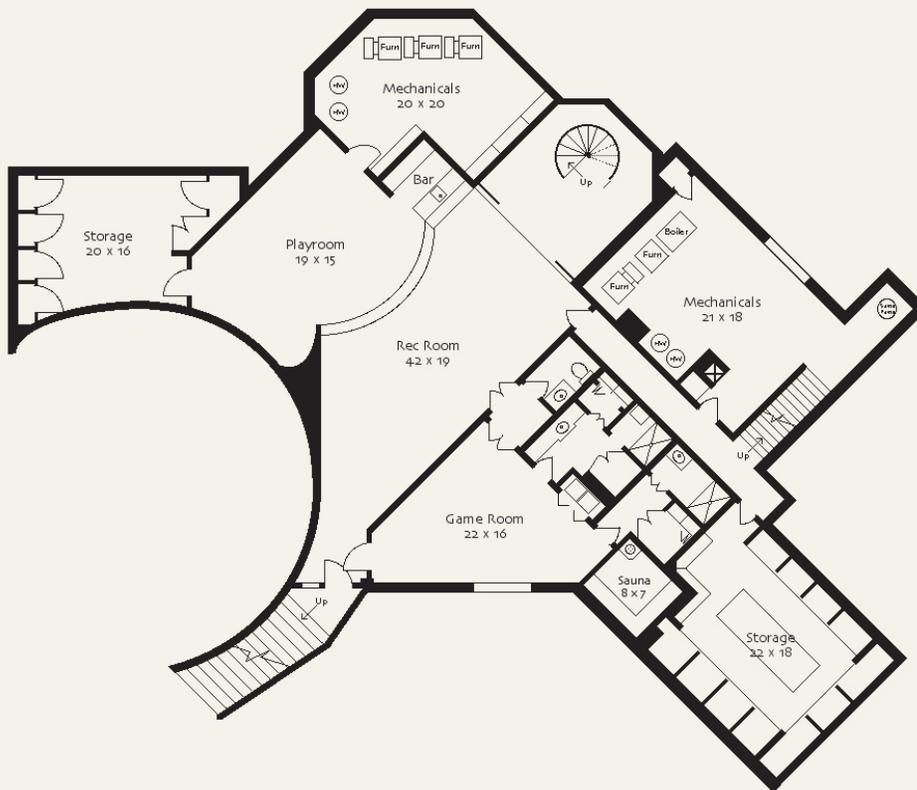
Measurements are approximate. Room sizes are rounded to the nearest foot. Information is not guaranteed. Drawing is illustrative, not for architectural purposes.

65 VINE STREET  
HIGHLAND PARK, ILLINOIS

65 Vine Avenue  
Highland Park

Lower Level

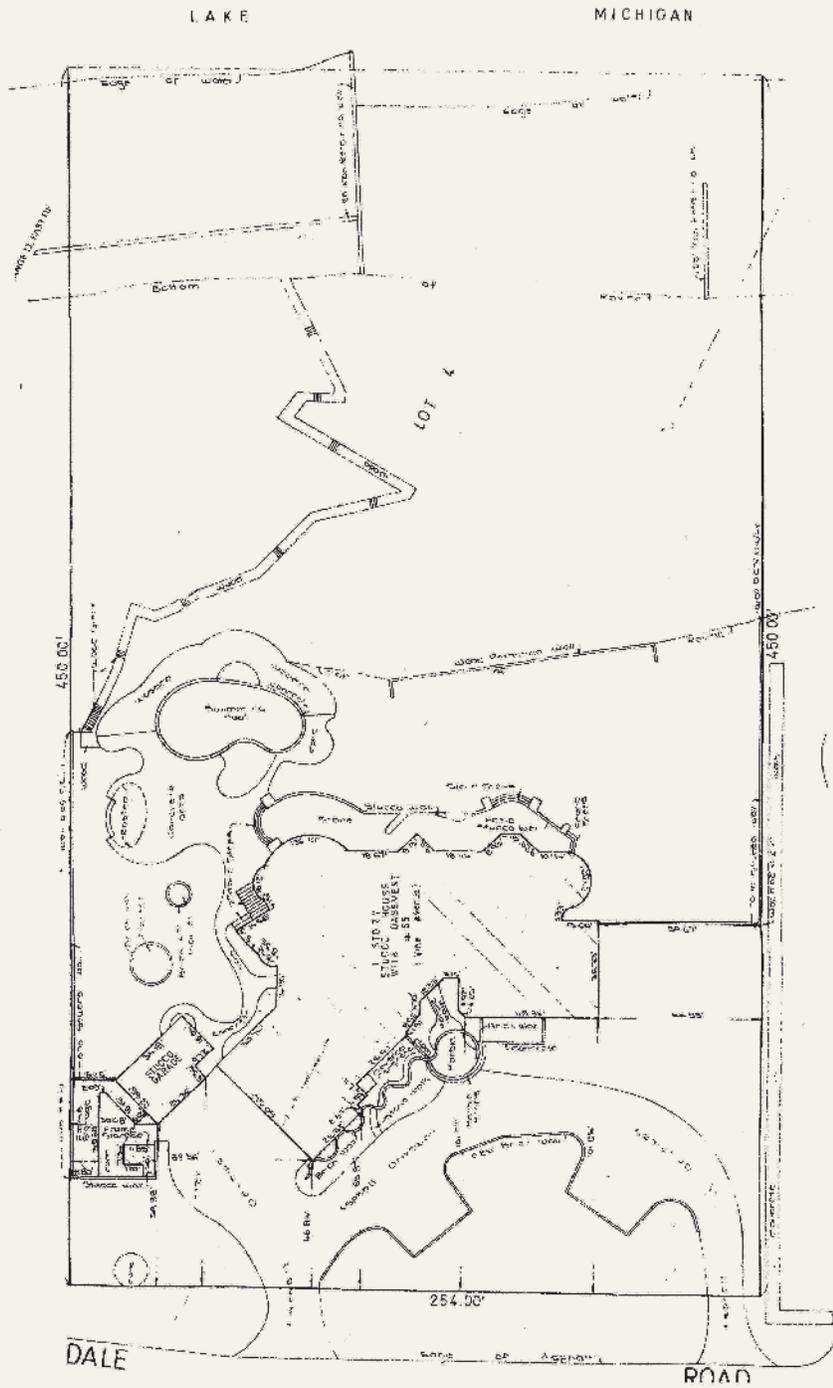
LOWER LEVEL



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

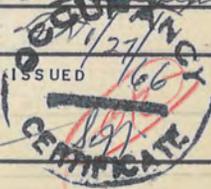
65 VINE STREET  
HIGHLAND PARK, ILLINOIS

PLAT OF SURVEY



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 <sup>00</sup>	CUBIC FEET	LOT AREA	
BUILDER'S ESTIMATE \$ 200,000.00	BUILDING DEPT. EST. \$ 200,100.00	PERMIT FEE \$ -668.00 +150 <sup>00</sup>	BUILDING DEPOSIT \$ 100.00	GUARANTEE DEPOSIT NUMBER <del>5652</del>	
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 <sup>no</sup> vent in basement not closed			BY		
DRIVEWAY			BY Frame g/w by basement and 1st floor O.K. [Signature]		

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 & 11/20/63 Basement area Complete System E.C.P.		BY		
ELECTRICAL		8/16/63 Temp. 1-24-64 - Seal - OK		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

# 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	
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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

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**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.):

**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 Emanuel Slutzky (permit)

**ARCHITECTURE**

ARCHITECT Schaffner, Arnold

SOURCE permit-12/12/58

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?

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

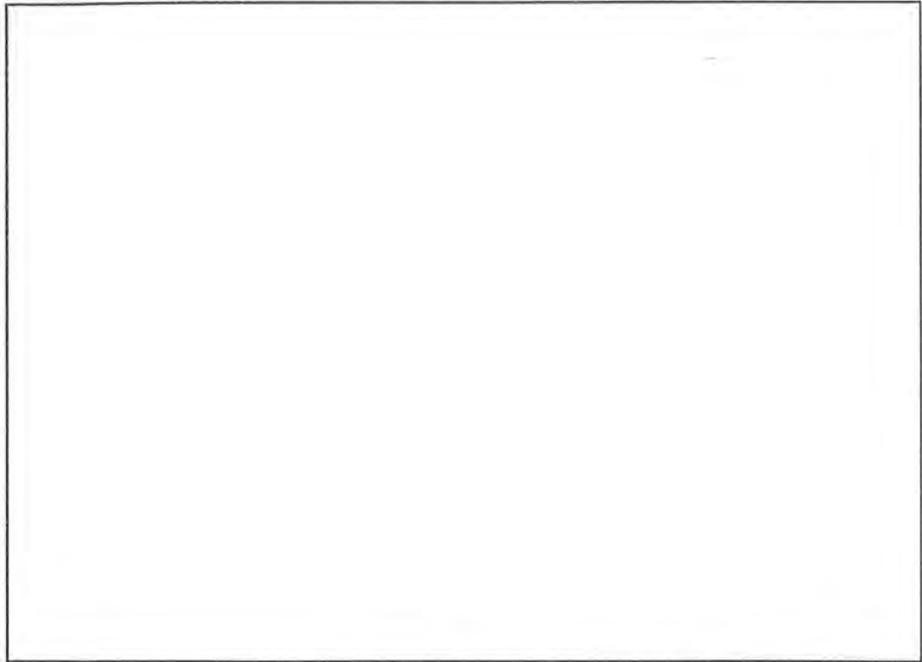
ARCHITECTURAL CLASSIFICATION	<input type="text" value="No style"/>	PLAN	<input type="text" value="irregular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="1956"/>	ROOF TYPE	<input type="text" value="Hipped"/>
OTHER YEAR	<input 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

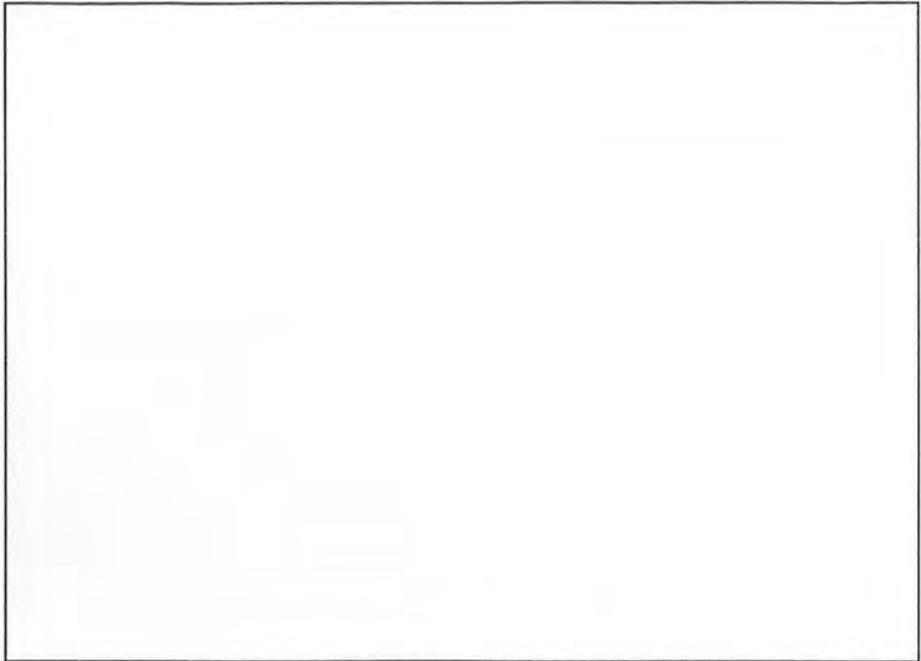
ARCHITECTURAL CLASSIFICATION Split-Level PLAN L  
 DETAILS Contemporary NO OF STORIES 1.5  
 DATE of construction 1954 ROOF TYPE Hipped  
 OTHER YEAR ROOF MATERIAL Asphalt - shingle  
 DATESOURCE building permit FOUNDATION Concrete - poured  
 WALL MATERIAL (current) Stone PORCH Front entry  
 WALL MATERIAL 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

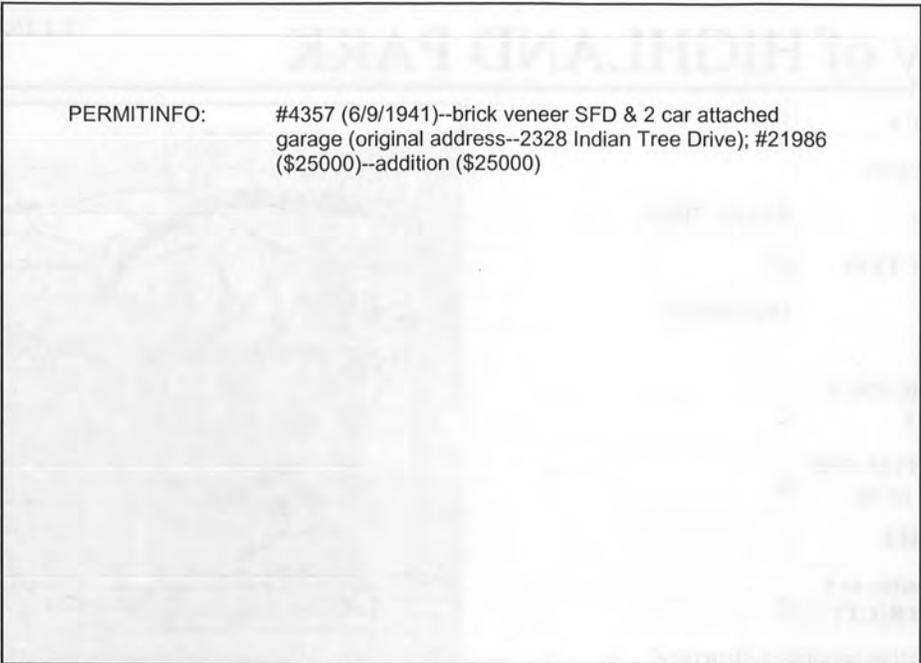
ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	Rectangular
DETAILS		NO OF STORIES	2
DATE of construction	1941	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	-
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood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

**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 #

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

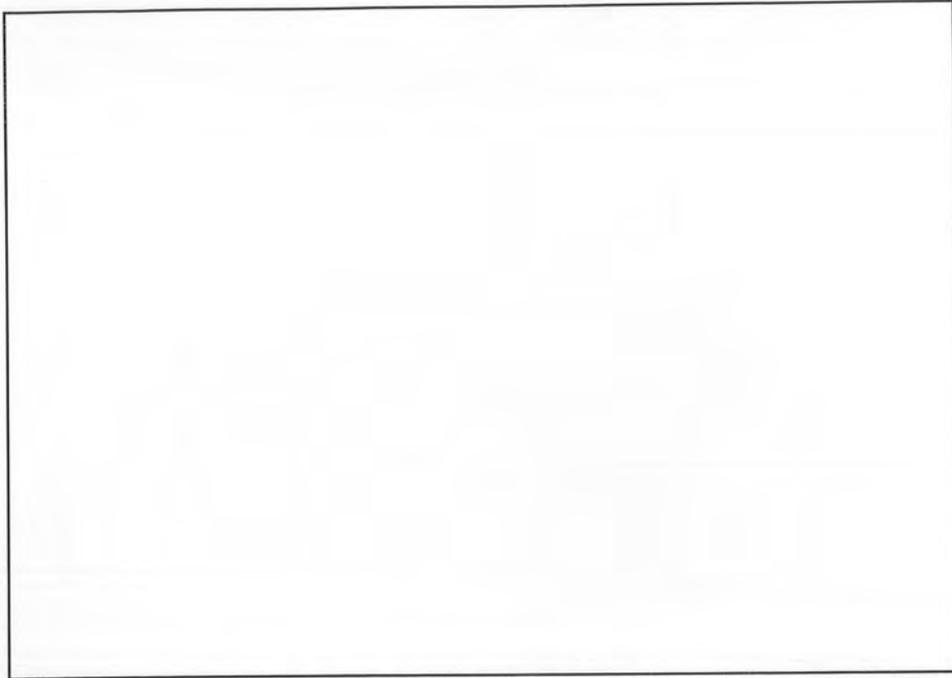
NO. OF STORIES

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



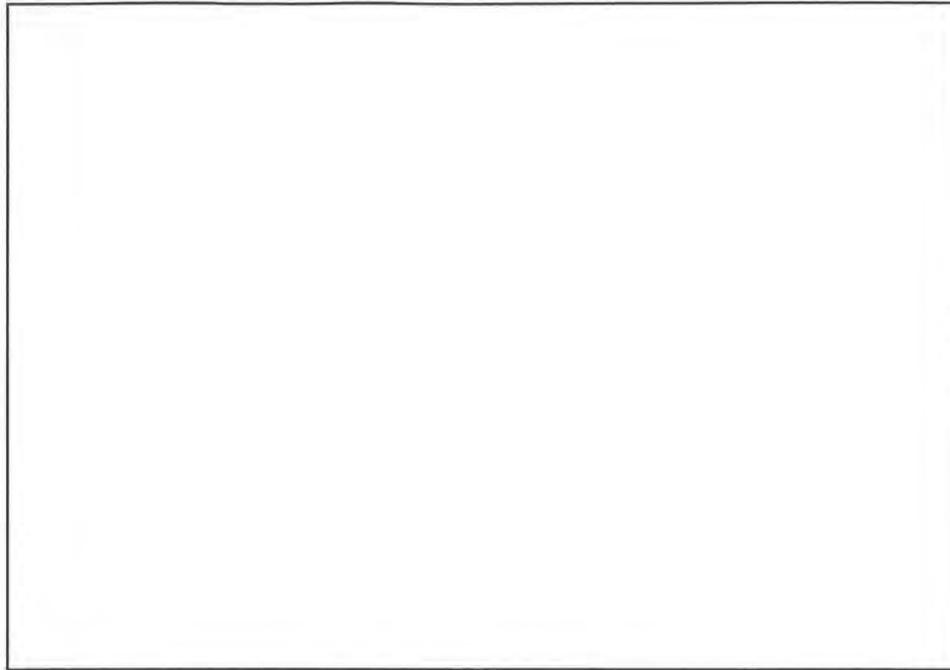
LOCAL SIGNIFICANCE RATING   
 POTENTIAL IND NR? (Y OR N)   
 Criteria   
 CONTRIBUTING to a NR district?  
 (C or NC)   
 Contributing secondary structure?  
 (C or NC)   
 LISTED ON EXISTING SURVEY?  
 (IHSS, NR, etc.)

### GENERAL INFORMATION

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

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION  OVERALL SHAPE OR PLAN   
 ARCHITECTURAL CLASSIFICATION  NO. OF STORIES   
 ORIGINAL CONSTRUCTION DATE   WINDOW MATERIAL, TYPE(S)   
 DATE SOURCE  casement  grouped; picture   
 EXTERIOR WALLS (current)  PORCH   
 EXTERIOR WALLS (original)  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
-----------	---

**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.)

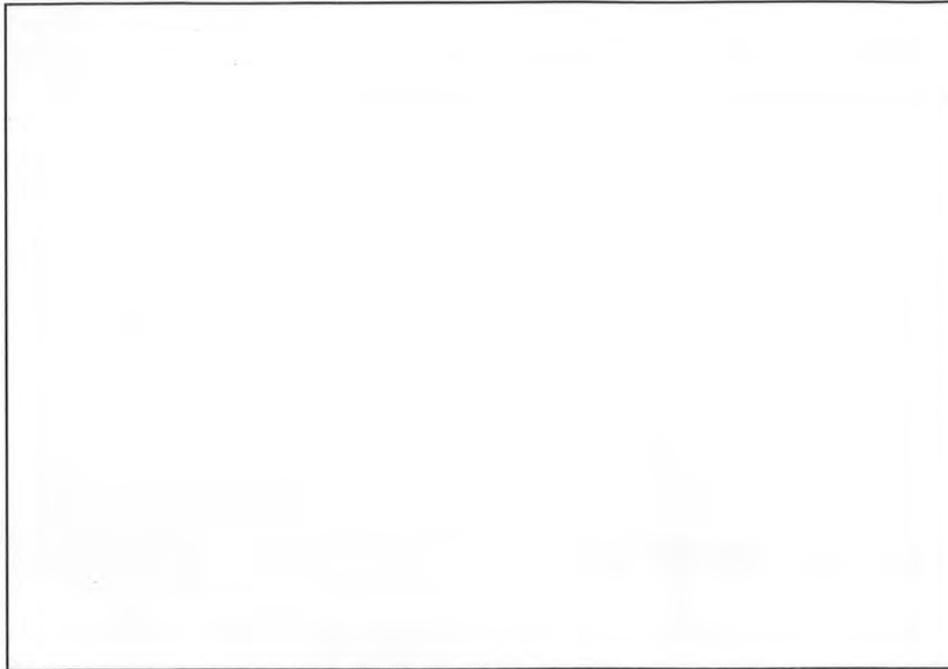


### GENERAL INFORMATION

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

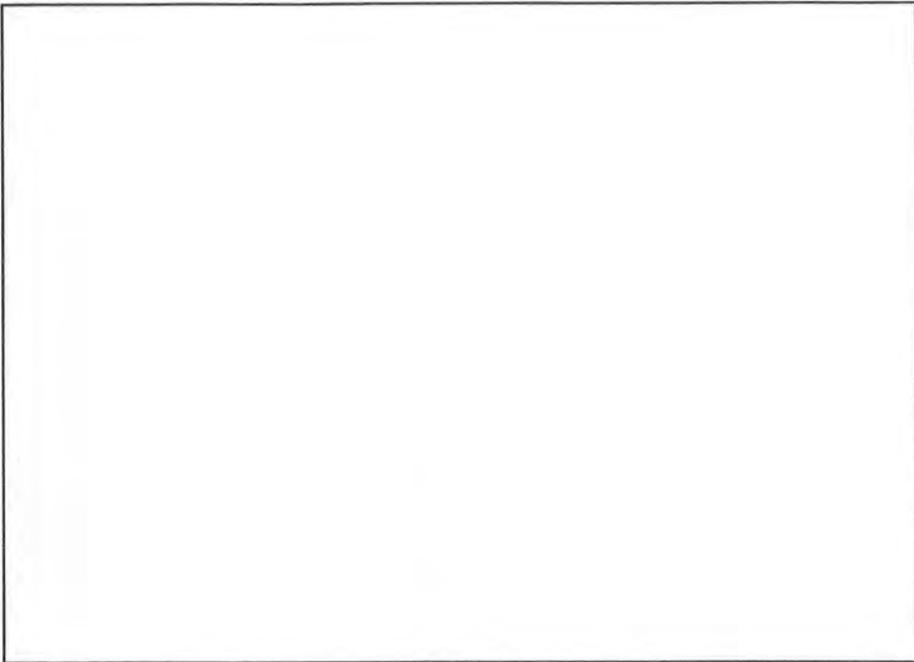
ARCHITECTURAL CLASSIFICATION Ranch PLAN rectangular  
 DETAILS Colonial Revival NO OF STORIES 1  
 DATE of construction 1950 ROOF TYPE Side gable  
 OTHER YEAR ROOF MATERIAL Asphalt - shingle  
 DATESOURCE building permit FOUNDATION Concrete - poured  
 WALL MATERIAL (current) Brick PORCH Recessed front  
 WALL MATERIAL 2 (current) WINDOW MATERIAL Wood  
 WALL MATERIAL (original) Brick WINDOW MATERIAL Vinyl  
 WALL MATERIAL 2 (original) WINDOW TYPE casement; fixed  
 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"/>
---------------	----------------------

