

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, July 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, July 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. June 14, 2012

IV. Scheduled Business

A. Determination of Significance – 1474 McDaniels Avenue

B. Determination of Significance – 1427 Waverly Road

C. Certificate of Appropriateness – 112 Maple Avenue

V. Discussion Items

A. Historic Preservation Informational Workshop

VI. Business From the Public

VII. Other Business

A. Next meeting scheduled for August 9, 2012

VIII. Adjournment

**City of Highland Park
Historic Preservation Commission
Minutes of June 14, 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, Becker, Temkin, Curran,

Members Absent: Fradin, Rotholz, Bramson

City Staff Present: Cross

Others Present: Bob Shrago, Randi Elowe

III. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the May 10, 2012 HPC Meeting. Commissioner Temkin made a motion to approve the minutes as submitted. Commissioner Becker seconded the motion. The motion was approved by a unanimous vote (4-0).

IV. Scheduled Business

A. Determination of Significance – 1260 Sheridan Road

No petitioners were present to represent the application, so the Chairwoman moved to the next item on the agenda in order to give representatives of this application more time to arrive.

B. Certificate of Appropriateness for Demolition – 117 Belle Avenue

Staff introduced the petition, indicating that major renovation and restoration plans for 117 Belle had been approved by the HPC earlier in the year. At that time, however, the owner and architect had not decided on a design for a new front door. A condition of approval for the restoration made it clear that a door design would need to be brought to the Commission at a future time. Owner Randi Elowe was present at the meeting and indicated that she had worked with Bob Shrago to decide on a new design and she kindly requested that the Commission consider it.

Commissioner Becker commented on the existing door and its design elements, noting that the spindles in its window element are not thematic to the Tudor Revival style. She was encouraged that the new door design did not incorporate them.

Ex-Officio member Axelrod also supported the new door design, indicating that the larger window in the door would add more light to the entryway and brighten that part of the house.

- Motion by Commissioner Curran approving the new door design for 117 Belle as proposed.
- Second by Commissioner Becker
- Vote: 4-0 Motion passes.

A. Determination of Significance – 1260 Sheridan Road

The Commission resumed discussion about this application. No petitioners were present, but the poor condition of the house was discussed and found to provide grounds to move forward with the petition regardless of anyone was there to represent it.

Commissioner Becker indicated that given the nuisance characteristics present on the property, it would be in the best interest of the City to resolve this petition at the meeting.

- Motion finding that the property at 1260 Sheridan Road does not satisfy any landmark criteria: Commissioner Temkin
- Second: Commissioner Becker
- Vote: 4-0 Motion passes.

IV. Discussion Items

- 1) Informational workshop: Staff updated the commission on the progress of the content for the workshop, indicating it would focus on local historic preservation topics. Commissioner Curran indicated she would help provide contacts within the real estate community in Highland Park. Staff stated the target time period for the workshop is late July, but Commissioner Curran indicated a little later, post-vacation time, may be better.
 - a. The Commission discussed whether to have the workshop at one central location or appear at separate individual offices around the City.
 - b. Publicity will be discussed at next meeting
- 2) The Commission discussed 2013 Budget Goals and specifically if updates to Article 24 should be listed as a goal.
 - a. The Commission expressed support for this, then discussed individual updates that are desired.
 - b. Changes relating to de-landmarking and demolition processes were discussed. Commissioner Temkin discussed the Economic Hardship process relating to 434 Marshman.
 - c. Van Bergen walking tour brochure as a goal
 - d. Create an educational handout extolling the advantages of historic preservation.
 - e. Chairwoman Sogin reiterated that Education should remain a key component of the Commission's goals.

V. Business from the Public

VI. Other Business

VII. Adjournment

Chairwoman Sogin adjourned the meeting at 8:15 pm.