LANDSCAPE	Midblock of busy residential thoroughfare; front driveway w/parking; front walkway to driveway; foundation bushes obscuring house; mature trees
-----------	---

**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

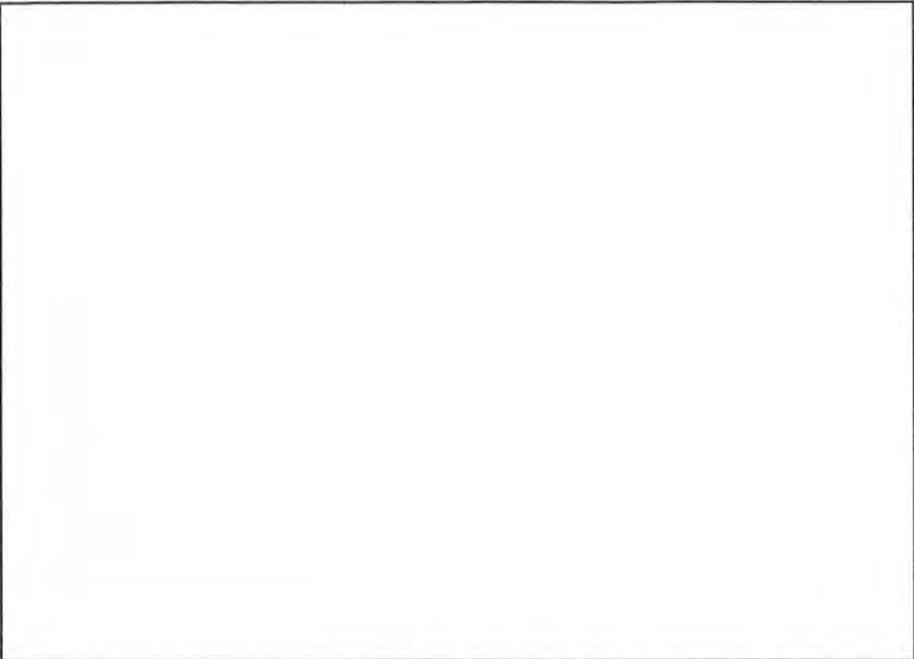
CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="minor alterations"/>	REASON 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

## 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.

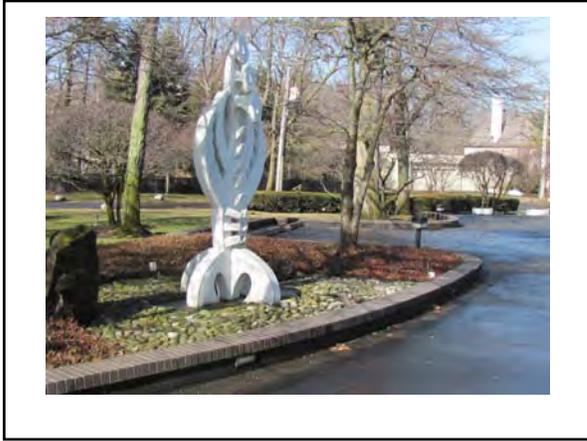
Jerome Factor (1913-1998) was the nephew of Max Factor, the founder of the cosmetics company and the son of a Chicago gangster, John "Jake the Barber" Factor. Jerome achieved notoriety at age 19, when, as a student at Northwestern University, his father arranged for him to be "kidnapped". This was only 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.









# MEMORANDUM

Date: April 12, 2012  
 To: Historic Preservation Commission  
 From: Andy Cross, Planner II  
 Subject: Proposed Demolition of 460 Beech Street

<i>Address:</i>	460 Beech Street
<i>Built:</i>	1924
<i>Style:</i>	Dutch Colonial
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	Unknown
<i>Original Owner:</i>	Louis S. Harder
<i>Original Cost:</i>	Not shown on 1924 permit
<i>Current Assessed Value:</i>	\$202,383
<i>Significant Features:</i>	Front dormer with shed roof, side gambrel (barn-like) roof, front patio with columns.
<i>Alterations:</i>	<ul style="list-style-type: none"> <li>Garage added in 1927</li> </ul>
<i>Historical Rating:</i>	S – Significant: “Excellent example of a Dutch Colonial Revival style with excellent integrity.”



A demolition application has been submitted for the house located at 460 Beech Street. An original building permit indicated the house was built in 1924 for Louis Harder. A second permit indicates he added a garage to the property three years later. No architect is listed for the house and no plans were preserved on microfilm or in hardcopy in the archives.

## Louis Harder

The original owner of the house was L.S. “Louis” Harder. The family has a long local history, as shared in the 1969 publication, “*Highland Park: The First Hundred Years*”:

“*The Harder Family*: Peter C. Harder was born in Germany in 1866. He came to the United States in 1872. His father purchased the farm land south of the Lake-Cook county line, the present location of the Holiday Inn.

Peter Harder married Catherin Hesler, daughter of John Hesler. The Harder family moved to Highland Park in August of 1893. Their daughter, Ida Harder, still lives in the family home at 251 Green Bay Road. Mr. Harder was a farmer and bricklayer.

There were six Harder children. George lives in Park Ridge; Ida and Elle Hansen live in Highland Park, and Louis lives in Deerfield.”

Research from Julia Johnas at the Highland Park Library revealed the following: Louis Harder was born in 1898 and was a dairy deliver man according to the 1930 census. He lived in 460 Beech with his wife of 9 years, Henrietta, and their baby boy, Donald. He passed away in October, 1981, though no obituary for him was located.

### **Dutch Colonial Revival**

The house at 460 Beech is noted in the historical surveys as an excellent example of a Dutch Colonial Revival house. The 2001 South Central historical survey contains the following description of the Dutch Colonial Revival architectural style:

“The Dutch Colonial Revival Style is a subtype 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 18<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> centuries, while those with side-facing gambrels and a broad front dormer were very popular during the 1920s.

There are 13 buildings in the Dutch Colonial Revival style in the survey area. Of these, three are ranked locally significant. They are the houses at 1498 Sheridan Road, 460 Beech Street, and 1381 S. Lincoln Avenue. The unique interpretation of historic styles by prominent local architect Robert Seyfarth can be seen once again at 1498 Sheridan Road. This variation on the Dutch Colonial Revival style was designed by him as his own residence and was built in 1910. Its ground-hugging simplicity of form sets it apart from a typical Dutch Colonial Revival style house. Its bow to the Dutch Colonial Revival style lies with the intersecting gambrel roofs. Other Colonial inspired features include



1498 Sheridan Road

the multi-light windows.

### **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)

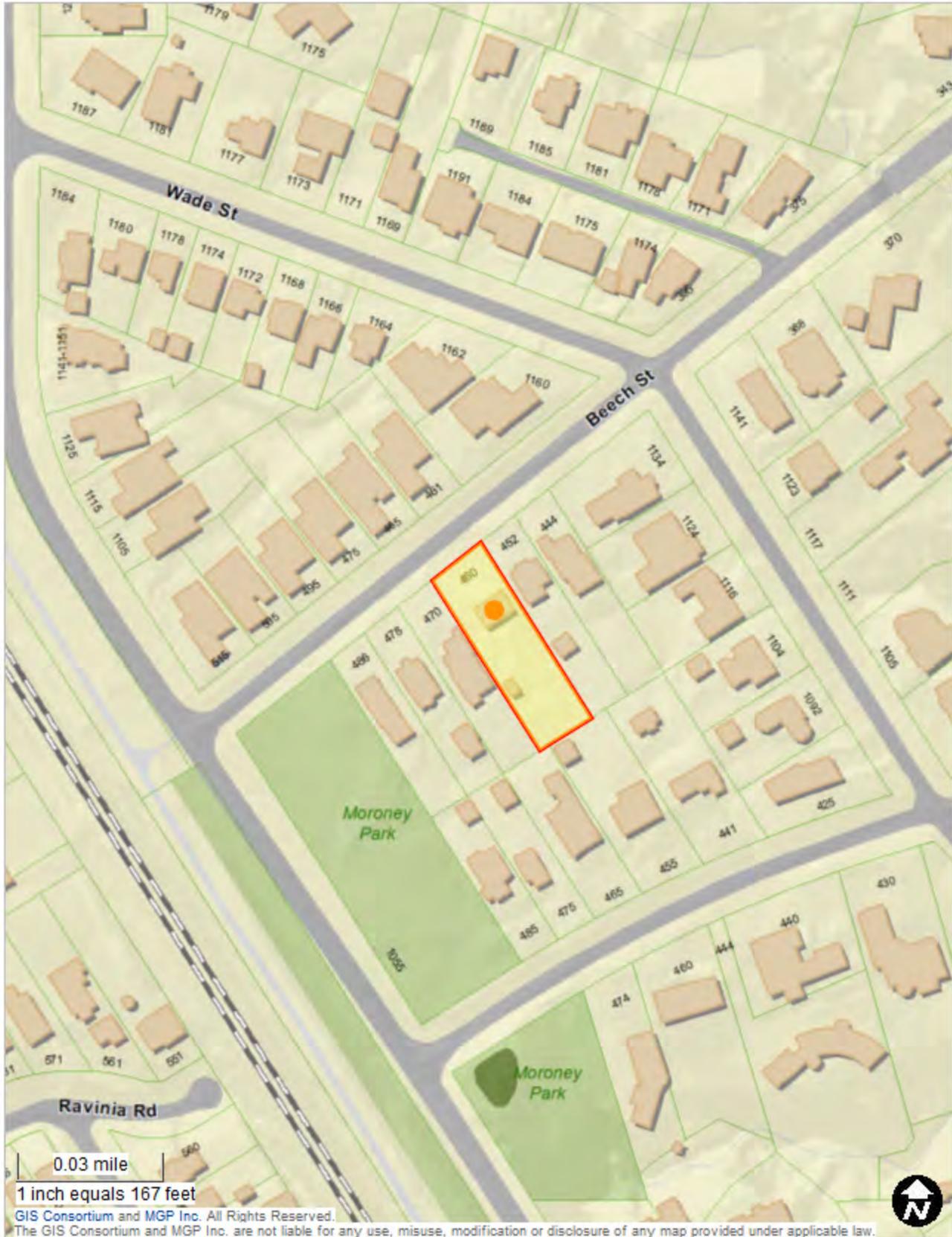
### ***Attachments***

Location Map

Site Photos

Original Building Permits

Survey Entry











Old or New Building New Building Permit No. 4  
Name of Owner Louis S. Harder Date 19  
Present Address \_\_\_\_\_

General Contractor Carbonacci Address McDaniels Ave.  
Permit issued to L.S. Harder to construct a Brick Building of  
Parts of Lot 9+10 Blk. 79 Subdivision H.P.  
No. 460 Street Beech St. Work to start now under 1924  
Location on lot verified Past date 1919 by E.M. Long  
Other Inspections General Carpentry + Masonry - by City Apr. 8 - 1924  
Remarks: This permit issued by E.M. Long

\*\*\*\*\*

Electrical Contractor Vetter Elec. Co. Address McDaniels Ave. City  
License No. 1 Elect. Permit No. 53 Date 3-27 1924  
Date of Inspection Application 3-27 1924 Ready for inspec-  
tion on Apr 4 1924. Inspected 19 by  
Size main wire \_\_\_\_\_ size branch wire \_\_\_\_\_ System used \_\_\_\_\_  
No. openings 33 No. sockets \_\_\_\_\_ No. circuits \_\_\_\_\_ No. Arc  
lamps \_\_\_\_\_ No. Generators \_\_\_\_\_ of \_\_\_\_\_ k.W. capacity.  
No meters \_\_\_\_\_ of \_\_\_\_\_ Total H.P. Certificate of Inspection  
issued March 27 1924 Number 52. Public Service notified  
1924.

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Plumbing Contractor \_\_\_\_\_ Address \_\_\_\_\_ License  
No. \_\_\_\_\_ Plumbing Permit No. \_\_\_\_\_ date \_\_\_\_\_ 19 \_\_\_\_ .Date of In-  
spection application \_\_\_\_\_ 19 \_\_\_\_ .Ready for sewer connection  
inspection on \_\_\_\_\_ 19 \_\_\_\_ .inspected by \_\_\_\_\_ on \_\_\_\_\_ 19 \_\_\_\_  
Ready for plumbing inspection on \_\_\_\_\_ 19 \_\_\_\_ .inspected by \_\_\_\_\_  
on \_\_\_\_\_ 19 \_\_\_\_ No. catch basins \_\_\_\_\_ No. lavatories \_\_\_\_\_  
No. toilets \_\_\_\_\_ No. baths \_\_\_\_\_ No. sinks \_\_\_\_\_ No. laundry tubs \_\_\_\_\_  
No. shower baths \_\_\_\_\_ .No. of stacks \_\_\_\_\_ other items \_\_\_\_\_

Certificate of inspection issued \_\_\_\_\_ 19 \_\_\_\_ Number of Certificate  
City Water Department notified \_\_\_\_\_ 19 \_\_\_\_

Remarks: SL floor drains OK.

\*\*\*\*\*

General Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Oct. 26, 1927 <sup>460</sup> Building Permit No. 1560

Location of Building—No. 270 Street Beech St.

Name of Owner Harder, Louis

Present Address Some

Old or New Building New frame 12 x 18 x (12)

General Contractor \_\_\_\_\_ Address \_\_\_\_\_

Permit issued to owner to construct a Priv. garage

building on Lot 9 & 10 Blk. 79 Sub'n. H.P.

Builder's estimate 100. Permit fee 1.33

Location on Lot verified Oct 29 1927 by J. M. Morris

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

Remarks \_\_\_\_\_

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

Electrical Contractor ..... Address .....  
Wiring Permit No. .... Issued ..... 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..... No. Motors..... No. Ranges.....  
Certificate of Inspection Issued ..... 192..... No. ....  
Date of Public Service Tap ..... Remarks .....

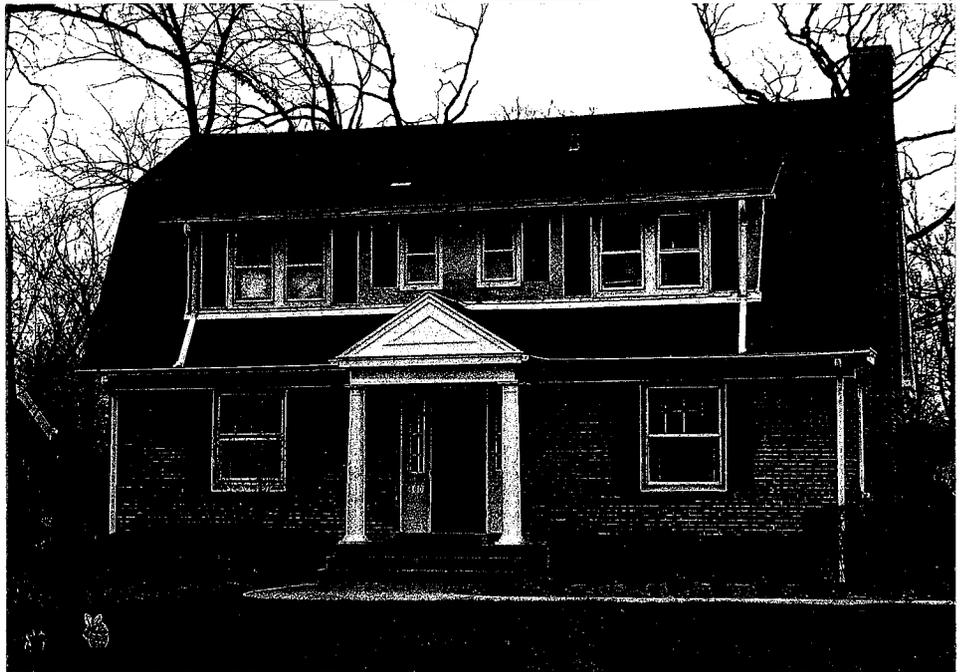
Plumbing Contractor ..... Address .....  
Water Tap No. .... Sewer Tap No. .... Job Order No. .... Issued..... Paid .....  
Inspected ..... 192..... by .....  
Inspected ..... 192..... by .....  
No. Catch Basins ..... No. Lavatories ..... No. Toilets .....  
No. Baths ..... No. Sinks ..... No. Laundry Tubs .....  
No. Shower Baths ..... No. Stacks ..... Other Items .....  
Certificate of Inspection Issued ..... 192..... No. ....  
Downspouts connected to .....

.....  
Remarks .....  
.....

# 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 CLASSIFICATION  NO. OF STORIES   
 ORIGINAL CONSTRUCTION DATE  WINDOW MATERIAL, TYPE(S)   
 DATE SOURCE  double hung   
 EXTERIOR WALLS (current)  PORCH   
 EXTERIOR WALLS (original)  ROOF (type and materials)   
 Asphalt  
 FOUNDATION   
 SIGNIFICANT FEATURES   
 ALTERATION(S)



**RESEARCH INFORMATION**

HIST NAME   
ARCHITECT

COMMON NAME   
BUILDER

COST

**ADDITIONAL INFORMATION:**

Reason for Significance: Excellent example of a Dutch Colonial Revival style with excellent integrity.

**SURVEY AREA:**

AREA

**LANDSCAPE FEATURES**

**PHOTOGRAPHIC INFORMATION:**

ROLL NO.  FRAME NO.

ROLL NO.  FRAME NO.

ROLL NO.  FRAME NO.

PREPARER

ORGANIZATION

DATE

460 BEECH ST

# MEMORANDUM

Date: April 12, 2012  
 To: Historic Preservation Commission  
 From: Andy Cross, Planner II  
 Subject: Proposed Demolition of 1704 Ridgelee Road

<i>Address:</i>	1704 Ridgelee Road
<i>Built:</i>	1942
<i>Style:</i>	Ranch / Colonial Revival
<i>Architect:</i>	Likely owner-designed
<i>Original Owner:</i>	William Vandermuelen
<i>Original Cost:</i>	\$7,582
<i>Current Assessed Value:</i>	\$130,125
<i>Historical Rating:</i>	S – Significant (West Side Survey)
<i>Alterations:</i>	<ul style="list-style-type: none"> <li>• Rear Addition (1964)</li> </ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1704 Ridgelee Road and how it may satisfy any of the landmark criteria listed below.



A demolition permit has been submitted for the house located at 1704 Ridgelee Road. The Ranch house was built in 1942. The original building permit lists “Owner” as the architect, suggesting that the original owner, William Vandermuelen, may have designed the house himself. An addition was added off the rear in 1964 when the house was owned by Loren Sayre. He and his wife, Carolyn, lived in the house until recently. Their daughter, Kathleen Andrews, is the petitioner and is representing the demolition application.

There are no records of changes to the house, other than the 1964 addition. In 2006, the City’s Code Enforcement personnel visited the house in response to a request from the Fire Department, but no action was taken against the homeowners. The report in the file indicates the elderly Mr. & Mrs. Sayre refused any help on the part of the City and were receiving good care from a professional caregiver.

The house appears in the West Side historical survey, which is generally not as thorough as surveys in other parts of town. The survey has given the house an S – Significant rating, which the survey describes as meaning the house is “over 50 years old...and eligible for listing as an individual local landmark.”