Historic Preservation Commission

1474 McDaniels Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 7/12/2012

<i>Year Built:</i>	c. 1930
<i>Style:</i>	Bungalow
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	994 square feet
<i>Original Owner:</i>	Dominic Matteoni
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Hipped roof with overhanging eaves, historic 1/1 and 2/2 wood windows
<i>Alterations:</i>	<ul style="list-style-type: none">• Detached cement block garage (1950)• Porch addition (1955)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1474 McDaniels Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1474 McDaniels Avenue. The Lake County Tax Assessor's data indicates the house was built around 1930, but no original City permits or architectural drawings are in the City's archives. A permit was found for a detached garage built in 1950. The garage is visible in photographs of property. It was built with concrete blocks and the permit lists the then-owner, Dominic Matteoni, as the architect and contractor. By all appearances, the garage has not been improved upon since its original construction.

The house is a single-story, 994-square foot Bungalow, and has not had any improvements requiring a City permit since a residing in 1973. A permit was recently pulled for minor work on the property's water utility connection. The permit was issued to James Matteoni, suggesting the house may have remained in the family's ownership since Dominic Matteoni purchased it in 1935.

Historic Preservation Commission

Ex-Officio member Julia Johnas provided some biographical information about Dominic Matteoni, the earliest known owner of the house: He was born in 1915 in their family home, which was also on McDaniels Avenue. He was a graduate of Highland Park High School and served in the Navy during the Second World War and for 20 years thereafter as an electrician at Great Lakes. He also operated businesses in home repairs and house security. He bought the subject property on McDaniels in 1935.

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.

Historic Preservation Commission

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

Architectural Survey Entry

County Assessor Data





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

ROLL1	12
FRAMES1	5-6
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	K:\Historic Preservation\SU

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/24/2005
SURVEYAREA	Bob-o-link



Lake County, Illinois

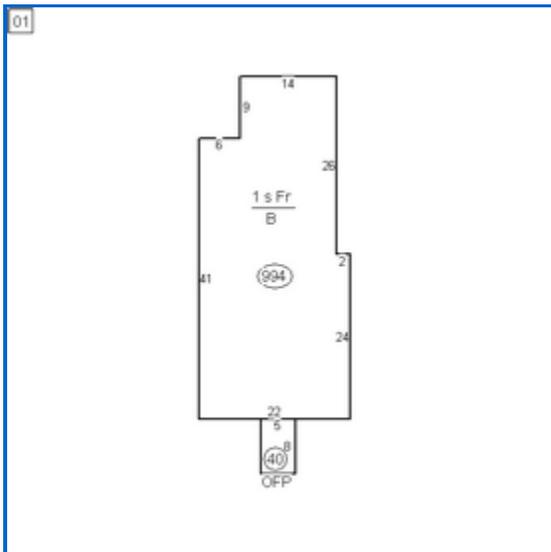
Property Tax Assessment Information: Lake County, IL

Property Address

Pin: 16-26-101-047
 Street Address: 1474 MC DANIELS AVE
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$71,095
 Building Amount: \$46,611
 Total Amount: \$117,706
 Township: Moraine
 Assessment Date: 2010

Property Characteristics

Neighborhood Number: 1826010
 Neighborhood Name: McDaniels/Golf/Thrntr
 Total Land Square Footage: 12766
 House Type Code: 43
 Structure Type / Stories: 1.0
 Exterior Cover: Wood siding
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1928 / 1932
 Condition: Average
 Quality Grade: Good
 Above Ground Living Area (Square Feet): 994
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 994
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 1
 Number of Half Bathrooms:
 Fireplaces:
 Garage Attached/Detached/Carport: 0 / 1 / 0
 Garage Attached/Detached/Carport Area: 0 / 384 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 1 / 0
 Porches Open / Enclosed Area: 40 / 0
 Pool: 0



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

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

Property Sales History

Date of Sale

Sale Amount

Qualified Sale

Historic Preservation Commission

1427 Waverly Road - Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 7/12/2012

<i>Historical Name:</i>	Oakcliffe - Allen Loeb House
<i>Year Built:</i>	1929
<i>Style:</i>	Georgian Revival
<i>Historical Status:</i>	S – Significant
<i>Size:</i>	10,198 square feet
<i>Original Owner:</i>	Allen Loeb
<i>Architect:</i>	Russell Walcott and Robert Work / Arthur Heun
<i>Original Cost:</i>	\$96,000
<i>Significant Features:</i>	<ul style="list-style-type: none">• Slate roof• Roman brick• Front parking court• Brick built-in planter wall
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1427 Waverly Road and how it may satisfy any of the landmark criteria listed in Article 24.



The owners of 1427 Waverly Road have applied for a demolition permit. The house, built in 1929 for Allen Loeb, was featured on the Historical Society's 2011 walking tour, but is not a local landmark or on the National Register of Historic Places. The house is a stately 10,200 square foot Georgian Revival with a brick driveway and parking court in the front built. Jens Jensen designed the landscape around this property and the adjacent house at 1425 Waverly, though little of the original design remains.

Architectural drawings and original building permits indicate that the house was designed by Russell Walcott and Robert Work, though there is thought that Arthur Heun may have begun the design. Heun is credited with designing the adjacent house for Ernest Loeb, brother of Allen

Historic Preservation Commission

Loeb. Heun was a long-time friend of the family and designed several other houses for them, including the family's summer estate called "Castle Farms" in Charlevoix, Michigan.

HPC Chairwoman Jean Sogin drafted a narrative about 1425 & 1427 Waverly Road for the Historical Society's 2011 walking tour. In it, she writes, "Heun designed the homes in two very different styles for the two brothers. Allen Loeb's stone house [at 1427 Waverly] is in the style of a European chateau while his brother Ernest's brick house is in a Georgian style. Both are large, formal houses. The fact that they were designed at the same time in completely different styles gives us some insight into Heun's knowledge of historical styles." For helpful reference, historical information, including photographs, of 1425 Waverly Road are included in the attachments to this memo.

The narrative further indicates that Heun started the design, but he did not complete it. Jens Jensen did the landscape for the two homes and on his drawings he cites the architects as Russell Walcott and Robert Work. Evidence is also found within the City's archives: The application for the original 1929 building permit for 1427 Waverly lists Walcott and Work as the architects of the house, and architectural drawings in the City's microfilm archives are labeled with the names "Russell Walcott and Robert Work" in the title blocks.

Discussion about whether the house was designed by Arthur Heun or Wolcott & Work is nothing new. A Highland Park Historical Resource Inventory Sheet was completed for the property in 1982 lists the following information for the architect: "Present owner says [Roger] Work did the house with David Adler...The Loeb family and owner of 1425 Waverly Road say Heun did the house." The blurb also notes that the original 1929 building permit lists Wolcott and Work as the project architects.

Walcott & Work

The partnership of Russell Walcott and Robert Work began in 1928 and lasted until 1936. As prominent area architects, they did extensive work on the North Shore and had housing designs featured in national publications, including the Russell Kelly house in Lake Forest that was photographed in a November, 1931 edition of *House & Garden*.

Robert Work worked under Robert Van Shaw as his first employee and was later a partner of noted architect David Adlerⁱ until he joined Walcott in 1928.

Russell Walcott was identified in the *Who's Who in Chicago* in 1931. According to the write-up, he was born in 1889, graduated from Evanston High School in 1908, and later from Princeton in 1912. He worked in Chicago with various partners until opening a business under his own name in 1922. According to information from Ball State University's College of Architecture and Planning, several of his designs for houses in the northern suburbs of Chicago were published between 1923 and 1927 in *American Architect* and *Architectural Record*. In 1928 he partnered with Robert Work, which would last until he moved out of state in 1936. Their office was on Wacker Drive in downtown Chicago.

Historic Preservation Commission

Arthur Heun

The City's architectural surveys contain the following biographical information about the architect:

"**Arthur Heun** (1864-1946) was born in Saginaw, Michigan. He spent most of his life in Chicago, where he began his architectural training under Frank Waterhouse before establishing a private practice. Heun specialized in designing large, historic revival style estates along Chicago's North Shore. Among the most well known of his residential works is the J. Ogden Armour estate in Lake Forest. At the turn of the 20th century, Heun became part of the group of Prairie School architects known as "the Eighteen." Influenced by this group, he began incorporating several Prairie School elements into his designs. Although his work was considered less adventurous than the work of colleagues like George Maher and Howard Van Doren Shaw, Heun's designs display an interesting combination of traditional forms with Prairie School features.