### **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)

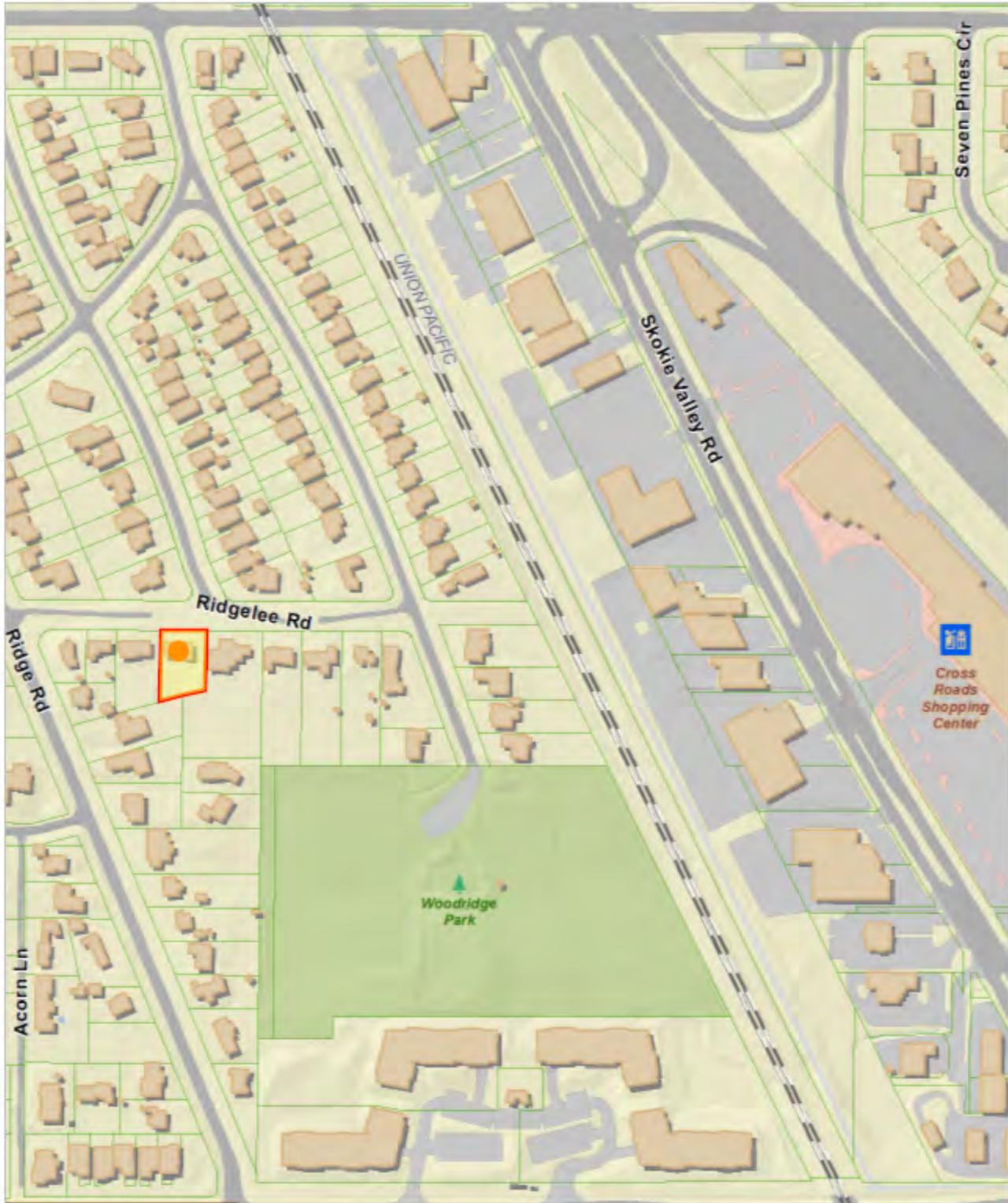
### **Attachments**

Location Map

Site Photos

Archived Building Permits

West Side Survey Entry



0.06 mile

1 inch equals 333 feet

GIS Consortium and MGP Inc. All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.







July 9, 1943

Building Permit No. 4388

Location of Building—No. 1704 2306 Ridglee Road



Name of Owner William Vandermeulen

Present Address 1227 Pleasant Ave., Highland Park, Ill. Phone H.P. 3354

Type of Construction Frame Remodeling

General Contractor Owner Address Phone

Permit issued to Owner to construct a Single Family Dwelling

building on Lot 4 Blk Sub'n. R. S. Hambly's Berning Acres

Builder's estimate \$7,582.00 Permit fee \$26.27

Location on Lot verified 7/9 193 4/ by E. S. ... finished - attached in back of house

Other inspections

Deposits JO #3097 - \$50.00 Sidewalks planked

Remarks

Job completed 1/24/42 Receipt for returned plans Owner

ARCHITECT - None

Electrical Contractor W.G. Cookley + Co. Address 5213 W. Warner St. Chicago  
Wiring Permit No. 3355 Issued 7/10 Fixture Permit No. 3355 Issued 7/10  
1st Inspection Sept 6 1934 by L. M. Paulson  
2nd Inspection \_\_\_\_\_ 193 \_\_\_\_\_ by \_\_\_\_\_  
Size of main wire \_\_\_\_\_ Size of branch wire #12 System \_\_\_\_\_  
No. of Openings \_\_\_\_\_ No. Sockets \_\_\_\_\_ No. Circuits 4 No. Motors \_\_\_\_\_ No. Ranges \_\_\_\_\_  
Certificate of Inspection Issued \_\_\_\_\_ 193 \_\_\_\_\_ No. \_\_\_\_\_  
Date of Public Service Tap \_\_\_\_\_ Remarks \_\_\_\_\_

Plumbing Contractor Gust Ostrand Address Highwood 211-  
Water Tap No. 3669 Sewer Tap No. 3703 Job Order No. 3168 Issued July 15-44 Paid 35.-  
Inspected 9/6 1934 by L.M. Paulson So. 165' Saturday - no one on job  
Inspected \_\_\_\_\_ 193 \_\_\_\_\_ by \_\_\_\_\_  
No. Catch Basins Black No. Lavatories 1 No. Toilets 1  
No. Baths 1 No. Sinks 1 No. Laundry Tubs 1  
No. Shower Baths \_\_\_\_\_ No. Stacks 2 Other Items Sump? -  
Certificate of Inspection Issued \_\_\_\_\_ 193 \_\_\_\_\_ No. \_\_\_\_\_  
Downspouts connected to \_\_\_\_\_  
Kind of Heat \_\_\_\_\_ Name of Burner CENTURY - TYPE - 10-100

Tank Inspection \_\_\_\_\_ PERMIT # 1150 - 1 TANK & 1 BURNER  
4/9/44 Hold vented fill & vent pipes are in \_\_\_\_\_ INSTALLED BY GUST OSTRAND  
1/13/44 Not yet in \_\_\_\_\_ 217 BURRELL AVE., CHICAGO

3-20-64

1704 Ridgelee

NO. 12685

BUILDING ON

OF LOT

BLOCK

SUBDIVISION

NAME OF OWNER

L. D. Sayre

ADDRESS

1704 Ridgelee

PHONE

ID2-2080

ARCHITECT

ADDRESS

PHONE

GENERAL CONTRACTOR

American Comb. Window

ADDRESS

523 Howard St., Evanston

PHONE

DA8-4000

TYPE OF CONSTRUCTION

USE GROUP

FIRE GRADING

ZONING DISTRICT

SFD-Alteration-Family rm.

L3

4B

C-40-9-30

BUILDER'S ESTIMATE

BUILDING DEPT. EST.

PERMIT FEE

BUILDING DEPOSIT

GUARANTEE DEPOSIT

\$ 6000.00

\$ 21.00

\$

NO.

PLUMBING CONTRACTOR

ADDRESS

PHONE

PLUMBING PERMIT

TOTAL FEE

NEW FIXTURES

REPLACE FIXTURES

OTHER

NO.

SEWER &amp; WATER CONTRACTOR

ADDRESS

PHONE

WATER TAP

SANITARY SEWER

STORM SEWER

NO.

SIZE

FEE

NO.

INSP. FEE

TAP CHARGE

NO.

FEE

HEATING &amp; AIR COND. CONTRACTOR

ADDRESS

PHONE

HEATING PERMIT

TOTAL FEE

HEATING TOTAL BTU

AIR CONDITIONING TONS

NOL

ELECTRICAL CONTRACTOR

ADDRESS

PHONE

Kan Electric

7528 Lake - Skokie

905-2754

ELECT. PERMIT

TOTAL FEE

OUTLETS

FIXTURES

MOTORS

HEAT

OTHER

NO.

11304

77.50

NO.

10

NO.

H.P.

KWH

DRIVEWAY PERMIT

TOTAL FEE

DEPOSIT

CONTRACTOR

NO.

NO.

AMT.

## INSPECTIONS

SITE 3/20/64		FOUNDATION 4/17/64
FOOTING 4/9/64		
FRAMING 5/20/64		
FINAL BLDG. 9/23/64 <i>10/14/64 no more work</i>		FIRE REGULATIONS
DRIVEWAY		
SANITARY SEWER		
STORM SEWER		
PLUMBING UNDERGROUND C		STACK TEST OK. H.S.
ROUGH PLUMBING OK H.S.		FINAL PLUMBING 8/18/64 H.S. <i>anti siphon best cock</i>
ROUGH HEATING		FINAL HEATING 8/18/64 H.S. <i>See memo: 9/21/64 H.S. corrections OK.</i>
ELECTRICAL SERVICE		ELECTRICAL UNDERGROUND
ROUGH ELECTRICAL 5-20-64 <i>Fan in both 1st floor OK 5/22/64 HR</i>		
FINAL ELECTRICAL A-23-64 		
PLOTTED SURVEY SUBMITTED		CERTIFICATE OF OCCUPANCY ISSUED

# Highland Park Reconnaissance Survey

STREETNO.: 1704  
STREETNAME: RIDGEE  
STREETTYPE: RD

BLOCKNO: 030  
PIN: 1634413004

STYLE/TYPE: Ranch/Colonial Revival  
DATE: 1941  
RATING: S  
IND NR:  
ROLLNO.: 9  
PHOTONO.: 10

HISTORICNAME:  
COMMONNAME:  
HISTORICINFO: Source-Permit for Construction  
OTHERINFO:

ARCHITECT:

BUILDER:

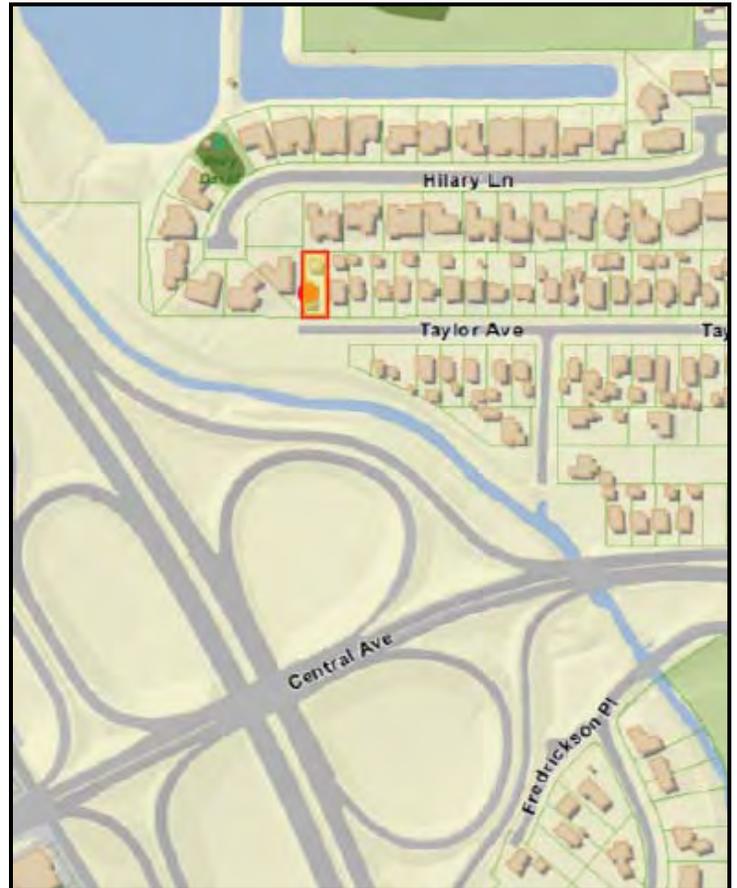
SUBDIVISION: J.S.HAMBLEY-COLBERT BERNING  
ACRES-1935



# MEMORANDUM

Date: April 12, 2012  
 To: Historic Preservation Commission  
 From: Andy Cross, Planner II  
 Subject: Proposed Demolition of 1291 Taylor Avenue

<i>Address:</i>	1291 Taylor Avenue
<i>Built:</i>	1934 (Lake County Data)
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	Unknown
<i>Original Owner:</i>	Joseph Blacker
<i>Original Cost:</i>	\$400
<i>Current Assessed Value:</i>	\$94,631
<i>Structure Size:</i>	1,024 square feet (approx. 720 s.f. without porch additions)
<i>Significant Features:</i>	No apparent significant features.
<i>Alterations:</i>	<ul style="list-style-type: none"> <li>• Front and rear porch additions (1936)</li> <li>• Detached garage (1979)</li> </ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1291 Taylor Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition permit has been submitted for the house located at 1291 Taylor Avenue. The house is not in an area that has been surveyed, so there is no entry for it in the City’s historical surveys. As a matter of policy, all houses for which no historical research has been collected are presented to the Historic Preservation Commission for review before demolition.

The house was built in 1932 by Joseph Blacker for the cost of \$400. The low cost may be explained in part by the small size of the house when it was originally constructed (720 square feet). Additionally, hand-written notes on the building permit application from 1932 indicate the

house was not immediately clad properly and indicating that plaster cladding would be installed within a year of construction.

Two porch additions in 1936 increased the size of the house to its current 1,024 square feet. Notes on the original building permit application seem to indicate that the owner, Joseph Blacker, did at least some of the construction work himself. Very little additional information is available on the house, other than detached garages built over the years and other small improvements (roof, fence, etc.) The available documentation does not indicate when the stone cladding on the house may have been installed.

### **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**

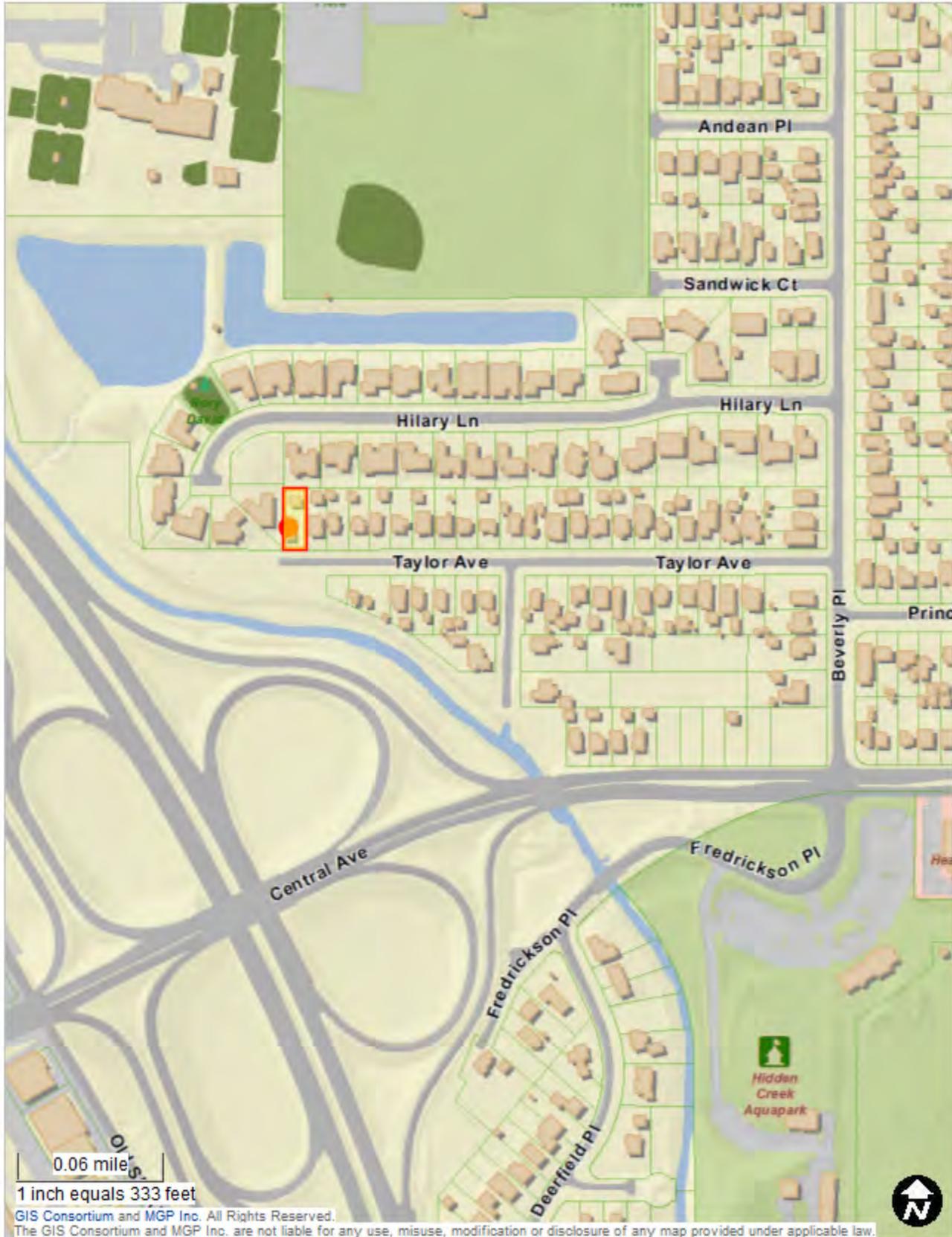
Location Map

Site Photos

Archived Building Permits

1934 Building Permit Application

1936 Application for Porch Additions







Date 7 Dec 1932

Building Permit No. 2850

Location of Building—No. 917 Street Taylor Ave

Name of Owner J Blocker

Present Address 917 Taylor Ave Phone \_\_\_\_\_

Type of Construction frame Remodeling \_\_\_\_\_

General Contractor ~~North American Const Co~~ Address 5238 N Clark Phone Adm 0769

Permit issued to Owner to construct a single family dwelling  
building on Lot 25 Blk. \_\_\_\_\_ Sub'n. Harland's 2nd

Builder's estimate \$400 Permit fee 2<sup>33</sup>

Location on Lot verified \_\_\_\_\_ 1932 by \_\_\_\_\_

Other inspections Bldg. Never Started — 9 June 1933

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

Remarks Two inspections each day  
Poor work, work stopped, floor exposed for bridging, all railed

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

4th N. of Mine in Linden Smith  
Feb 1 1935, Porch built in without permit.

Electrical Contractor MG Maurine Address HP

Wiring Permit No. 2102 Issued 24 May 1954 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 W. Barrett Address Deerfield, Ill.

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 \_\_\_\_\_

Resp. called for  
31 Aug 430  
1934 MM

Date 2 June 1936 Building Permit No. 3306

Location of Building—No. 917<sup>1291</sup> Street Taylor Ave

Name of Owner Joseph Blocker

Present Address HP Phone 3914

Type of Construction frame Remodeling

General Contractor Chris P Pedersen Address 7236 Vernon Ave Phone Chgo Stewart 5383

Permit issued to Owner to construct a addn. to dwelling

building on Lot 75 Blk. Sub'n. Hor. 2nd Addn

Builder's estimate \$ 679.<sup>00</sup> Permit fee 326

Location on Lot verified \_\_\_\_\_ 193\_\_\_\_ by \_\_\_\_\_

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

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

Remarks \_\_\_\_\_

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

Electric Contractor L Smith Address \_\_\_\_\_  
Wiring Permit No. 2528 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 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 \_\_\_\_\_ Permit No. \_\_\_\_\_

Tank Inspection \_\_\_\_\_  
\_\_\_\_\_

Date Aug 28 19 48 Building Permit No. 5603

Location of Building—No. 9171291 Street TAYLOR

Name of Owner KATIE BLACKER

Present Address SAME Phone

Type of Construction FRAME GARAGE Remodeling

Architect NONE Address  Phone

General Contractor OWNER Address  Phone

Permit issued to OWNER to construct a FRAME GARAGE 1 STALL

building on Lot 25 Blk. Sub'n J.S. HOWLAND'S 2ND

Builder's estimate \$500 Permit fee 2.67 Job No. N.D. Amt. \$ 2.67

Location of Lot verified 8-28-1948 by H. Sasek

Other inspections Posted card

Deposits  Sidewalks planked

Remarks 1- Stall Frame Garage, Schwallbach Contractor Taylor ave

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

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

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

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

Certificate of Inspection issued..... 19..... No.....

Inspector .....

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

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

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..... 19..... No.....

Downspouts connected to.....

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

Tank and Burner Inspection.....

Driveway Permit No..... Date..... 19..... Contractor.....

Type.....

DATE PERMIT ISSUED 8-19-64		BUILDING ADDRESS 1291 Taylor Ave.			BUILDING PERMIT NO. 12894		
BUILDING ON		OF LOT		BLOCK		SUBDIVISION	
NAME OF OWNER Corrado Piazza		ADDRESS 1291 Taylor Ave.			PHONE 432-3155		
ARCHITECT		ADDRESS			PHONE		
GENERAL CONTRACTOR owner		ADDRESS			PHONE		
TYPE OF CONSTRUCTION SFD -reshape front porch roof		USE GROUP L3 4B		FIRE GRADING		ZONING DISTRICT D	
BUILDER'S ESTIMATE \$	BUILDING DEPT. EST. \$ 150.00	PERMIT FEE \$ 5.00		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 KWH		OTHER
DRIVEWAY PERMIT NO.	TOTAL FEE	DEPOSIT NO.      AMT.		CONTRACTOR			

## INSPECTIONS

SITE 8-19-64 ML.	
FOOTING	FOUNDATION
FRAMING	
FINAL BLDG. 7/27/65WR Looks OK	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 8/19/64 <del>NR</del>	
FINAL ELECTRICAL	
PLOTTED SURVEY SUBMITTED NR	CERTIFICATE OF OCCUPANCY ISSUED DNA TKan

CITY OF HIGHLAND PARK, ILLINOIS  
BUILDING DEPARTMENT

1291 Taylor

BUILDING PERMIT FILE CARD

File under

OWNER'S NAME Joe Blacker

01  
I

**BUILDING DEPARTMENT, CITY OF HIGHLAND PARK  
APPLICATION FOR BUILDING PERMIT**

To be filled out in ink

Permit No. 2850

Highland Park, Ill., 28 November 1932

The undersigned Joe Blacker hereby applies to the building department of the City of Highland Park, Ill., for a permit to erect, alter, construct, or enlarge the structure or part thereof herein described, and if granted the permit applied for he will comply with all requirements of the city ordinances relating thereto and pay the fee required by such ordinances. This building is to be used for the purpose of single family dwelling and located on Lot 25 Block Subdivision Holland 2nd Addn No. 917 St. Taylor Ave and constructed of frame of 1 stories, 30 feet wide 22 feet long, and 12 feet high, consisting of 5 rooms, 0 attic, 0 Basement. There will be 1 Bath, 1 Lavatories, 1 Toilets, 1 Sinks, 1 Laundry Tubs, other plumbing 1 Fl. Dr. The building will be heated by gas, Lighted by electr. Ventilated         , fire escapes will be          The items are more fully set

forth in the plans submitted with this application, the estimate of the cost of the work contemplated includes plumbing, heating, wiring, and all construction work necessary to complete the structure . . . . \$ 385.00

How to be sheeted & building paper  
with siding, ceilings plaster board now  
single walls within a year covered with  
plaster board within a year  
under 3/4 ft from top of fill to Joe Blacker  
bottom of lot

This estimate is made by Joe Blacker Address 915 Taylor Ave. Phone HP 3914  
The owner is Joe Blacker Address 915 Taylor Ave. Phone HP 3914  
General Contractor North Amer Constr. Co Address 5238 N. Clark St Phone Admore 0769  
Subcontractor A. Pollard Address          Phone           
Electrician North American Builders Address          Phone           
Plumber          Address          Phone           
Architect          Address          Phone         

No error or omission in either the plans or application, whether said plans or application has been approved by the building inspector or not shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this city relating thereto. The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of his knowledge and belief.

Signature of Owner Joe Blacker  
Address 915 Taylor Avenue Phone 3914

**BUILDING LINE RECORD**

NOTE: This application shall be accompanied by Building Line record when required by the Commissioner of Buildings. The Building Line Record shall be: An accurate plat of the block in which the premise of the applicant for a certificate of occupancy is located (one side of the street only) drawn to scale on tracing cloth cut to the size of this application and in ink with a left margin of 1 1/2 inches. On it show: (1) Front line of premises and depth of block to rear line. (2) Street wall line of all buildings. (3) Distance of each street wall from front line, indicating if wall is of porch, bay, or main wall. (4). Use of each building. (5) Location of the premises of applicant, and (6) Points of the compass. This plat must be signed by the owner.

(Use sheet this size if additional space is needed)

(Street Wall: The main wall of a building nearest to and facing on a street, including sun parlors, but not including bay windows nor ground story porches nor piazzas that are not closed in.)

BUILDING DEPARTMENT, CITY OF HIGHLAND PARK

St. & No. 917 Taylor Ave Use Dist. B Res. Exam. c

02  
I

APPLICATION FOR CERTIFICATE OF OCCUPANCY AND CONFORMITY OF PREMISES

(This application must be submitted with the "application for Building Permit" or before a change or extension of a non-conforming use is made.)

City of Highland Park, Commissioner of Buildings:

Application is hereby made for a certificate of occupancy of premises situated on the north side of Taylor Ave street, distant 200 feet of the corner formed by the intersection of " and Western Avenue and known as number 917 Street Taylor

Underline below whether (New Building) (Remodeling or addition to existing buildings) (Change in use)—(Single Family Dwelling) (Apartment over Stores) (Commercial use) (Manufacturing use).

If use is commercial or manufacturing, state if retail store or other commercial or manufacturing use. State fully nature of the business, storage or manufacturing, with manufacturing processes, raw materials used, kind of machinery, and power used, methods of handling materials and products; operations such as processes or materials to be carried on outside of buildings, and if processes or handling of materials are of a nature which would create dust, fire, gas, smoke, noise, fumes, odors, vibrations, sudden fire or explosions. If the premises are to be used in part for residential purposes and in part for commercial or business purposes, state how each floor or part thereof is to be used. If the premises are in commercial district, state area to be devoted to yard storage and its location on the premises. If all information is not available state why:

143.68  
51.6  
86.208  
14.368  
718.40  
7443.88

Area of Lot 7443.88 30% = 2233.140

List below all buildings (name those to be demolished) stating which exist, which are proposed or which are to be altered. State use of each.

Buildings	Area	Cubic Contents	Height
<u>Res.</u>		<u>660</u>	

This application shall be accompanied by a plat in duplicate of the premises showing the location of all proposed buildings and of existing buildings (Drawn to Scale). The plat shall be complete with dimensions of premises and buildings, including the height to top of walls along the side lines, and on sheet cut to the size of this application form.

I certify to the correctness of the plat and of the above.

(This application must be signed by the owner of the premises or his duly authorized agents.)

Signature Joe Blacker Owner  
by \_\_\_\_\_ Agent  
Address \_\_\_\_\_

(over)

Permit No. 2850 03

# Building Department, City of Highland Park

No. 917 St. Taylor Ave Lot 25 Block Sub. Howland's 2nd Addn.

Draw below, to scale, plat of lot, locating all buildings and show distances from buildings to lot lines. Show average building line of existing houses in block.

Joe Blacker

22 x 30

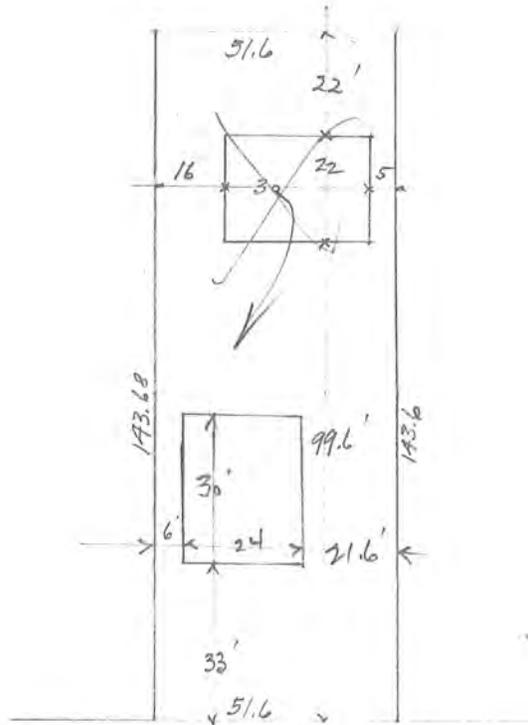
21' Fr. R.

5' Fr E.

143.68

51.6

143.68
.15
71840
14368
215520



New location 10 July 1933

Work started " on new location + new contractor.

Taylor Avenue

New location verified 10 July 1933

Joe Blacker

Signature ✓ Joe Blacker

File under

OWNER'S NAME JOSEPH BLACKER

04  
I

BUILDING DEPARTMENT, CITY OF HIGHLAND PARK  
APPLICATION FOR BUILDING PERMIT

To be filled out in ink

Noted 2 same Permit No. 3306

Highland Park, Ill. May 20th, 1936

The undersigned Joseph Blacker hereby applies to the building department of the City of Highland Park, Ill., for a permit to erect, alter, construct, or enlarge the structure or part thereof herein described, and if granted the permit applied for ..... will comply with all requirements of the city ordinances relating thereto and pay the fee required by such ordinances. This building is to be used for the purpose of Addition to residence and located on Lot 25 Block .....  
Subdivision Howland's 7th add. to H. Park No. 917 St. Jaylor Ave.  
and constructed of Wood of One stories, 20 feet wide 14 feet long, and ..... feet high, consisting of two rooms, — attic, Garage Basement. There will be no Bath, no Lavatories, no Toilets, no Sinks, one Laundry Tubs, other plumbing no Fl. Dr. The building will be heated by no heat, Lighted by electricity,  
Ventilated ....., fire escapes will be none. The items are more fully set forth in the plans submitted with this application, the estimate of the cost of the work contemplated includes plumbing, heating, wiring, and all construction work necessary to complete the structure . . . . \$ 519.00

Porch Addition in front 8' x 20' x 12' 160.00  
\$ 679.00  
\$ 326

This estimate is made by C. J. Hansen 90 S. Van Ness Ave. Chicago Address ..... Phone .....  
The owner is Joseph Blacker Address 917 Jaylor St. Phone 3914  
General Contractor Chris P. Pedersen Address 736 Vernon Ave. Chicago Phone 5383  
Imadation Subcontractor Carl Johnson Address 7219 Langley Ave. Chicago Phone 7994  
Electrician ..... Address ..... Phone .....  
Plumber ..... Address ..... Phone .....  
Architect ..... Address ..... Phone .....

No error or omission in either the plans or application, whether said plans or application has been approved by the building inspector or not shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this city relating thereto.  
The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of his knowledge and belief.

Signature of Owner Joe Blacker Address 917 Jaylor Ave. Phone 3914

BUILDING LINE RECORD

NOTE: This application shall be accompanied by Building Line record when required by the Commissioner of Buildings. The Building Line Record shall be: An accurate plat of the block in which the premise of the applicant for a certificate of occupancy is located (one side of the street only) drawn to scale on tracing cloth cut to the size of this application and in ink with a left margin of 1 1/2 inches. On it show: (1) Front line of premises and depth of block to rear line. (2) Street wall line of all buildings. (3) Distance of each street wall from front line, indicating if wall is of porch, bay, or main wall. (4). Use of each building. (5) Location of the premises of applicant, and (6) Points of the compass. This plat must be signed by the owner.

(Use sheet this size if additional space is needed)

(Street Wall: The main wall of a building nearest to and facing on a street, including sun parlors, but not including bay windows nor ground story porches nor piazzas that are not closed in.)

BUILDING DEPARTMENT, CITY OF HIGHLAND PARK

St. & No. 917 Taylor St. Use Dist. \_\_\_\_\_ Exam. \_\_\_\_\_

05  
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APPLICATION FOR CERTIFICATE OF OCCUPANCY AND CONFORMITY OF PREMISES

(This application must be submitted with the "application for Building Permit" or before a change or extension of a non-conforming use is made.)

City of Highland Park, Commissioner of Buildings:

Application is hereby made for a certificate of occupancy of premises situated on the North side of Taylor street, distant 1711 feet of the corner formed by the intersection of Bessie Place and Taylor Ave. and known as number 917 Street Taylor Ave.

Underline below whether (New Building) (Remodeling or addition to existing buildings) (Change in use)—(Single Family Dwelling) (Apartment over Stores) (Commercial use) (Manufacturing use).

If use is commercial or manufacturing, state if retail store or other commercial or manufacturing use. State fully nature of the business, storage or manufacturing, with manufacturing processes, raw materials used, kind of machinery, and power used, methods of handling materials and products; operations such as processes or materials to be carried on outside of buildings, and if processes or handling of materials are of a nature which would create dust, fire, gas, smoke, noise, fumes, odors, vibrations, sudden fire or explosions. If the premises are to be used in part for residential purposes and in part for commercial or business purposes, state how each floor or part thereof is to be used. If the premises are in commercial district, state area to be devoted to yard storage and its location on the premises. If all information is not available state why:

Area of Lot 7,413.888 sq. ft.

List below all buildings (name those to be demolished) stating which exist, which are proposed or which are to be altered. State use of each.

Buildings	Area	Cubic Contents	Average Height
<u>Existing Residence</u>	<u>770</u>	<u>9000</u>	<u>13</u>
<u>Front Porch Addition</u>	<u>160</u>		<u>11'6"</u>
<u>Rear Addition</u>	<u>780</u>		<u>11'6"</u>

This application shall be accompanied by a plat in duplicate of the premises showing the location of all proposed buildings and of existing buildings (Drawn to Scale). The plat shall be complete with dimensions of premises and buildings, including the height to top of walls along the side lines, and on sheet cut to the size of this application form.

I certify to the correctness of the plat and of the above.

(This application must be signed by the owner of the premises or his duly authorized agents.)

Signature Joe Blacker Owner  
by \_\_\_\_\_ Agent  
Address 917 Taylor Ave.

(over)

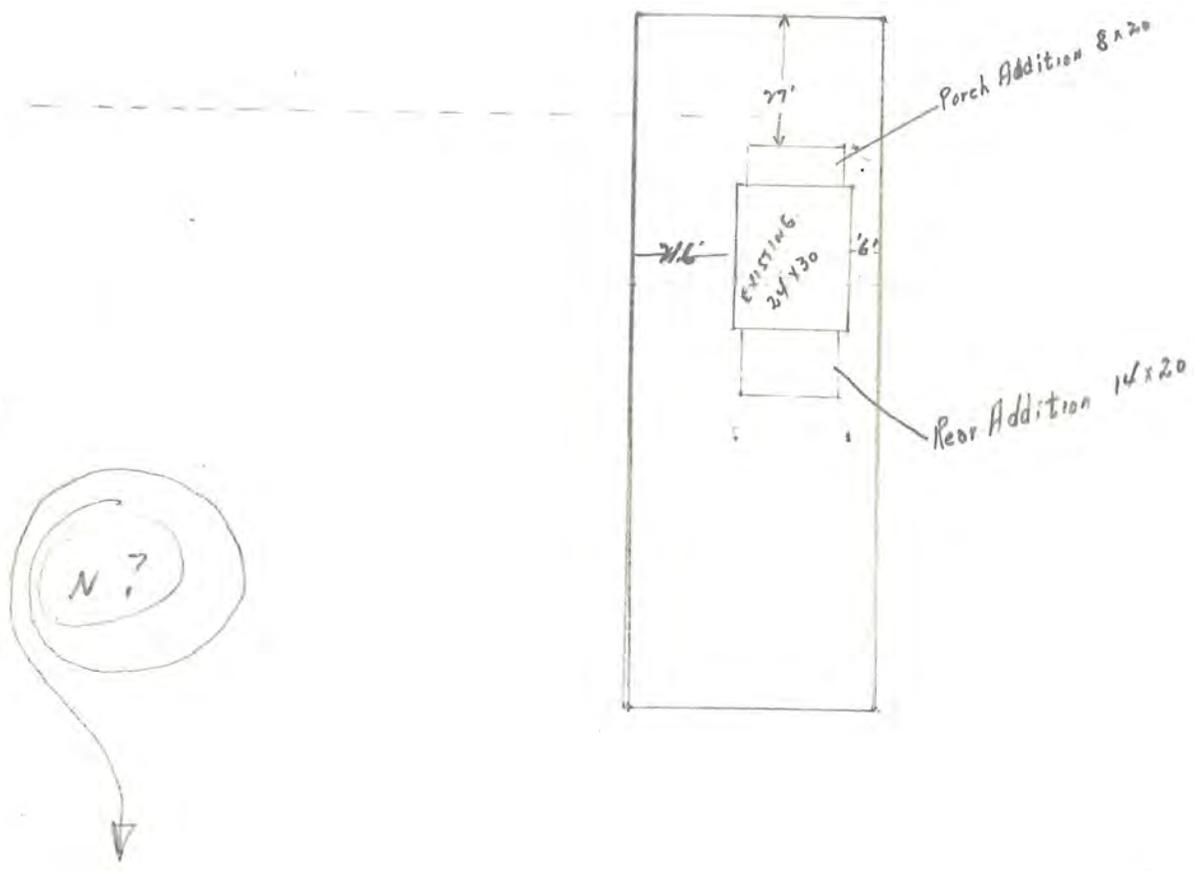
Permit No. ....

06  
I

# Building Department, City of Highland Park

No. 917 St. Jay Lee Ave Lot 25 Block ..... Sub. Highland's 2nd Addition to H. Park

Draw below, to scale, plat of lot, locating all buildings and show distances from buildings to lot lines. Show average building line of existing houses in block.

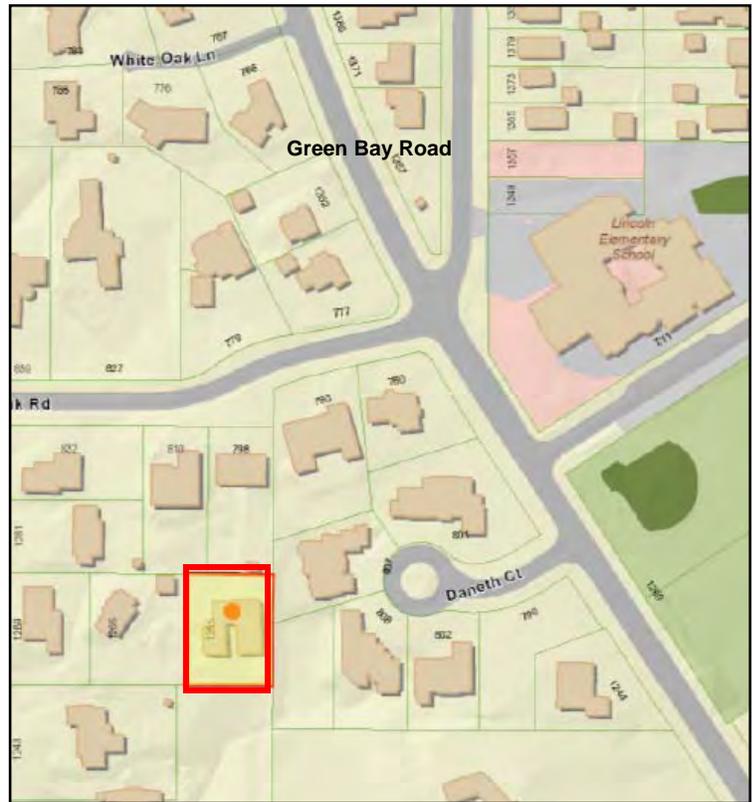


Signature Joe Blacker

# MEMORANDUM

Date: April 12, 2012  
 To: Historic Preservation Commission  
 From: Andy Cross, Planner II  
 Subject: Proposed Demolition of 1255 Crofton Avenue

<i>Address:</i>	1255 Crofton Avenue
<i>Built:</i>	1964
<i>Style:</i>	Contemporary
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	Morton Balaban
<i>Contractor:</i>	Ben Pekin, Des Plaines
<i>Original Cost:</i>	\$30,000
<i>Current Assessed Value:</i>	\$249,600
<i>Significant Features:</i>	See the historical survey of this house for an extensive description of the significant features on this house.
<i>Alterations:</i>	<ul style="list-style-type: none"> <li>Garage added in 1970</li> <li>New trees planted on east side for screening</li> </ul>
<i>Historical Rating:</i>	S - Significant



A demolition application has been submitted for the house located at 1255 Crofton Avenue. The brick Contemporary-Style house was built in 1964 for Norman Perlmutter from Deerfield. The house was designed by Morton Balaban, who designed a number of modest Split Level and Contemporary houses in Highland Park in the early 1960's. This house at 1255 Crofton is the only Balaban house in the City to have an "S – Significant" historical rating.

The landscaping around the house is a key feature in the significance of the property. Details in design are reflected in the front courtyard with an arched entrance, a walled pool (now drained and in disrepair), and a rear garden with a foot bridge over a small pond and fountain. The landscape was featured in a 1972 publication, *The Readers Digest Practical Guide to Home*

*Landscaping.* Staff is currently trying to locate a copy of the write-up and will present it to the Historic Preservation Commission if it can be found.

Morton Balaban was an active mid-century architect in Highland Park. The historical surveys list him as the architect of the following houses:

- 1341 Lincoln, a 1965 Split Level rated “NC – Non-contributing”
- 777 St. Johns, a 1960 Split Level rated “NC – Non-contributing”
- 680 Kincaid, a 1983 Contemporary rated “NC – Non-contributing”
- 1399 Green Bay Road, a 1962 Split Level rated “NC – Non-contributing”

There are no records of any demolitions for these properties.

### **Morton Balaban**

Balaban designed the house at 1255 Crofton for Norman Perlmutter, who was a longtime personal friend. Mr. Balaban continues to practice and recently completed a restoration job on a historic home on Sheridan Road. PLANS

### **Weinper & Balaban**

Morton Balaban was half of the firm of Weinper & Balaban, which is credited with much of the development in the Marvell Lane Subdivision. The Bob-O-Link area historical report shares the following information about the development:

“The Marvell Lane Subdivision was recorded in 1963 for property east of McDaniels Avenue, midway between Kimball and Bob-O-Link Roads. The subdivision was developed by Gold Seal Home Builders, working in conjunction with architects Weinper & Balaban. Four houses constructed in this project served as model homes to promote the development. These were illustrated in the *Chicago Daily Tribune* in March 1964, which noted that all four featured face brick and aluminum siding on the exterior.”

Weinper & Balaban also designed houses at 935 Rollingwood (1964) and 1111 Crofton (1966). Both houses have an NC – Non-Contributing historical status and have not been demolished. The firm disbanded in 1978, but Mr. Balaban continues to practice in the same office the firm used to share.



### **Architectural Plans for 1255 Crofton**

The City's microfilm archive does not have original plans for the 1964 house, but contains drawings for the 1969 pool and landscaping design, the 1970 garage addition, and a 1977 interior remodeling project.

The "Landscape Development Plan" for the pool area and behind the house was done by the Theodore Brickman Company in November, 1969. Species and quantities of plantings aren't specified, but overall architecture and design elements are clear. Plans for the 1970 garage addition were drawn by Weinger and Balaban. The garage is located in the front of the house and completes the overall U-design of the structure facing the front courtyard.

### **Contemporary Style**

The 2004 Bob-O-Link historical survey contains the following description of the Contemporary style: "A style loosely termed **Contemporary** emerged in the United States around 1940 that incorporated some of the tenets of modernism but with less rectangular form. Some variations feature gabled roofs and the naturalistic touches popular in the Prairie and Craftsman styles. Overhanging eaves are combined with minimal ornamentation in this style. The Contemporary style was popular primarily for architect-designed residences and fell from favor around 1980."

### **Original Owner**

Morton Balaban designed the Norman Perlmutter, as long-time personal friend. Perlmutter was a real estate financier and, at 32 years of age, president and chief executive officer of the Heitman Mortgage Company in Chicago.

### **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

Original 1964 Building Permit



1255 CROFTON

RECEIVED

MAR 22 2012

City of Highland Park  
Building Dept.





















DATE PERMIT ISSUED 8-21-64		BUILDING ADDRESS 1255 Crofton		BUILDING PERMIT NO. 12896	
BUILDING ON					
OF LOT 3		BLOCK		SUBDIVISION Halsteds Resubdiv.	
NAME OF OWNER Norman Perlmutter		ADDRESS 1056 Greentree Deerfield		PHONE <sup>432-4440</sup> <del>WI 5-5723</del>	
ARCHITECT Alaban		ADDRESS 5850 N. Lincoln Ave.		PHONE LO 1-7248	
GENERAL CONTRACTOR Ben Pekin		ADDRESS <del>205 Knob Hill</del> 9386 <sup>Hamlin</sup> <del>Delaine</del>		PHONE 392-7878	
TYPE OF CONSTRUCTION SFD-1 stor-8 rms-2 bath		USE GROUP L3 4B		FIRE GRADING	
BUILDER'S ESTIMATE \$ 23,065.00		BUILDING DEPT. EST. \$30,000.00		PERMIT FEE \$101.00	
PLUMBING CONTRACTOR Aberdeen Plumbing		ADDRESS 4832 Main St.		BUILDING DEPOSIT \$ 50.00	
PLUMBING PERMIT NO. 213		TOTAL FEE \$15.00		NEW FIXTURES 10	
SEWER & WATER CONTRACTOR Aberdeen Plumbing Co.		REPLACE FIXTURES		ZONING DISTRICT C-40-9-30	
WATER TAP NO. 7993 SIZE 1½" FEE \$275.		SANITARY SEWER NO. 7477 INSP. FEE \$10.00 TAP CHARGE \$100.00		GUARANTEE DEPOSIT NO. 6347	
HEATING & AIR COND. CONTRACTOR Geo. Bruech		ADDRESS 3622 N. Pulaski Ave.		STORM SEWER NO. FEE	
HEATING PERMIT NOL 1180		TOTAL FEE \$11.50		PHONE Av 3-7575	
ELECTRICAL CONTRACTOR Maron Electric Co.		ADDRESS 7400 Western Ave.		AIR CONDITIONING TONS 3	
ELECT. PERMIT NO. 11665		TOTAL FEE \$24.50		PHONE Br 4-3034	
DRIVEWAY PERMIT NO. 3506		TOTAL FEE \$5.00		OUTLETS NO. 44	
		DEPOSIT NO. 87426345		FIXTURES NO. 41	
		CONTRACTOR Spearhead Enterprises		MOTORS H.P.	
				HEAT KWH 7k	
				OTHER	

INSPECTIONS

SITE 8-19-64 ML.	
FOOTING OK to pour 9/2/64 WR	FOUNDATION 9/10/64 WR correct flue size & cleanout
FRAMING 11/2/64 WR	
FINAL BLDG. 12/ by JPK	FIRE REGULATIONS
DRIVEWAY 12/18/64 WR not completed	
SANITARY SEWER Partial 10/26/64 H.S. partial 10/27/64 H.S.	10/29/64 H.S. complete. with 2 manholes.
STORM SEWER	
PLUMBING UNDERGROUND 10/1/64 H.S.	STACK TEST 10/1/64 H.S.
ROUGH PLUMBING 10/1/64 H.S.	FINAL PLUMBING 12/4/64 H.S. see memo 12/18/64 WR
ROUGH HEATING 10/1/64 H.S.	FINAL HEATING 12/4/64 H.S. see memo.
ELECTRICAL SERVICE 10-24-64	ELECTRICAL UNDERGROUND
ROUGH ELECTRICAL 10-24-64	
FINAL ELECTRICAL 12/18/64 by P.B.	
PLOTTED SURVEY SUBMITTED 12-11-64 Tlan	CERTIFICATE OF OCCUPANCY ISSUED 12-20-64 Tlan
CITY OF HIGHLAND PARK, ILLINOIS	
BUILDING DEPARTMENT	



BUILDING PERMIT FILE CARD

# 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**

<b>HISTORIC NAME</b>	Perlmutter, Norman House
<b>COMMON NAME</b>	
<b>PERMIT NO</b>	12896
<b>COST</b>	30000
<b>ARCHITECT</b>	Balaban, Marton
<b>ARCHITECT2</b>	
<b>BUILDER</b>	Pekin, Ben
<b>ARCHITECT SOURCE</b>	building permit



<b>HISTORIC INFO</b>	Talked with owners (6/6/2005)--they have original plans and a copy of the Readers' Digest book that the house was featured in.
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<b>LANDSCAPE</b>	Located on flag lot on east side of Crofton; shared driveway leads to front parking area to south of house; front walled courtyard; rear walled pool and garden (see continuation sheet for more detailed description of landscaping)
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**PHOTO INFORMATION**

<b>ROLL1</b>	17
<b>FRAMES1</b>	19-20
<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>	Lara Ramsey
<b>PREPARER ORGANIZATION</b>	Granacki Historic Consultants
<b>SURVEYDATE</b>	6/6/2005
<b>SURVEYAREA</b>	Bob-o-link

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 1255

STREET CROFTON AVE.

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### ADDITIONAL PHOTOS OR INFORMATION

#### *Significant Features*

U-shaped plan (including garage and cabana); brick veneer with wood board at windows; series of single light, full-height windows along south (front) and north (rear) elevations of house; flat roof with overhanging eaves; broad rounded arch at front (south) elevation leads into front courtyard with large, pebbled slabs for walkway set at various levels; foot bridge over small pond and fountain; large evergreen tree in center of courtyard; offset double door front entrance at back of courtyard leads into house; throughway at west (left) side of courtyard leads to pool and rear garden; garage/cabana building is separate from house on west side, south of pool; L-shaped pool at west end of rear garden; patio to east of pool; wood land bridge connecting pool area with patio; large brick planter boxes against house beside pool; parking area in front (south) of house consisting of large asphalt squares bordered by brick

# MEMORANDUM

Date: April 12, 2012  
To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Subject: Proposed Demolition of 1265 Crofton Avenue

<i>Address:</i>	1265 Crofton Avenue
<i>Year Built:</i>	1924
<i>Style:</i>	Tudor Revival
<i>Structure:</i>	Single Family Residence
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Current Assessed Value:</i>	\$271,727
<i>Significant Features:</i>	See the historical survey of this house for a description of the significant features on this house.
<i>Alterations:</i>	<ul style="list-style-type: none"><li>• Wooden deck built in rear</li></ul>
<i>Historical Rating:</i>	C - Contributing



A demolition permit application has been submitted for the house at 1265 Crofton Avenue. According to information from the Lake County Tax Assessor's Office, the house was built in 1924. It predates the City's archived records, so there is not much information available about the original owners or architects.

The house is built in the Tudor Revival style, which enjoyed popularity in the 20's and 30's. The Bob-o-Link area historical survey contains a lengthy description of the style, as well as photographs of several examples in the Bob-o-Link neighborhoods. The full description is included in the attachments, but a brief summary is included on the following page.

## “TUDOR REVIVAL

The Tudor Revival style is based on a variety of late medieval models prevalent in 16<sup>th</sup>-century Tudor England. Although there are examples dating from the mid-1890s, the style was particularly popular during the 1920s and early 1930s. Associated with the country’s early English settlers, it was second in popularity throughout the country only to Colonial Revival. All sizes of English homes appealed to the American family. The English manor house served as a prototype for estate houses, and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, although stucco and stone-clad exterior walls are also common. Half-timbering, stucco panels outlined by wood boards, is another feature typical of the style. The style is further characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading.”

The subject property at 1265 Crofton incorporates many of the features listed in the description, such as the steeply-pitched roofs and stucco cladding. The windows on the house are particularly interesting, both for the variety of forms, and placement and grouping around the house.

### Original Owner

Research into the original house number of this house revealed that the original owner may have been a gentleman named Jess Halsted, who acted as counsel to the Chicago Stock Exchange. He penned a monograph titled “*Rules and Regulations of the Midwest Stock Exchange*”. A portion of it has been included in the attachments to this report.

### 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

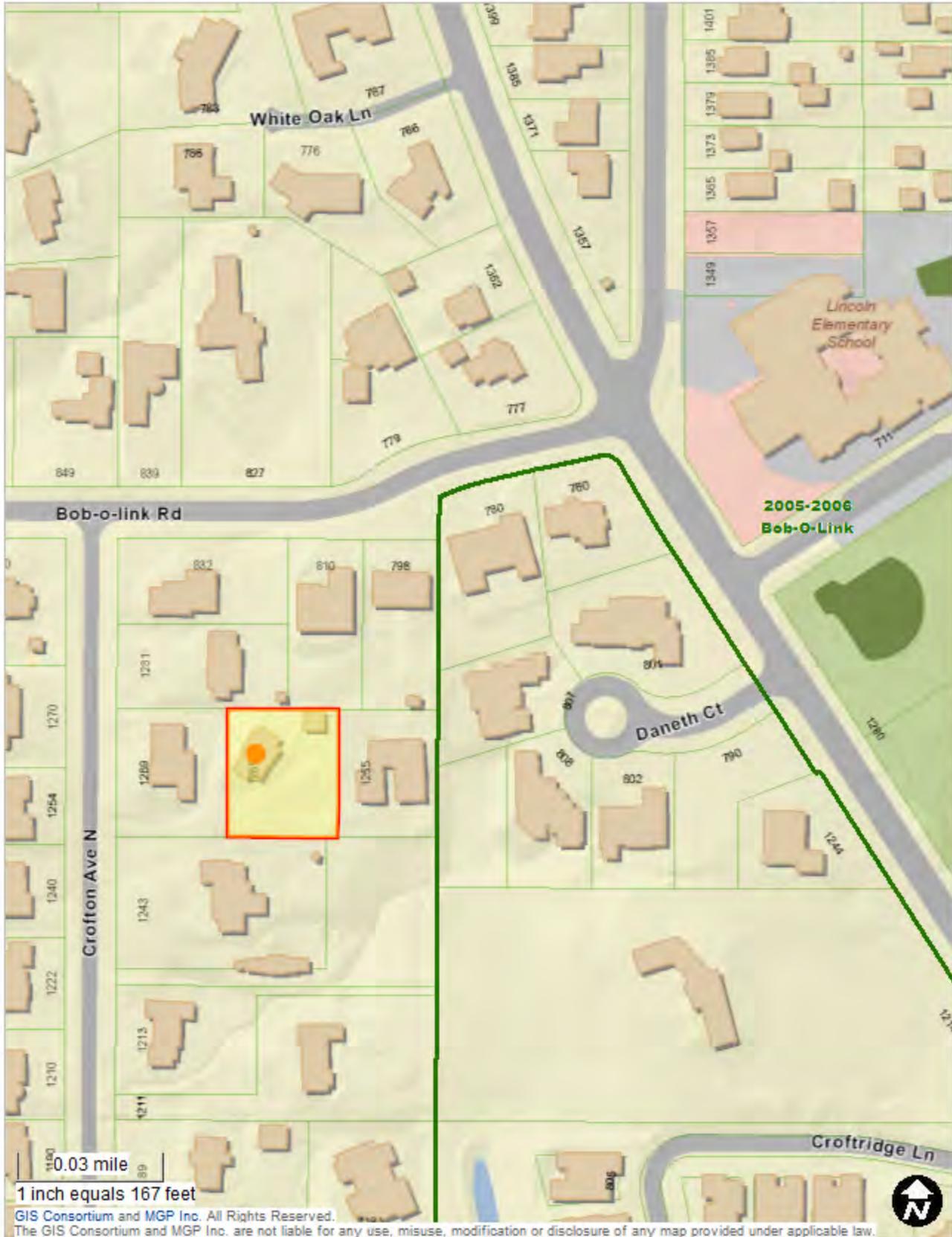
Site Photos

Original 1964 Building Permit

Bob-O-Link Area Historical Survey Entry

Tudor Revival Style Write Up from Bob-o-Link Survey Report

Excerpt of Article by Jess Halsted



1255 CROFTON  
1265

RECEIVED

MAR 22 2012

City of Highland Park  
Building Dept.





















DATE PERMIT ISSUED 10-30-64		BUILDING ADDRESS 1265 Crofton			BUILDING PERMIT No. Water #8028 San. #7518	
BUILDING ON		OF LOT 2	BLOCK	SUBDIVISION Halsted's		
NAME OF OWNER Norman Perlmutter		ADDRESS 1056 Greentree, Deerfield			PHONE FI-6-5454 WI-5-5723	
ARCHITECT		ADDRESS			PHONE	
GENERAL CONTRACTOR Ben Pekin Construction		ADDRESS 205 Knob Hill			PHONE 392-7878	
TYPE OF CONSTRUCTION		USE GROUP	FIRE GRADING	ZONING DISTRICT		
BUILDER'S ESTIMATE \$	BUILDING DEPT. EST. \$	PERMIT FEE \$	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NO.		
PLUMBING CONTRACTOR		ADDRESS			PHONE	
PLUMBING PERMIT NO.	TOTAL FEE	NEW FIXTURES	REPLACE FIXTURES	OTHER		
SEWER & WATER CONTRACTOR Calabrese & Decina		ADDRESS 819 S. Racine Ave.			PHONE 829--7449	
WATER TAP NO. 8028 SIZE 1" FEE \$225		SANITARY SEWER NO. 7518 INSP. FEE \$10.00 TAR CHARGE 100.00			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 KWH	OTHER
DRIVEWAY PERMIT NO.	TOTAL FEE	DEPOSIT NO. AMT.	CONTRACTOR			

INSPECTIONS

SITE	
FOOTING	FOUNDATION
FRAMING	
FINAL BLDG.	FIRE REGULATIONS
DRIVEWAY	
SANITARY SEWER	<i>OK H.S. sent memo in regards to location</i>
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

1265 CROFTON

BUILDING PERMIT FILE CARD

# 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

COMMON NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT SOURCE



HISTORIC INFO

LANDSCAPE On flag lot, with house facing south (perpendicular to the street); side driveway and parking off of shared drive from Crofton; mature trees; garden and fountain east of house

**PHOTO INFORMATION**

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL PHOTO ID

**SURVEY INFORMATION**

PREPARER

PREPARER ORGANIZATION

SURVEYDATE

SURVEYAREA

# City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY  
CONTINUATION SHEET

STREET # 1265

STREET CROFTON AVE.

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## ADDITIONAL PHOTOS OR INFORMATION

### *Significant Features*

steeply pitched front and side gables with overhanging eaves and wide wood frieze board; curved 1 story shed extensions off both gables; series of historic wood casement windows in groups of 2, 3, 4, & 5; inset dormer on east (right) elevation; inset front entry porch set back along west (left) elevation with round arch openings; round arch wood door; 2<sup>nd</sup> story oriel bay on front gable with leaded casement windows; wide wood lintels over windows

minimal eaves, imparting a flat appearance to the façade. The house also features the window fenestration characteristic of the Georgian and Adam styles, five ranked and balanced with the door at the center of the façade. However, in this example, the architect has taken a cue from modernist aesthetics, limiting ornamentation to four medallions positioned under the second-floor windows and shutters at each window. The sole ornamentation of the entry consists of a multilight transom above the door. This structure is a wonderful example of the simplification of the Colonial Revival style found in the mid-20<sup>th</sup> century. The house is listed on the Illinois Historic Structures Survey.

## TUDOR REVIVAL

The Tudor Revival style is based on a variety of late medieval models prevalent in 16<sup>th</sup>-century Tudor England. Although there are examples dating from the mid-1890s, the style was particularly popular during the 1920s and early 1930s. Associated with the country's early English settlers, it was second in popularity throughout the country only to Colonial Revival. All sizes of English homes appealed to the American family. The English manor house served as a prototype for estate houses, and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, although stucco and stone-clad exterior walls are also common. Half-timbering, stucco panels outlined by wood boards, is another feature typical of the style. The style is further characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading.

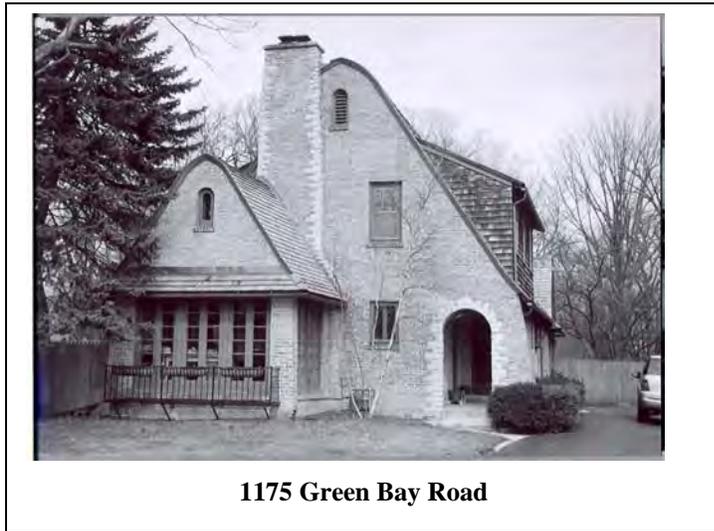
The Tudor Revival style is well represented in the survey area. Of the 37 examples of the style, seven are rated locally significant. Two of these structures are also listed on the Illinois Historic Structures Survey—1175 Green Bay Road and 901 Fairview Road, the latter designed by Homer Grant Sailor. The other locally significant structures include: 849 Bob-O-Link Road; 716 De Tamble Avenue; 1174 Glencoe Avenue; 1020 Ridgewood Drive, designed by Frank Barrett; and 1385 Green Bay Road.



**849 Bob-O-Link Road**

The residence at 849 Bob-O-Link Road, constructed in 1929, is an excellent example of the grand manor-inspired iteration of Tudor Revival. The house features the multiple front gables and steeply pitched roof common to the style. A key focal point of the front façade, the chimney, features brick corbelling at the top, an embellishment typical of the style. The cladding of the exterior of the house is a typical mixture of brick, wood and stucco half-timbering at the west or left side, and a stone entrance

surround. Also consistent with the style, the windows are multilight and diamond pane casements and include a three-sided oriel above the entrance. The residence is an outstanding example of the Tudor Revival style, all the more impressive as it remains largely unaltered.



**1175 Green Bay Road**

Another subtype of the style can be found at 1175 Green Bay Road. Constructed in 1924, the house is an example of the cottage-inspired variation of Tudor Revival. The house features multiple front gables, all steeply pitched. Additionally, the gable peak is slightly rounded, giving the impression of a thatched roof, which was another common element of the style. The wall cladding is a characteristic mixture of brick with stone accents. Windows are multilight and diamond pane casements. The house is listed on the Illinois Historic Structures Survey.

## 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 and 1930s, when many Americans who had served in France during World War I returned with first hand knowledge of 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 put into practice 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 in popular magazines, providing architects and builders with many models from which to draw.

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 façades 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 in northwestern France, 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 17 French Eclectic-style houses in the survey area, nine are ranked locally significant. Five of these were designed by the prominent architect George Fred Keck in the 1920s. The significant-rated houses are as follows: 930 Brittany Road; 1004 Brittany Road; 1190 Crofton Avenue; 787 Kimball Road; and 765 Kimball Road, 799 Kimball Road, 833 Kimball Road, 851

# RULES AND REGULATIONS OF THE MIDWEST STOCK EXCHANGE

BY JESS HALSTED \*

UNDERSTANDING THE RULES and regulations of the Midwest Stock Exchange requires that the reader keep in mind that the Midwest Stock Exchange, like each of the other national securities exchanges registered with the Securities and Exchange Commission under the Securities Exchange Act of 1934,<sup>1</sup> is simply a market place. These exchanges are the modern counterparts of the buttonwood tree in lower Manhattan under whose branches the merchants and brokers who used to meet to buy and sell stocks and bonds in 1792 founded the New York Stock Exchange. Stock exchanges do not buy or sell securities, they merely furnish a regulated trading hall in which securities are bought and sold through exchange members acting as agents for customers.

In 1792 there were not many brokers or many issues of stocks or bonds. Today the Midwest Stock Exchange alone has 400 members and more than 500 listed issues. Orders to buy and sell are communicated to the floor of the Exchange over wire systems connecting 1,800 offices of member firms and corporations in 338 cities.

The Midwest Stock Exchange was organized in 1882<sup>2</sup> under the name Chicago Stock Exchange. It is not incorporated; it is a voluntary association operating under a written agreement among its members embodied in its constitution and rules. These articles of association, though amended and changed many times in the intervening years, are still the basic charter, notwithstanding that in 1949 the operations of the Cleveland, Minneapolis-St. Paul, and St. Louis Stock Exchanges were merged into the Chicago Stock Exchange and the name Midwest Stock Exchange was adopted.<sup>3</sup>

Presumably there were some rules and regulations governing who could trade and what could be traded under the old buttonwood tree. Today, due

\* *JESS HALSTED. A.B. 1918, Swarthmore College; LL.B. 1921, Harvard University; Counsel to Chicago Stock Exchange and Midwest Stock Exchange; member of the firm of MacLeish, Spray, Price & Underwood, Chicago, Illinois.*

<sup>1</sup> 48 Stat. 881 (1934), 15 U.S.C. §§ 78a-hh (1958). Reference in this article to "the 1934 Act" or "the act" is to this statute, as amended. Reference herein to "Securities and Exchange Commission," the "Commission," or "SEC" means the commission created by this statute.

<sup>2</sup> RICE, *THE CHICAGO STOCK EXCHANGE* 18 (1928).

<sup>3</sup> *MIDWEST STOCK EXCHANGE CONSTITUTION* art. I, § 1 [hereinafter cited as *MSE CONST.*].

The Midwest Stock Exchange is referred to hereinafter as "the Exchange," while stock exchanges generally may be called "the exchanges."

# MEMORANDUM

Date: April 12, 2012  
 To: Historic Preservation Commission  
 From: Andy Cross, Planner II  
 Subject: Proposed Demolition of 1535 Sunset Avenue

<i>Address:</i>	1535 Sunset Avenue
<i>Built:</i>	1947 (Lake County Data)
<i>Style:</i>	Minimal Traditional
<i>Architect:</i>	Unknown
<i>Original Owner:</i>	Sylvester Reitmeyer
<i>Original Cost:</i>	Unknown
<i>Current Assessed Value:</i>	\$165,572
<i>Structure Size:</i>	1,780 square feet
<i>Significant Features:</i>	No apparent significant features.
<i>Alterations:</i>	<ul style="list-style-type: none"> <li>• Screened Porch and Breakfast Nook Addition (1951)</li> </ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1535 Sunset Road and how it may satisfy any of the landmark criteria listed below.



A demolition permit has been submitted for the house located at 1535 Sunset Avenue. The house was originally built in 1947 by Sylvester Reitmeier, though no original building permit or architectural drawings exist in the City’s archives. The only existing building permit is for a 1957 addition that cost \$1,000. As the photographs indicate, the house is a traditional two-story clad in brick with a large addition off the back clad in white board. A large detached garage shown in the photographs appears as though it may be original to the house.

Sylvester Reitmeier lived in the house from its construction until very recently. There are no records of modifications to the house since the 1957 addition. The Bob-o-Link area historical

survey gave the house a C – Contributing historical status. This means that if a historical district were created in the neighborhood, the house at 1535 Sunset would contribute to it. Among the significant features on the house, the survey lists “steeply pitched side gable roof, central entry bay on front façade with front gable roof.” The survey entry is included in the attachments to this memo.

### **Landmark Criteria**

Below are the landmark criteria from the City Code:

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

Survey Entry





1535

1535











# 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

east side at north end of Sunset; side driveway; similar setback; mature trees

**PHOTO INFORMATION**

ROLL1	<input type="text" value="30"/>
FRAMES1	<input type="text" value="17,23"/>
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="5/2/2005"/>
SURVEYAREA	<input type="text" value="Bob-o-link"/>

1535      SUNSET

Date ..... May 9 19 57 ..... Building Permit No. .... 9519 .....

Inspected by ..... Date .....  
For certificate of occupancy

Location of Building - No. .... 1535 ..... Street ..... Sunset Road .....

Name of Owner ..... Sylvester Reitmeyer .....

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

Type of Construction ..... Frame .....

Architect ..... Owner ..... Address ..... Phone .....

General Contractor ..... Owner ..... Address ..... Phone .....

Permit issued to ..... Owner ..... to construct a ..... Screened porch & Breakfast nook

building on ..... Lot ..... Blk. ..... Sub'n. ....

Builder's estimate ..... \$1,000.00 ..... Permit fee \$4.34 ..... Job Order No. .... Amt. \$.....

Location of building on Lot verified ..... 19..... by .....

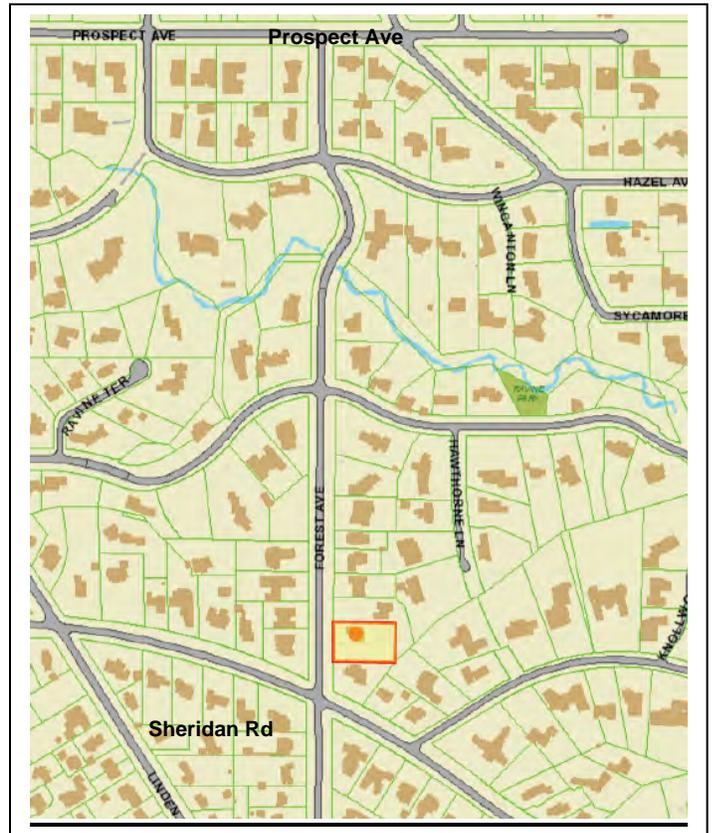
Sanitary provisions approved by .....

Other Inspections .....  
.....  
.....  
.....  
.....

# MEMORANDUM

Date: April 12, 2012  
To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Subject: Determination of Significance for 1511 Forest Avenue

<i>Address:</i>	<b>1511 Forest Avenue</b>
<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"><li>• Remodel (1939)</li><li>• Garage &amp; Shed Roof Porch (1960s)</li></ul>
<i>Significant Features:</i>	Recessed attic balcony with wood balustrade, corner tower



## Previous Consideration

At the previous Historic Preservation Commission meeting on March 8, 2012, the HPC found that the house at 1511 Forest Avenue met three landmark criteria:

- (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 period, type, method of construction or use of indigenous materials;

- (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;

As a result of the finding, a 365-day demolition delay is in place on the property prohibiting any Regulated Activities from taking place. These include any further demolition or alteration of the house. The delay is intended to act as a review period during which a landmark nomination may be considered for a given property.

### **Petition to Truncate the Delay**

Section 170.035(E)(6) states the following: "...the [Historic Preservation] Commission may terminate its review period at any time in the event that it determines, based upon a showing by the Applicant, that a bona fide, reasonable, and unsuccessful effort has been made to sell the Structure for which a Demolition permit has been sought, and/or that further time will not reasonably be expected to result in a sale or otherwise to result in the avoidance of the necessity to demolish the Structure."

In an effort to demonstrate that further time in a demolition delay will not result in the avoidance of the necessity to demolish the house at 1511 Forest Avenue, the property owner and his representatives have asked to appear before the Historic Preservation Commission to present additional information documenting the current condition of the property. A detailed list of estimates has been submitted that documents the financial investment required to restore the house to a livable, safe, and marketable condition.

#### ***1) Complete Rehabilitation***

- a.** The first estimate is for a total and complete rehabilitation of the house, including architectural drawings, new cabinetry, granite counter tops, new garage, driveway, fence, landscaping, exterior trim, and more. The estimate totals **\$1,428,000**

Individual items needed for rehabilitation were quoted as follows:

- 2) *Foundation Repair*: An estimate to repair the foundation by Pappas Company in Glenview came in at **\$308,800**
- 3) *Electrical Restoration*: A quote to update the electrical infrastructure of the house totaled **\$21,340**
- 4) *New Siding*: New cedar siding, trims, soffit, and fascia on the house is estimated to cost **\$85,000**
- 5) *New Insulation*: Closed-cell foam insulation in the walls and ceilings: **\$14,980**
- 6) *Plumbing Restoration*: New plumbing throughout the house is estimated to cost **\$43,900**.
- 7) *Painting*: An estimate to paint the interior and exterior of the house was **\$36,900**
- 8) *New Drywall* for open walls, ceilings, new garage, and whole basement was **\$33,000**
- 9) *New Shingle Roof*: **\$27,500**
- 10) *New Tile in three bathrooms*: **\$8,200**
- 11) *New Climate Control Equipment*: This included a new furnace, A/C, and dehumidifier, among other things: **\$24,350**

*12) New Windows:* A bid was submitted by Ashland Millwork from Wheeling, IL for new windows and French doors on the house: **\$41,250**

*13) Mold Remediation and Asbestos Abatement:* An inspection on 3/28/12 found that the basement in 1511 Forest Avenue has a mold problem. The quote to remediate the mold problem was **\$28,500**.

#### Recommended Action

The Historic Preservation Commission is asked to review the documentation submitted by the applicants and discuss whether the 365-day review period for the demolition of 1511 Forest Avenue should be terminated.

#### Attachments

- Materials documenting the costs involved with the rehabilitation and restoration of 1511 Forest Avenue.

## Orchard Glen Homes, LLC.

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Mr. Andrew Cross  
Staff Liaison to Historical Commission  
Department of Community Development  
City of Highland Park  
1150 Half Day Road  
Highland Park, IL 60031

March 29, 2012

Re: Estimate for rehabilitation of 1511 Forest, Highland Park, IL

Dear Sir:

Find attached a price estimate for the rehabilitation of 1511 Forest, Highland Park, IL.

Note the following:

1. Estimate is a **minimum** cost for the rehabilitating of the structure;
2. We cannot guarantee these costs;
3. The price does not include any work required to meet current building code of the City of Highland Park which may be needed as more than 50% of the structure will be demolished;
4. Concrete contractor cannot warrant the structural integrity building during his work;

Call/email with any questions, comments, or requests for further information.

Thank you for your attention in this matter.

Regards,



Orchard Glen Homes, LL

By: Thomas J. Corbett, Its Manager

**Orchard Glen Homes, LLC**  
**Job Estimates vs. Actuals Detail for 1511 Forest**  
**All Transactions**

	<u>Est. Cost</u>
<b>Service</b>	
Alarm System	5,000.00
<b>Appliances</b>	
Kitchen Appliances	25,000.00
Other-Appliances	0.00
Appliances - Other	0.00
<b>Total Appliances</b>	<u>25,000.00</u>
Architect	50,000.00
Asbestos Removal	0.00
Bank Loan Fees	0.00
Bank Service Charge	0.00
Blueprints	0.00
Bond Expense	200.00
<b>Building Permits</b>	
Building Permit	20,000.00
Demolition Permit	0.00
Inspection Fees	0.00
Site Development Permeit	20.00
Building Permits - Other	0.00
<b>Total Building Permits</b>	<u>20,020.00</u>
<b>Cabinetry</b>	
Basement Bar	0.00
Bathroom Vanities	0.00
Butler's Pantry	0.00
Delivery	0.00
Family Room	0.00
Jacuzzi Surround	0.00
Kitchen Cabinets	0.00
Knobs	0.00
Laundry Room Cabinets	0.00
Master Bedroom	0.00
Mudroom	0.00
Study	0.00
Cabinetry - Other	100,000.00
<b>Total Cabinetry</b>	<u>100,000.00</u>
Carpet Allowance	10,000.00
<b>Concrete</b>	
Conveyors	0.00
Foundation	0.00
Interior Flat Work	0.00
Radiant Heat (H20)	0.00
Stoops	0.00
Walkway & Patio	0.00
Concrete - Other	308,800.00
<b>Total Concrete</b>	<u>308,800.00</u>
Cost of Property	0.00
<b>Countertops</b>	
Formica	0.00
Granite	20,000.00
Countertops - Other	0.00
<b>Total Countertops</b>	<u>20,000.00</u>
Deck	0.00
Demolition	15,000.00
<b>Driveway</b>	
Asphalt	7,500.00
Concrete	0.00
Driveway - Other	0.00
<b>Total Driveway</b>	<u>7,500.00</u>
Drywall	33,000.00
Dumpster	4,000.00

**Orchard Glen Homes, LLC**  
**Job Estimates vs. Actuals Detail for 1511 Forest**  
**All Transactions**

	<u>Est. Cost</u>
<b>Electric</b>	
Contractor	21,340.00
Fixtures	4,500.00
Generator	4,500.00
Low Voltage	5,000.00
Sound/Video Equipment	0.00
Sound/Video Wiring	5,000.00
Electric - Other	0.00
<b>Total Electric</b>	<u>40,340.00</u>
<b>Electric Line Installation</b>	3,200.00
<b>Engineering</b>	2,000.00
<b>Escrow</b>	
Escrow-Demo	0.00
Escrow-Other	0.00
Escrow-Site Development	0.00
Street Escrow	0.00
Tree Escrow	0.00
Escrow - Other	0.00
<b>Total Escrow</b>	<u>0.00</u>
<b>Excavation</b>	0.00
<b>Exterior Trim</b>	
Columns & Railings	0.00
Exterior Trim Labor	0.00
Porch Ceiling	0.00
Soffit, Fascia, Frieze	0.00
Window & Corner Trim	0.00
Exterior Trim - Other	85,000.00
<b>Total Exterior Trim</b>	<u>85,000.00</u>
<b>Fence</b>	
Construction Fence	3,200.00
Silt Fence	0.00
Tree Fence	0.00
Fence - Other	0.00
<b>Total Fence</b>	<u>3,200.00</u>
<b>Final Cleaning</b>	2,000.00
<b>Finish Carpentry</b>	
Closets	5,000.00
Front Door	4,000.00
Hardware	3,000.00
Labor	20,000.00
Material	20,000.00
Finish Carpentry - Other	0.00
<b>Total Finish Carpentry</b>	<u>52,000.00</u>
<b>Fireplace</b>	1,500.00
<b>Floors</b>	
Floors-Wood	35,000.00
<b>Total Floors</b>	<u>35,000.00</u>
<b>Garage</b>	8,000.00
<b>Gas Line Installation</b>	3,333.02
<b>General Construction Fee</b>	125,000.00
<b>Glass &amp; Mirrors</b>	2,500.00
<b>Gutters</b>	
Aluminium	2,200.00
Gutters - Other	0.00
<b>Total Gutters</b>	<u>2,200.00</u>
<b>HVAC</b>	24,350.00
<b>Insulation</b>	14,800.00

**Orchard Glen Homes, LLC**  
**Job Estimates vs. Actuals Detail for 1511 Forest**  
**All Transactions**

	<u>Est. Cost</u>
<b>Insurance</b>	
Builder's Risk	2,000.00
Liabilty	4,500.00
License & Permit	125.00
Worker's Compensation	0.00
Insurance - Other	0.00
<b>Total Insurance</b>	<u>6,625.00</u>
<b>Interest Expense</b>	50,000.00
<b>Landscaping</b>	
Landscape Plans	1,000.00
Landscaping - Other	35,000.00
<b>Total Landscaping</b>	<u>36,000.00</u>
<b>Masonry</b>	
Labor	0.00
Material	0.00
Masonry - Other	0.00
<b>Total Masonry</b>	<u>0.00</u>
<b>Miscellaneous</b>	
Cleaning	0.00
Material	0.00
Other	0.00
Miscellaneous - Other	9,000.00
<b>Total Miscellaneous</b>	<u>9,000.00</u>
<b>Overhead</b>	75,000.00
<b>Painting</b>	
Exterior	22,500.00
Interior	14,400.00
Painting - Other	0.00
<b>Total Painting</b>	<u>36,900.00</u>
<b>Pavers</b>	
Front Walkway	0.00
Patio	0.00
Pavers - Other	0.00
<b>Total Pavers</b>	<u>0.00</u>
<b>Plumbing</b>	
Labor	0.00
Material	0.00
Plumbing - Other	43,900.00
<b>Total Plumbing</b>	<u>43,900.00</u>
<b>Portable Toilets</b>	800.00
<b>Professional Fees</b>	
Legal	1,000.00
Professional Fees - Other	0.00
<b>Total Professional Fees</b>	<u>1,000.00</u>
<b>Property Tax</b>	0.00
<b>Remediation-Mold</b>	28,500.00
<b>Roofing</b>	
Asphalt	27,500.00
Cedar	0.00
Roofing - Other	0.00
<b>Total Roofing</b>	<u>27,500.00</u>
<b>Rough Carpentry</b>	
Labor	7,500.00
Material	12,500.00
Rough Carpentry - Other	0.00
<b>Total Rough Carpentry</b>	<u>20,000.00</u>

11:25 AM

03/30/12

**Orchard Glen Homes, LLC**  
**Job Estimates vs. Actuals Detail for 1511 Forest**  
**All Transactions**

	<u>Est. Cost</u>
<b>Sewer &amp; Water</b>	
Installation	0.00
Restoration	2,500.00
Water Tap Fee	0.00
Sewer & Water - Other	16,000.00
	<hr/>
<b>Total Sewer &amp; Water</b>	18,500.00
<b>Siding</b>	
Cedar Shingle Material	0.00
Cedar Siding Material	0.00
Siding Labor	0.00
Siding - Other	0.00
	<hr/>
<b>Total Siding</b>	0.00
<b>Signs</b>	50.00
<b>Stairs</b>	
Finish	2,200.00
Supply & Install	0.00
Stairs - Other	0.00
	<hr/>
<b>Total Stairs</b>	2,200.00
<b>Steel</b>	2,500.00
<b>Survey</b>	
As-Built-Foundation	600.00
Construction Lay-out	600.00
Final	600.00
Topo	1,000.00
Survey - Other	0.00
	<hr/>
<b>Total Survey</b>	2,800.00
<b>Tile Work</b>	
Labor	9,200.00
Material	10,000.00
Tile Work - Other	0.00
	<hr/>
<b>Total Tile Work</b>	19,200.00
<b>Tree Removal</b>	1,500.00
<b>Utility Costs</b>	
Gas & Electric	1,000.00
Water	0.00
Utility Costs - Other	0.00
	<hr/>
<b>Total Utility Costs</b>	1,000.00
<b>Windows</b>	41,250.00
	<hr/>
<b>Total Service</b>	1,427,168.02
	<hr/>
<b>TOTAL</b>	<u><u>1,427,168.02</u></u>



**PRELIMINARY PROPOSAL**

Proposal Dated: 3/28/12

**To: Orchard Glen Homes LLC**  
1939 Waukegan Road, Suite 210  
Glenview, IL 60025

**Job: Existing Residence**  
1511 Forest Avenue  
Highland Park, 60035

We hereby propose to furnish materials, labor and equipment necessary for the completion of the following:

**TEMPORARY DISCONNECTS**

- ★ Disconnect sanitary and water services.

NOTE: Disconnects that are required at the street or at the main are over and above this contract price.

**Temporary Disconnects Price: \$2,500.00**

**RAISE EXISTING HOUSE**

- ★ Saw-cut existing house to detach from existing foundation and accommodate for steel I-beams.
- ★ Furnish and install steel I-beams and timber to support house.
- ★ Hydraulically lift house in 18" lifts.

NOTE: Pappas not responsible for structural integrity of house during lifts or inclement weather.

**Raise Existing House Price: \$65,000.00**

**DEMOLITION**

- ★ Excavate front ramp at front of house to provide access for demolition.
- ★ Demolish and recycle existing foundation walls, footings and slabs related to existing house.

**Demolition Price: \$21,000.00**

**PRELIMINARY SHORING (Structural Engineer Required For Stamped Design)**

Shoring with Steel Beams and Wood Lagging (approx. 60 L.F.) ----- \$55,000.00  
Excavation and Hauling out Material to Accommodate for Shoring ----- \$14,400.00

**EXCAVATION**

- ★ Excavate building foundation for an 8'-0" tall wall with 10" by 20" footings.
- ★ Haul out and dispose of excavated clay.
- ★ Backfill exterior walls with excavated material stockpiled on-site.

NOTE: Soil borings not provided. Deeper excavation due to unsuitable bearings at proposed footing area not included.

**Excavation Price: \$35,000.00**



## PRELIMINARY PROPOSAL

Proposal Dated: 3/28/12

**To: Orchard Glen Homes LLC**  
1939 Waukegan Road, Suite 210  
Glenview, IL 60025

**Job: Existing Residence**  
1511 Forest Avenue  
Highland Park, 60035

### GRAVEL BACKFILL

- ★ Backfill exterior walls at shored areas with CA-1 (3") recycled gravel.
- ★ Furnish, install and compact gravel from excavated grades up to bottom of garage footings.
- ★ Backfill interior of garage with granular material.

**Gravel Backfill Price: \$22,400.00**

### CONCRETE

#### *Walls and Footings*

- ★ Install approx. 180 L.F. of 8'-0" tall by 10" wide walls with 10" by 20" footings for basement.
- ★ Install approx. 64 L.F. of 3'-4" tall by 10" wide walls with 10" by 20" footings for garage.
- ★ Furnish and install rebar.
- ★ Install one concrete staircase.

NOTE: Drain tile, sump pit, insulation and waterproofing not included.

**Walls and Footings Price: \$35,000.00**

#### *Basement Slab*

- ★ Furnish and install a 6 mill vapor barrier over 5" of compacted gravel.
- ★ Furnish and install approx. 4" of concrete with welded wire fabric.

**Basement Slab Price: \$12,000.00**

#### *Garage Slab*

- ★ Furnish and install a 6 mill vapor barrier over 5" of compacted gravel.
- ★ Furnish and install approx. 5" of concrete with welded wire fabric.

**Garage Slab Price: \$6,000.00**

#### *Conveyor*

- ★ Provide conveyor to install gravel and concrete for footings, walls and slabs.

**Conveyor Price: \$5,500.00**

**Total Concrete Price: \$58,500.00**

### LOWER EXISTING HOUSE

- ★ Lower house onto new foundation and remove timber and steel I-beams.
- ★ Backfill exterior walls with excavated clay.

**Lower Existing House Price: \$35,000.00**

**P R O P O S A L # 32812**

**Date: 3/28/2012**

**S.L.P. ELECTRIC SERVICE**

5633 W. Lawrence Ave. Chicago, IL 60630  
cell: (312)914-3134 fax: (773)435-6467  
e-mail: slpelectric@comcast.net

**PROPOSAL SUBMITTED TO:**

Orchard Glen Homes  
1939 Waukegan Rd.  
Glenview, Illinois  
PH:(847) 998-9622 FAX: (847) 998-9632

**WORK TO BE PERFORMED AT:**

1511 Forest Av.  
Highland Park Illinois

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

**DESCRIPTION**

electrical service 200A, 240/120 V, 1Phase  
wiring and connections as indicated  
on electric plans including:  
outlets, switches, recessed light fixtures,  
installation light fixtures and appliances.  
**FOR DETAILS SEE ANNEX TO PROPOSAL # 32812**

**MATERIAL AND LABOR \$ 21,340.00**

All material is guaranteed to be as specified, and the above work to be performed in accordance with N.E.C., Chicago E.C., cities' ordinances, and the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: **\$ 21,340.00**  
**(twenty one thousand three hundred forty dollars)**

with payments to be made as follows:

Execution of Contract	<b>\$ 5,335.0</b>
After rough	<b>\$ 11,737.0</b>
In completion of work	<b>\$ 4,268.0</b>

Any alteration or deviation from above specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and public Liability on above work to be taken out by S.L.P. Electric Service.

Respectfully submitted by  
Owner of S.L.P. Electric Service  
*Stanislaw Leszek Pietras*  
Stanislaw Leszek Pietras

**ACCEPTANCE OF CONTRACT**

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Signature .....

Date .....

Signature .....

**ANNEX TO PROPOSAL # 32812**

**Date: 3/28/2012**

**S.L.P. ELECTRIC SERVICE**

5633 W. Lawrence Ave. Chicago, IL.60630  
 cell: (312)914-3134 fax: (773)435-6467  
 e-mail: slpelectric@comcast.net

**Job address:**

1511 Forest Av.  
 Highland Park Illinois  
 Single Family Residence - Renovation

**General Contractor:**

Orchard Glen Homes  
 PH:(847) 998-9622 FAX: (847) 998-9632

Date of Plan:

JOB DESCRIPTION	Quantity			Unit Price	Subtotal			Credit
	Plan	Extr	Cred		By Plan	Extra		
install electrical service 400 A, 240/120V, 3W.(M&L)	0	0	0	\$ 2,400.0	\$ -	\$ -	\$ -	-
install electrical service 200 A, 240/120V, 3W.(M&L)	1	0	0	\$ 1,900.0	\$ 1,900.0	\$ -	\$ -	-
ground from pamel to water meter (M&L)	1	0	0	\$ 320.0	\$ 320.0	\$ -	\$ -	-
temporary el. service 100A (M&L)	0	0	0	\$ 800.0	\$ -	\$ -	\$ -	-
opening 110 V, (M&L)	307	0	0	\$ 35.0	\$ 10,745.0	\$ -	\$ -	-
opening 240 V, (oven, AC unit)(M&L)	3	0	0	\$ 210.0	\$ 630.0	\$ -	\$ -	-
line for whirlpool 110V. GFI protected(M&L)	0	0	0	\$ 90.0	\$ -	\$ -	\$ -	-
smoke detector 110 V with battery (M&L)	10	0	0	\$ 40.0	\$ 400.0	\$ -	\$ -	-
carbon detector (M&L)	4	0	0	\$ 65.0	\$ 260.0	\$ -	\$ -	-
repair existing Intercom(L)	7	0	0	\$ 70.0	\$ 490.0	\$ -	\$ -	-
conduit for (TH, WM, TV, PH) (M&L)	5	0	0	\$ 30.0	\$ 150.0	\$ -	\$ -	-
home run conduit to panel (M&L)	8	0	0	\$ 40.0	\$ 320.0	\$ -	\$ -	-
Install recessed light 6" housing,trim,bulb(M&L)	23	0	0	\$ 60.0	\$ 1,380.0	\$ -	\$ -	-
recessed light 4" housing,trim,bulb (M&L)	6	0	0	\$ 85.0	\$ 510.0	\$ -	\$ -	-
recessed light sloped housing,trim,bulb (M&L)	0	0	0	\$ 105.0	\$ -	\$ -	\$ -	-
L.V recessed light 4" housing,trim,bulb (M&L)	0	0	0	\$ 130.0	\$ -	\$ -	\$ -	-
Install fluorescent light fixtures for closet (M&L)	9	0	0	\$ 35.0	\$ 315.0	\$ -	\$ -	-
floor outlet single receptacle (M&L)	0	0	0	\$ 75.0	\$ -	\$ -	\$ -	-
ultra silent exhaust fan (Panasonic)(M)	4	0	0	\$ 175.0	\$ 700.0	\$ -	\$ -	-
Install ARK circuit breaker in panel(M)	6	0	0	\$ 35.0	\$ 210.0	\$ -	\$ -	-
install dimmer switch (M) (DBO)	0	0	0	\$ 10.0	\$ -	\$ -	\$ -	-
no additional charge for "DECORA" finish (M)	0	0	0	\$ 4.0	\$ -	\$ -	\$ -	-
Install light fixture assembly required (L) (FBO)	17	0	0	\$ 20.0	\$ 340.0	\$ -	\$ -	-
install ceiling fan-light (L) (FBO)	2	0	0	\$ 60.0	\$ 120.0	\$ -	\$ -	-
install light fixture - ceiling over 16' (L) (FBO)	0	0	0	\$ -	\$ -	\$ -	\$ -	-
Install appliances (L) (ABO)	7	0	0	\$ 30.0	\$ 210.0	\$ -	\$ -	-
install undercabinet light (L) (FBO)	0	0	0	\$ 15.0	\$ -	\$ -	\$ -	-
1 hour labor (countless work)(L)	20	0	0	\$ 45.0	\$ 900.0	\$ -	\$ -	-
wiring for TV, PH, date (cable RG-6 & CAT-5)(M&L)	24	0	0	\$ 60.0	\$ 1,440.0	\$ -	\$ -	-

Symbols:  
 (M&L)-material & labor  
 (M) - material  
 (L) - labor

**BY PLAN : material & Labor** \$ 21,340.0  
**EXTRAS : material & labor** \$ -  
**CREDIT: material & labor** \$ -  
**TOTAL : material & Labor** \$ 21,340.0

(twenty one thousand three hundred forty dollars)

Payments

25% on start \$ 5,335.00  
 55%after rough&wiring \$ 11,737.00  
 20% after finish \$ 4,268.00

**BALANCE: \$ 21,340.00**

Owner of S.L.P. Electric Service  
*Stanislaw Leszek Pietras*  
 Stanislaw Leszek Pietras

# PROPOSAL

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JOB ADRES: 1511 FOREST, HIGHLAND PARK IL.

PROPOSAL TO: ORCHARD GLEN HOMES

1939 WAUKEGAN RD. SUITE 210 GLENVIEW IL. 60025

- \*TEAR OF ALUMINIUM SIDIND FROM HOUSE
- \*TEAR OF 3" CEDAR SIDING FROM HOUSE
- \*INST. NEW TYVEK ON THE HOSE
- \*INST. NEW CEDAR SOFFIT AND FASCIA
- \*INST. NEW CEDAR TRIMS (CORNERS, WINDOWS TRIMS, ETC.)
- \*INST. NEW 3" EXP. CEDAR SIDING ON THE HOUSE
- \*INST. NEW BIDBOARD CELING ON THE PORCH

MATERIAL COST IS 46500 DOLLARS

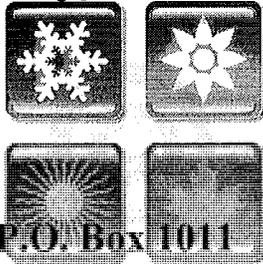
LABOR COST IS 38500 DOLLARS

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# Thermal Insulation, Inc.

## Estimate



Date	Estimate #
3/29/2012	2776

### Estimate Submitted To:

ORCHARD GLEN HOMES, LLC.  
 ATTN: TOM CORBETT 847.508.5611  
 1939 WAUKEGAN RD. GLENVIEW, IL. 60025  
 TEL:847.998.9622  
 FAX:847.998.9632

**Round Lake Beach, IL 60073**

Phone # 847.587.3044  
 Fax # 847.587.3046  
 Cell #: 847.445.7269  
 E-mail thermalinsulationinc@yahoo.com

### Job Location

1511 FOREST AVE  
 HIGHLAND PARK, IL 60035

We hereby submit specifications and estimates for BASIC INSULATION BID:

#### \*\*\*\*BASIC BID PRICE\*\*\*\*

SPRAY 3" OF CLOSED CELL FOAM IN 2X4 EXTERIOR WALLS OF HOUSE  
 SPRAY 6" OF CLOSED CELL FOAM IN ACC FLAT CEILINGS, SLOPES AND RAFTERS

\*\*\*\*FIRE STOP WITH FIRE CAULK\*\*\*\*

SPRAY 1" OF CLOSED CELL FOAM IN 2X4 BASEMENT EXTERIOR WALLS OF HOUSE  
 SPRAY 3" OF CLOSED CELL FOAM IN RIM JOIST ENDS.....\$4,860.00

(TOTAL PRICE WITH ALL OPTIONS WILL BE \$ 19,840.00)  
 (PRICE ACCORDING TO BLUE PRINT. PRICE MAY VARY.)

MATERIAL COULD CHANGE UPON REQUEST. PRICE MAY VARY

**Total** \$14,980.00

All material is guaranteed to be as specific, and the above work to be performed in the accordance with the drawings and specifications submitted for above work and completed in a subsantial workman like manner for sum of:

FOURTEEN THOUSAND NINE HUNDRED EIGHTY AND 00/100 DLS. (\$14,980.00)

with payments as follows.

Any alterations or deviation from above specificantions involving extra costs will be only upon written order, and will become an extra change over and above the estimate. All agreements constingent upon strikes, accidents ordelays beyond our control.

Authorized Singnature: Amador Sereno

Note: This proposal may be withdrawn if not accepted with 45 days.

The above prices, specifications and conditions are satisfactory and hereby accepted. you are authorized to work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Print Name: \_\_\_\_\_

**NOTE: PLEASE SIGN THIS ESTIMATE AND FAX BACK TO US BEFORE WE START THE JOB.**

# C J PLUMBING, HEATING & A/C CO

# Proposal

7345 Lawndale  
 Skokie IL 60076  
 Tel.(847) 677-9828  
 Fax. (847) 677-9829

DATE:  
 March 29, 2012

**Customer**

THOMAS J. CORBETT  
 1939 WAUKEGAN ROAD  
 SUITE 210  
 GLENVIEW IL 60025  
 TEL 847 998-9622  
 FAX 847 998-9632

**Comments or Special Instructions:**

JOB:	TERMS
1511 FOREST	

HIGHLAND PARK

DESCRIPTION	QTY	Price	T	AMOUNT
ROUGH IN AND INSTALL A NEW DRAIN AND WATER PIPING				
FIRST FLOOR POWDER ROOM: TOILET AND VANITY SINK				
KITCHEN: KITCHEN SINK, FAUCET AND DISHWASHER				
SECOND FLOOR: BATHROOM # 1: TOILET, VANITY SINK,				
SHOWER DRAIN AND FAUCET.				
BATHROOM # 2: TOILET AND VANITY SINK				
MASTER BATHROOM: 1 TOILET, 2 VANITY SINKS, 1 SHOWER, 1				
W/POOL				
BASEMENT: NEW 75 GAL HWH, 1 EJECTOR PIT PUMP AND FLOOR				
DRAIN. NEW GAS PIPE				
FURNISH AND INSTALL A NEW 1 1/2" WATER SERVICE				
ALL LABOR AND MATERIAL PROVIDE BY PLUMBER				
PLUMBING FIXTURES IS INCLUDED				

ACCEPTED:

DATE:

SUBTOTAL	
TAX RATE	8.75%
SALES TAX	\$ -
OTHER	-
<b>TOTAL</b>	<b>\$ 43,900.00</b>

THANK YOU FOR YOUR BUSINESS!

# Euro Quality Construction & Painting Inc

9331 Landings Ln  
 Des Plaines, IL 60016  
 773-727-1286  
 847-376-3512  
 euroquality@live.com

<b>Name/Address</b>
Orchard Glen Homes 1939 Waukegan Rd Glenview, IL 60025

<b>Date</b>
03/25/12

**Estimate**

<b>Estimate No.</b>
399
<b>P.O. No.</b>
1511 Forest

Item	Description	Quantit	Cost	Total
01 Paint	Painting interior mouldings, doors and windows - prime filling nail holes, sand, caulking, prime, look for imperfections on the trim, sand and two coats of oil paint (Satin Impervo); Prime new drywall; Painting interior walls(2coats) & ceilings, with flat latex paint, taping and masking windows. Fireplace included; Drywall repair included;		22,500.00	22,500.00
01 Paint	Riser, stringer will receive primer and 2 coats of paint, (stairs from 2nd floor to the basement)		1,200.00	1,200.00
01 Paint	Exterior painting - garage doors; all soffit, fascia and freeboard, crown; ceiling one coat of marine varnish; columns; garage doors will receive 2 coats by brush, all unprimed surfaces will receive primer and coat of paint, fill nail holes and caulking where missing, paint window trims		3,200.00	3,200.00
01 Paint	Exterior painting of cedar siding with diferent color one coat		10,000.00	10,000.00
			<b>Total</b>	<b>\$36,900.00</b>

## CONTRACTOR'S GUARANTEE

We guarantee all material used in this estimate to be specified above ant the entire job be done in a neat, professional manner. Any variations from the plan or alternations requiring extra labor or material will be performed only upon written order and billed in addition to the sum covered by the estimate

## ACCEPTANCE OF BID

The above specifications are satisfactory, and (we) hereby authorize this work.

Signed (Customer)

Date

This estimate is void 30 days from the date unless notified by contractor



4137 S Clinton Ave Stickney, IL 60402

Office (708) 243-1509 Fax (708) 317-5915

WWW.GAYTANCONSTRUCTIONINC.COM

CONTRACTOR AGREEMENT- No.03291201

**Name / Address**

Orchard Glen Homes, LLC  
Thomas J. Corbett  
1939 Waukegan Rd Suite 210  
Glenview, IL 60025  
TEL: 847 998 9622  
FAX: 847 998 9632

**Project Address**

1511 N Forest Ave.  
Highland Park, IL 60035

**THIS AGREEMENT** made the 29<sup>th</sup> day of March 2012 between Gaytan Construction Inc. here in after called the Sub-Contractor and Orchard Glen Homes, LLC or Thomas J. Corbett herein after called the General Contractor.

**WITNESSETH**, that the Sub-Contractor and the General Contractor for the considerations named agree as follows:

**Scope of the Work**

The Sub-Contractor shall furnish all of the materials and perform all of the work in pertains to work to be performed on property at 1511 N Forest Ave. Highland Park, IL 60035

**NOTE: THIS CONTRACT CANNOT BE CHANGED OR SCRATCHED ON ANY FORM OR ANY WAY IF YOU WANT TO MAKE CHANGES PLEASE CONTACT GAYTAN CONSTRUCTION INC. ANY CONTRACT THAT HAS BEEN CHANGED OR SCRATCHED BY THE OWNER OR GENERAL CONTRACTOR WON'T BE ACCEPTED AND IT WILL BE REVOKED.**

**THIS ESTIMATE IS FOR MATERIALS AND LABOR ONLY. (DEMOLITION OF PLASTER, HANGING, TAPING, AND CLEAN THE FLOORS ONLY.)**

1. Regular drywall (5/8") to be hanged and taped in the garage, basement, 1<sup>st</sup> floor, 2<sup>nd</sup> floor and attic only.
2. Demolition of plaster in ceiling and walls the basement, 1<sup>st</sup> floor, 2<sup>nd</sup> floor and attic only.
3. Mold resisted drywall (5/8") to be hanged and taped in all the bathrooms and wet areas. (where the pipes are coming out of the walls and around the Jacuzzi only)
4. Drywall to be glued and installed with yellow screws on all walls and ceilings.
5. Du-rack (5/8") to be hanged in the bath/shower areas only.
6. Plastic corner beads bull nose to be installed in the whole project.
7. Floors to be broom clean after hanging and taping including scraping.
8. **Note this estimate is the base only for new open walls, new open ceilings, new open ceiling garage and the whole basement.**

9. Gaytan Construction will provide dumpster for demolition of plaster only.
10. This project will have a warranty of one year any problems with the drywall (cracks, corner beads or screw pops) will go back and fix it.
11. On winter time the temperature in the building has to be at least 65 degrees while Gaytan Construction is working and also after we are done with this job otherwise Gaytan Construction will not be responsible for any cracks.
12. During or after the job is complete. The General Contractor or owner has to be in charge of keeping the place in a good temperature also the General Contractor or owner has to be in charge of providing the power tools.
13. The owner or the General Contractor needs to be in charge of the bath/tubs and the Jacuzzi to prevent damage Gaytan Construction will not be responsible for any damage if the bath/tubs are not cover.
12. Note this estimate will expire in 60 days estimate price may change due to inflammation in material cost.

The work to be performed under this Contract shall be commenced on or before 2012 and shall be substantially completed on or before 2012 Time is of the essence. The following constitutes substantial commencement of work pursuant to this proposal and contract. Delivery of drywall or rough inspections passed.

**The Contract Price**

Orchard Glen Homes, LLC or Thomas J. Corbett the General Contractor shall pay Gaytan Construction, Inc. the Sub-Contractor materials and labor only to be performed under the Contract the sum of **Ten thousand five hundred dollars and zero cents (33,000.00)** subject to addition and deduction pursuant to authorize change orders. **Note; THERE WILL BE ADDITIONAL CHARGE OF \$40.00 PER HOUR FOR HANGING AND TAPING DUE TO ELECTRICAL, CARPENTRY, PLUMERS AND WATER DAMAGE REPAIRS.**

**Progress Payment**

Payment of the Contract Price shall be paid on the following manner:

Description	Amount
1 <sup>st</sup> payment will be paid out when we begin demolition	\$8,500.00
2 <sup>nd</sup> payment will be paid out after demolition is complete	\$ 8,000.00
3 <sup>rd</sup> payment will be paid out after delivery of drywall	\$ 8,500.00
Final payment will be paid out after taping.	\$ 8,000.00
<b>NOTE AFTER PRIME COAT IS APPLIED BOTH PARTIES ARE TO INSPECT WORK PERFORMED.</b>	

**General Provisions**

Any alteration or deviation from the above specification, including but not limited to any such alteration or deviation involving additional material and/or stolen cost, will be executed only upon a written order for same, signed by General Contractor and Sub-Contractor, and if there is any change for such alteration or deviation; the additional charge will be added to the contract price of this contract. If payment, is not made when is due, Sub-Contractor may suspend work on the job until such time as all payments have been made. A failure to make payment for a period in excess of 3 days from the due date of the payment shall be deemed a material breach of this contract.

1. All work shall be completed in a workman-like manner and in compliance with all building codes and other applicable laws.
2. To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform said work.
3. General Contractor may at its discretion engage Sub-Contractors to performed work hereunder, provided General Contractor shall fully pay said Sub-Contractor and in all instances remain responsible for the proper completion of this Contract.
4. Sub-Contractor shall furnish General Contractor with appropriate releases or waivers of lien for all work performed or materials provided at the time the next periodic payment shall be done. All change orders shall be in writing and signed both by General Contractor and Sub-Contractor, and shall be incorporated in, and become a part of the contract.

5. Sub-Contractor warrants it is adequately insured for injury to its employees and other incurring loss or injury as a result of the acts of General Contractor or its employees or Sub-Contractors.
  6. General Contractor shall at its own expense obtain all permits necessary for the work to be performed.
  7. Sub-Contractor agrees to remove all debris and leave the premises in broom clean condition.
  8. In the event General Contractor shall fail to pay any periodic or installment payment due hereunder, Sub-Contractor may cease work without breach pending payment or resolution of any dispute.
  9. In event that Sub Contractor shall bring legal action for breach or enforcement of this agreement it is hereby agreed that Sub Contractor shall be entitled to received, in addition to any other amount, all of its costs, interest at the statutory rate and its attorney's fees incurred pursuant thereto.
  10. Sub-Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty or general unavailability of materials.
- 

Signed this \_\_\_\_\_ of **March 2012**

Signed this \_\_\_\_\_ of **March 2012**

\_\_\_\_\_  
Orchard Glen Homes, LLC  
Thomas J. Corbett  
President

\_\_\_\_\_  
Gaytan Construction, Inc.  
Javier Gaytan  
President  
36-4356814  
Tax ID

# PROPOSAL

**FROM:**

**BRYJA REMODELING INC.**  
**DARIUSZ BRYJA**  
 9106 S. 78<sup>th</sup> Ave.  
 Hickory Hills IL. 60457  
 Tel/Fax. 708 599-7908  
 Cell. 708 707-4674

**TO:**

**ORCHARD GLEN HOMES**  
**THOMAS J. CORBETT**  
 1511 Forest  
 Highland Park IL  
 Tel. 847 998-9622/847 508-5611  
 Fax. 847 998-9632

We hereby submit specifications and estimate for: ROOF  
 We will perform the duties as follows:

1. Tear off all existing roofing material.
2. Supply and install Ice and Water Shield, Valleys, behind the Chimney, and 6 feet up from the Gutter line
3. Supply and install Felt Paper #30.
4. Supply and install Starter Shingles.
5. Supply and install Centerteed Grand Manor Shingles, Colonial Slate color.
6. Supply and install Hip and Ridge Shingles.
7. Any Flashing around the pipes and chimney provided by others will be installed as per manufacture's specification.
8. Supply and install Ridge Vent.
9. Supply and install Copper Valleys.
10. Supply and install Aluminum Gutter Apron.
11. Supply and install Copper Tins and Flashing where needed.
12. Clean up all waste.

We will use roofing air gun and 1 1/2" roofing nails.  
 Each Shingle will receive four nails.  
 There will be a 3-years guaranteed on all workmanship.  
**YOUR SATISFACTION IS GUARANTEED.**

We hereby propose to furnish labor and materials complete in accordance with the above specifications, for the sum of; (\$ 27,500.00) Twenty Seven Thousand Five Hundred Dollars with payments to be made as follows; (\$ 27,500.00) Twenty Seven Thousand Five Hundred Dollars after Shingles are installed complete.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. This proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Authorized Signature \_\_\_\_\_

Date; 3/29/12

Acceptance of proposal. The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Accepted:

Signature \_\_\_\_\_

Date; \_\_\_\_\_

**ANN DAR TILES INC.**  
 9382 Bay Colony Dr. Unit 1N  
 Des Plaines, Il. 60016  
 Tel. 847-375-9727  
 Fax. 847-375-8895  
 Cell. 312-593-4515

**Orchard Glen Homes, LLC.**  
 1511 Forest Ave.  
 Highland Park, Il. 60035  
 Tel. 847-998-9622  
 Fax. 847-998-9632  
 Cell 630-965-5624

**THIS ESTIMATE IS FOR TILES INSTALLATION IN THE HOUSE.**

**FIRST FLOOR:**

- POWDER ROOM

**SECOND FLOOR:**

- MASTER BATH : SHOWER ( FLOOR , WALLS ) STONE OR PORCELAIN TILES  
- BATHTUB, (FLOOR AND WALLS) STONE OR PORCELAIN TILES

**ATTIC**

- BATHTUB: (FLOOR AND WALLS)- PORCELAIN

TOTAL ( labor and material ) .....\$8200  
( Material: durock, glue for tile, glue for durock, screw, grout, sealer )

**PAYMENTS TO BE MADE AS FOLLOWS:**

30% deposit for materials before starting job. The rest of money is due after job will be finished. Final payment will be made no later than one week after work is done.  
AnnDar Tiles will complete the whole project keeping the place of work and its environment in good and clean condition ( during and after finishing the project ).

**Acceptance of contract signature:**

*Dariusz Buchart*

AnnDar Tiles INC.  
Dariusz Buchart

.....

CUSTOMER'S SIGNATURE

Date: 03/29/2012

# Artur CLIMATE CONTROL Corp.

ARTUR KRECZMAN  
1220 Honey Lake Rd.  
Lake Zurich ILL 600 47  
Office: 847 312 91 46  
Cell. 224 715 2251  
Tel/Fax. 847 438 5356

## PROPOSAL 2035/02

Proposal Submitted to: <b>Orchard Glen Homes.</b>	Phone: Fax:
Attn:	Job Name: Single family residence.
Street: 1511 Forest	Job Location: 1511 Forest
City, State and Zip Code: Highland Park, IL	City, State: Highland Park, IL
Architect: Project number: Date of Plans:	

Thank you for giving *Artur Climate Control Corp.* the opportunity to submit a proposal. I would like to assure you of the high quality of our work and hope that we can be of service to you in the near future.

We hereby submit specifications and estimates for:  
Complete installation of HVAC systems for single family residence.

Should you have any questions or concerns, please do not hesitate to contact as.

### 1. Forced air systems.

#### Equipment:

- (2) Rheem High. Eff. 90+ gas furnace, 90.000 BTU
- (2) Rheem High. Eff. 13 Seer A/C unit, 3 Ton,
- (2) ADP case coil Puran R-410A,

- (2) Airplair 600 big by-pas humidifier,**
- (2) Honeywell Midia Air Cleaner.**
- (2) Honeywell touch screen Digital programmable thermostats.**

*Price including ventilation of exhaust fans, kitchen hood and dryer vent.*

***Total price:\$24,350.00***

This proposal after signing by each side will be honored as contract.

Signature.....

Signature.....

***If you agree please sign and send contract back ASAP.***

THANK YOU FOR YOUR COOPERATION

# Ashland Millwork, Inc.

Bob Haren  
 5 Messner Drive Wheeling, IL 60090  
 Tel: 847-561-4610 Fax: 847-465-8102 Email: bobh@ashlandmillwork.com  
 Web: [www.ashlandmillwork.com](http://www.ashlandmillwork.com)

<b>QUOTE NO.</b>
<b>BH47010</b>

Quote Entered	Job Site	Job Name	Customer PO	Terms	Dated Faxed	Time
3/29/2012	1511 Forest Ave			50% Deposit (COD)		

<p><b>Sold To:</b> Orchard Glen Homes                  1939 Waukegan Rd.                  Suite 210                  Glenview, IL 60025</p> <p><b>Contact:</b> Tom Corbett  <b>Phone:</b> 847-998-9622  <b>Fax:</b> 847-998-9632  <b>Email:</b> tomcorbett@orchardglenhomes.com</p>	<p><b>Ship To:</b> 1511 Forest Ave                  Highland Park, IL 60035</p> <p><b>Contact:</b> Tom  <b>Phone:</b> 847-998-9622  <b>Fax:</b></p>
---	---

X	Part No.	Qty.	Description	Species	Mark Unit	Unit Price	U/M	Extended
1	<input type="checkbox"/>	1	(44 Openings) Hurd White Clad Windows & French Doors per attached specs			\$37,720.84	OT	\$37,720.84

**Special Instructions:**

<b>SubTotal:</b>	<b>\$37,720.84</b>
Sales Tax:	\$3,489.18
Shipping:	\$40.00
<b>Total:</b>	<b>\$41,250.02</b>

## Sales Order APPROVAL:

I approve ALL item(s) marked with an "X" in the above line item boxe(s). Please place and process Sales Order.

**Customer Signature Required:** \_\_\_\_\_ **Date** \_\_\_\_\_

Please approve this QUOTE in accordance with the part no.'s, quantities, species, product descriptions, measurements, specifications, prices, terms, delivery method, ship to, due date, and installation locations listed above. If you should need ANY product/service clarification contact your Ashland sales representative before approving with signature. SIGNATURE ACCEPTANCE OF THIS CONFIRMATION CONSTITUTES YOUR APPROVAL TO PROCEED WITH THIS QUOTE AS A SALES ORDER WRITTEN WITHIN. GOODS CANNOT BE RETURNED WITHOUT AUTHORIZATION AND ARE SUBJECT TO REORDER AND/OR RESTOCKING FEES.

NOTE: Tailgate Deliveries ONLY. ALL first time orders \$500.00 or LESS will be collected Prepay (IN FULL).

March 30, 2012

**MOLD TESTING, 1511 FOREST AVE, HIGHLAND PARK, ILLINOIS**

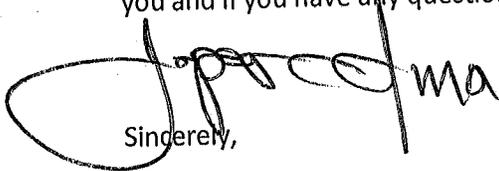
On, March 28, 2012, Real Time Environmental, Inc was asked to conduct a Mold Evaluation and testing of the above property interior of the building including the basement area. An evaluation was made of the above property and was tested, results are as follows:

Mold/fungal Spores in Air Samples:

Results:

- **The inside areas sampled the Total Spores Counts were high, exceed outside the building Total Spores Count; The outside the building has less mold count while the inside the building has more. These results tell us that there is mold problem in the building that can cause health problem. In fact, the inside Total Spore Count is exceed to outside Total Spore Count when tested results were compared. Please refer to lab results.**

**Evaluation:** Therefore the evidence of Mold spores in the areas under question is high and needed to find the source of moisture and water leaks in the building. We conclude that the property interior including the basement does have a Mold problem at this time. Thank you for allowing us to service you and if you have any questions please call us at (773) 209-7687.



Sincerely,

Jasper Ofoma Mold Inspector, PIH

Residential Building

1511 Forest Avenue

Highland Park, Illinois

March 30, 2012

Dear Tom Corbett,

Real Time Environmental, Inc. (RTE) is pleased to submit this proposal for mold remediation at the site listed above.

RTE proposes to furnish the labor, material, disposal, and equipment necessary to remediate mold-contaminated materials and remove containing materials from the following areas, INTERIOR OF THE BUILDING including the basement and attic:

**Interior of the building Mold Remediation and removal.**

1. Establish regulated work areas. Erect critical seals over doorways, air ducts and penetrations to other areas.
2. Establish negative air-pressure inside work areas utilizing negative air machines equipped with "High Efficiency Particulate Air" (HEPA) filters. Negative air machines will run continuously during the project to regulate negative pressure and aid in the elimination of mold spores in the air.
3. Remove wood panel, drywalls, wood trim and other finishes throughout the work areas. The plaster will be left in place and treated. Carpets and floor tiles that are not contaminated will be left in place and HEPA vacuumed except if the owner wants them to be part of the contract.
4. Disinfect and abrasively scrub the exposed portions of the plaster throughout the work areas utilizing a fungicide solution.
5. Mop floors utilizing a fungicide solution.
6. Apply anti-fungal encapsulant to the exposed portions of the underlying plaster in the areas, after removal. Anti-fungal encapsulant treatment will aid in the prevention of future mold growth occurrences. Anti-fungal encapsulant treatment is tinted-white.
7. Dispose of generated waste. Dumpster/disposal costs have been included in the price of this proposal.

NOTE: THE ABOVE REMEDIATION AND REMOVAL OF MOLD, IS NOT A GUARANTEE THAT MOLD WILL NOT GROW BACK IN THE BUILDING EXCEPT IF SOURCES OF THE MOISTURE IN THE BUILDING ARE FOUND, PREVENTED AND STOPPED FROM REOCCURENCE.

AIR TESTING: Air testing is included in the price of remediation and removal and completion in 7 Days.

TOTAL COST FOR THE REMEDIATION OF THE INTERIOR OF THE BUILDING IS \$28,500.00

**STAT** Analysis Corporation

2242 West Harrison St., Suite 200, Chicago, IL 60612-3766

Tel: (312) 733-0551 Fax: (312) 733-2386 STATinfo@STATAnalysis.com

Accreditation Numbers: IEPA ELAP 100445; ORELAP IL300001; AIHA 101160; NVLAP LabCode 101202-

March 29, 2012

Real Time Environmental, Inc.  
9644 South Commercial  
Chicago, IL 60617  
Telephone: (773) 356-9700  
Fax: (773) 779-8711

RE: Residential Bldg, 11511 Forest, Highland Park

STAT Project No: 12030656

Dear Jasper Ofoma:

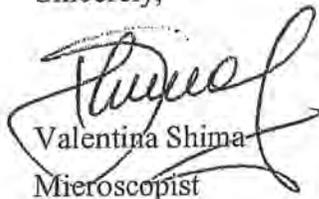
STAT Analysis received 8 samples for the referenced project on 3/28/2012 2:10:00 PM. The analytical results are presented in the following report.

Enclosed are the analytical results for the above referenced project. The samples were analyzed as per the enclosed chain of custody.

All analyses were performed in accordance with established microbiology methodology. All Quality Control criteria as specified in the methods have been met. QA/QC documentation and raw data will remain on file for future reference. Sample acceptance criteria has been met unless noted in the Case Narrative or Sample Receipt Checklist. If required, an estimate of uncertainty for the analyses can be provided. Spore count could be higher than reported on sample 12030656-001 due to high debris.

Thank you for the opportunity to serve you and I look forward to working with you in the future. If you have any questions about the enclosed materials, please contact me at (312) 733-0551.

Sincerely,

  
Valentina Shima  
Microscopist

*The information contained in this report and any attachments is confidential information intended only for the use of the individual or entities named above. The results of this report relate only to the samples tested. If you have received this report in error, please notify us immediately by phone. This report shall not be reproduced, except in its entirety, unless written approval has been obtained from the laboratory. This analytical report shall become property of the Customer upon payment in full. Otherwise, STAT will be under no obligation to support, defend or discuss the analytical report.*

**STAT Analysis Corporation:**

2242 West Harrison St., Suite 200, Chicago, Illinois 60612-3766  
 Tel: 312.733.0551; Fax: 312.733.2386; e-mail address: STATinfo@STATAnalysis.com

**Analytical Report for Microbiological Analysis - Fungal Spores in Air**

Client: Real Time Environmental, Inc. Date/Time Received: 3/28/12 2:10PM  
 Project ID: Residential Bldg, 11511 Forest, Highland Park Date Analyzed: 3/29/2012  
 STAT Project No.: 12030656 Analyzed By: VS  
 QC By:

Client Sample No.:	1				2				3				4			
Sample Description:	East of basement				South East of bsmt				1st floor main area /				2nd floor closet /by			
	slop sink				elect. Room				living room				fire place room			
Date Sampled:	3/28/2012				3/28/2012				3/28/2012				3/28/2012			
STAT Sample No.:	12030656-001				12030656-002				12030656-003				12030656-004			
Volume (m <sup>3</sup> ):	0.075				0.075				0.075				0.075			
	Total Count	Count/ m <sup>3</sup>	DL	%	Total Count	Count/ m <sup>3</sup>	DL	%	Total Count	Count/ m <sup>3</sup>	DL	%	Total Count	Count/ m <sup>3</sup>	DL	%
<b>Total Fungal Spores:</b>	85	1,133	13	100	409	5,453	13	100	211	2,813	13	100	156	2,080	13	100
<i>Alternaria</i>					1	13		0.2	2	27		0.9				
Ascospores					2	27		0.5	1	13		0.5				
<i>Aspergillus/Penicillium</i>	46	613		54.1	315	4,200		77.0	132	1,760		62.6	82	1,093		52.6
Basidiospores	3	40		3.5	5	67		1.2	2	27		0.9	3	40		1.9
<i>Botrytis</i>																
<i>Coccidioides</i>																
<i>Chaetomium</i>					3	40		0.7	1	13		0.5	2	27		1.3
<i>Cladosporium</i>	28	373		32.9	58	773		14.2	53	707		25.1	53	707		34.0
<i>Curvularia</i>																
<i>Drechslera/Bipolaris</i>																
<i>Epicoccum</i>									1	13		0.5				
<i>Fusarium</i>																
<i>Nigrospora</i>																
<i>Oidium/Erysiphe</i>																
<i>Periconia</i>																
<i>Phoma</i>																
<i>Pithomyces</i>																
<i>Pleospora</i>																
<i>Polythrincium</i>																
<i>Rhizopus/Mucor</i>																
Rusts																
Smuts/Myxomycetes	8	107		9.4	17	227		4.2	13	173		6.2	9	120		5.8
<i>Stachybotrys</i>					8	107		2.0	6	80		2.8	5	67		3.2
<i>Stemphylium</i>																
<i>Torula</i>																
<i>Ulocladium</i>																
Unidentified Fungi																
Arthrinium													2	27		1.3
Mycelial Fragments	2				5				3				3			
Debris Level	High				Moderate				Moderate				Moderate			
Organic Material	Present				Present				Present				Present			

### Analytical Report for Microbiological Analysis - Fungal Spores in Air

Client: Real Time Environmental, Inc.  
 Project ID: Residential Bldg, 11511 Forest, Highland Park  
 STAT Project No.: 12030656

Date/Time Received: 3/28/12 2:10PM  
 Date Analyzed: 3/29/2012  
 Analyzed By: VS  
 QC By:

Client Sample No.:	5				8											
	Total Count	Count/m <sup>3</sup>	DL	%	Total Count	Count/m <sup>3</sup>	DL	%	Total Count	Count/m <sup>3</sup>	DL	%	Total Count	Count/m <sup>3</sup>	DL	%
Sample Description:	3rd floor attic area				OWA, North of the											
					buildg by entrance side											
Date Sampled:	3/28/2012				3/28/2012											
STAT Sample No.:	12030656-005				12030656-008											
Volume (m <sup>3</sup> ):	0.075				0.075											
<b>Total Fungal Spores:</b>	135	1,800	13	100	12	160	13	100								
<i>Alternaria</i>																
Ascospores																
<i>Aspergillus/Penicillium</i>	67	893		49.6												
Basidiospores	5	67		3.7												
<i>Botrytis</i>																
<i>Coccidioides</i>																
<i>Chaetomium</i>	1	13		0.7												
<i>Cladosporium</i>	51	680		37.8	8	107		66.7								
<i>Curvularia</i>																
<i>Drechslera/Bipolaris</i>																
<i>Epicoccum</i>																
<i>Fusarium</i>																
<i>Nigrospora</i>																
<i>Oidium/Erysiphe</i>																
<i>Periconia</i>																
<i>Phoma</i>																
<i>Pithomyces</i>																
<i>Pleospora</i>																
<i>Polythrincium</i>																
<i>Rhizopus/Mucor</i>																
Rusts																
Smuts/Myxomycetes	7	93		5.2	4	53		33.3								
<i>Stachybotrys</i>	3	40		2.2												
<i>Stemphylium</i>																
<i>Torula</i>																
<i>Ulocladium</i>																
Unidentified Fungi																
Arthrinium	1	13		0.7												
Mycelial Fragments	3															
Debris Level	Moderate				Moderate											
Organic Material	Present				Present											

**Analysis Corporation:**

2242 West Harrison St., Suite 200, Chicago, Illinois 60612-3766  
 Tel: 312.733.0551; Fax: 312.733.2386; e-mail address: STATinfo@STATAnalysis.com

**Analytical Report for Microbiological Analysis - Direct Examination**

Client: Real Time Environmental, Inc. Date/Time Received: 3/28/12 2:10PM  
 Project ID: Residential Bldg, 11511 Forest, Highland Park Date Analyzed: 3/29/2012  
 STAT Project No.: 12030656 Analyzed By: VS  
 QC By:

Client Sample No.:	6. Tape sample in basement.	
Date Sampled:	3/28/2012	
Matrix:	Tape	
STAT Sample No.:	12030656-006	
		Relative Abundance:
Identification:	<i>Cladosporium</i>	Low concentration
	<i>Basidiospores</i>	Low concentration
	<i>Smuts/Myxomycetes</i>	Low concentration

Client Sample No.:	7. Tape sample in the closet, 2nd floor	
Date Sampled:	3/28/2012	
Matrix:	Tape	
STAT Sample No.:	12030656-007	
		Relative Abundance:
Identification:	<i>Basidiospores</i>	Low concentration

High concentration: greater than 75% spore cover/field of view  
 Moderate concentration: 25% to 75% spore cover/field of view  
 Low concentration: less than 25% spore cover/field of view

**MICROBIOLOGY CHAIN OF CUSTODY RECORD**

Client: R-TE, INC  
 Street Address: 9644 S. COMMERCE  
 City, State, Zip: CHICAGO IL  
 Phone: (773) 356-9700  
 Fax: (773) 779-8711  
 e-mail/Alt. Fax:  
 Project Number:  
 Project Name: RESIDENTIAL BLDG  
 Project Location: 1511 FOREST HIGHLAND  
 Project Manager: JARREL OJOMA  
 P.O. Number:

Office Use Only Below:  
 Work Order No.: 12030656  
 Samples Acceptable: Yes:  No:   
 Analyzed By: JS 3/29/12  
 Date/Time:  
 Data File:  
 QC By:  
 Reported By (Initial/Date/Time):  
 Verbal:  
 Fax/e-mail:

Turn Around Time: <1  1  2  3  Viable: 6-10   
 Other TAT: Date Due:  
 Relinquished by: [Signature] Date/Time:  
 Received by: [Signature] Date/Time:  
 Relinquished by: [Signature] Date/Time:  
 Received for lab by: [Signature] Date/Time: 3/28/12 17:10  
 Relinquished by: [Signature] Date/Time:  
 Received by: [Signature] Date/Time:

Client Sample Number/Description:	Date Taken	Time Taken	Volume (Liters)	Area Wiped (Units) <sup>2</sup>	Laboratory Sample No.	Non-Viable	Air Cassette	Direct Exam-Tape	Direct Exam-Swab	Direct Exam-Bulk	Viable	Air Impact	Swab	Bulk	Other	Date/Type
① EAST OF BSMT SLOP SINK	3/28	11:38	75		001											
② SOUTH PART OF BSMT ELECT. ROOM.		11:45	75		002											
③ 1ST FLOOR MAIN AREA LIVING ROOM		11:58	75		003											
④ DND FLOOR CLOSED BY FIRE PLACE ROOM 2ND FLOOR		12:07	75		004											
⑤ ATTIC AREA		12:12	75		005											
⑥ TAPE SAMPLE IN THE BASEMENT					006											
⑦ TAPE SAMPLE IN THE CLOSET, DND FLOOR					007											
⑧ ONA, NORTH OF BUILDING BY ENTRANCE		12:20	75		008											
		12:25														

Comments: EMAIL TO STATENVIRONMENTAL@yahoo.com

Date ..... May 9 19 57 ..... Building Permit No. .... 9519 .....

Inspected by ..... Date .....  
For certificate of occupancy

Location of Building - No. .... 1535 ..... Street ..... Sunset Road .....

Name of Owner ..... Sylvester Reitmeyer .....

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

Type of Construction ..... Frame .....

Architect ..... Owner ..... Address ..... Phone .....

General Contractor ..... Owner ..... Address ..... Phone .....

Permit issued to ..... Owner ..... to construct a ..... Screened porch & Breakfast nook

building on ..... Lot ..... Blk. ..... Sub'n. ....

Builder's estimate ..... \$1,000.00 ..... Permit fee \$4.34 ..... Job Order No. .... Amt. \$.....

Location of building on Lot verified ..... 19..... by .....

Sanitary provisions approved by .....

Other Inspections .....  
.....  
.....  
.....  
.....