Like Shaw, Arthur Heun designed revival style residences for an upper class clientele. Born in Michigan, he came to Chicago when he was 21 and took over the practice of Francis Whitehouse in 1893. Heun acquired a noteworthy reputation in the field of domestic architecture, with designs that were largely derived from the classical styles but were extremely simplified in the use of detail. The proportions and symmetry of his designs are graceful and sophisticated. "

Within the surveys, Heun is credited with designing four houses in Highland Park:

Address	Name	Year Built	Style	Status
103 South Deere Park Drive	Lichtstern Coach House	1919	Italian Renaissance	Local Landmark (1982)
105 South Deere Park Drive	Lichtstern House	1919	Italian Renaissance	Local Landmark (1982)
1425 Waverly Road	Ernest Loeb House	1929	Georgian Revival	National Register (1982)
1427 Waverly Road	Allen Loeb House	1929	Georgian Revival	Petition to Demolish (2012)

Among other North Shore houses, Heun is also associated with the Armour Estate in Lake Forest. Known as "Mellody Farm", it was designed for J. Ogden and Lolita Armour and completed in 1908 at a cost of ten million dollars. Jens Jensen is credited with its landscape. The estate was purchased in 1947 by the Lake Forest Academy and now serves as their primary banquet and event hall.

Allen Loeb

1427 Waverly Road was built for Allen Loeb. HPC Chairwoman Sogin included the following biographical information about Albert and his brother Ernest in the narrative for the Historical Society's 2011 walking tour: "The two brothers were real estate and investment experts. They

Historic Preservation Commission

owned the Chicago Arena in downtown Chicago, which was first a riding stable and then an ice arena. In 1946 they were part of the group of 13 arenas nationwide that founded the Basketball Association of America.”

Ernest and Allen were the older brothers of Richard Loeb, who was found guilty in the murder of Bobbie Franks in 1924. At the time, the Loeb family lived in the Kenwood neighborhood in Chicago. Their father, Albert Loeb, was vice president of Sears and was considered next-in-line to become the president. Following the publicity of the murder, however, the family moved to Highland Park and Albert died shortly afterward.

Jens Jensen Landscape

The landscape plan for 1425 Waverly was designed by Jensen to cover both 1425 and 1427 Waverly, which gave continuity between the lots. As the houses changed hands over the years, subsequent owners wanted individual identities for their properties and removed much of the Jensen landscape elements.

The book “Jens Jensen, Maker of Natural Parks and Gardens” by Robert E. Grese lists several projects where Arthur Heun and Jens Jensen corroborated. These include the O.C. Doering property in Oak Park (1911), the Lichtstern Estate in Highland Park at 103 S Deere Park Drive (1915), the Albert H. Loeb (father of Albert M. Loeb) property in Chicago (1910), and the Ernest Loeb house at 1425 Waverly Drive in Highland Park (1929). They also worked together on Melody Farms, which is the Armour Estate in Lake Forest.

Georgian Revival Style

The house at 1427 Waverly is done in the Georgian Revival architectural style. The 1999 Central East architectural survey contains the following description of the style: Georgian Revival, as practiced in Highland Park by several nationally prominent architects, is a grander variation on the Colonial Revival style. Georgian was the dominant style in England and in the colonial cities of the eastern United States for most of the 18th century. Typical Georgian Revival homes are stately, rectangular, and often sheathed in red brick. This style was generally popular in the U.S. for estate houses from the turn of the century until the Depression. A Georgian facade is symmetrical and often emphasized by a pedimented projecting pavilion. Sometimes the front entrance, which is typically located in the center of the pavilion, is surrounded by a one story, columned porch. A Palladian window (three part window with a round arched sash in the center, flanked by two, often shorter, double hung sash) may be found above the pavilion. Other classical details, such as dentils, modillions, and pilasters are prevalent. Georgian Revival homes generally do not have full temple fronts like Classical Revival residences.

Alterations

The former owners of the house renovated the kitchen in 1973 and added a pool building onto the east side of the house in 1982.

Historic Preservation Commission

Landmark Criteria

Below are the landmark criteria from the City Code:

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- 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)

Historic Preservation Commission

Attachments

Location Map

Site Photos

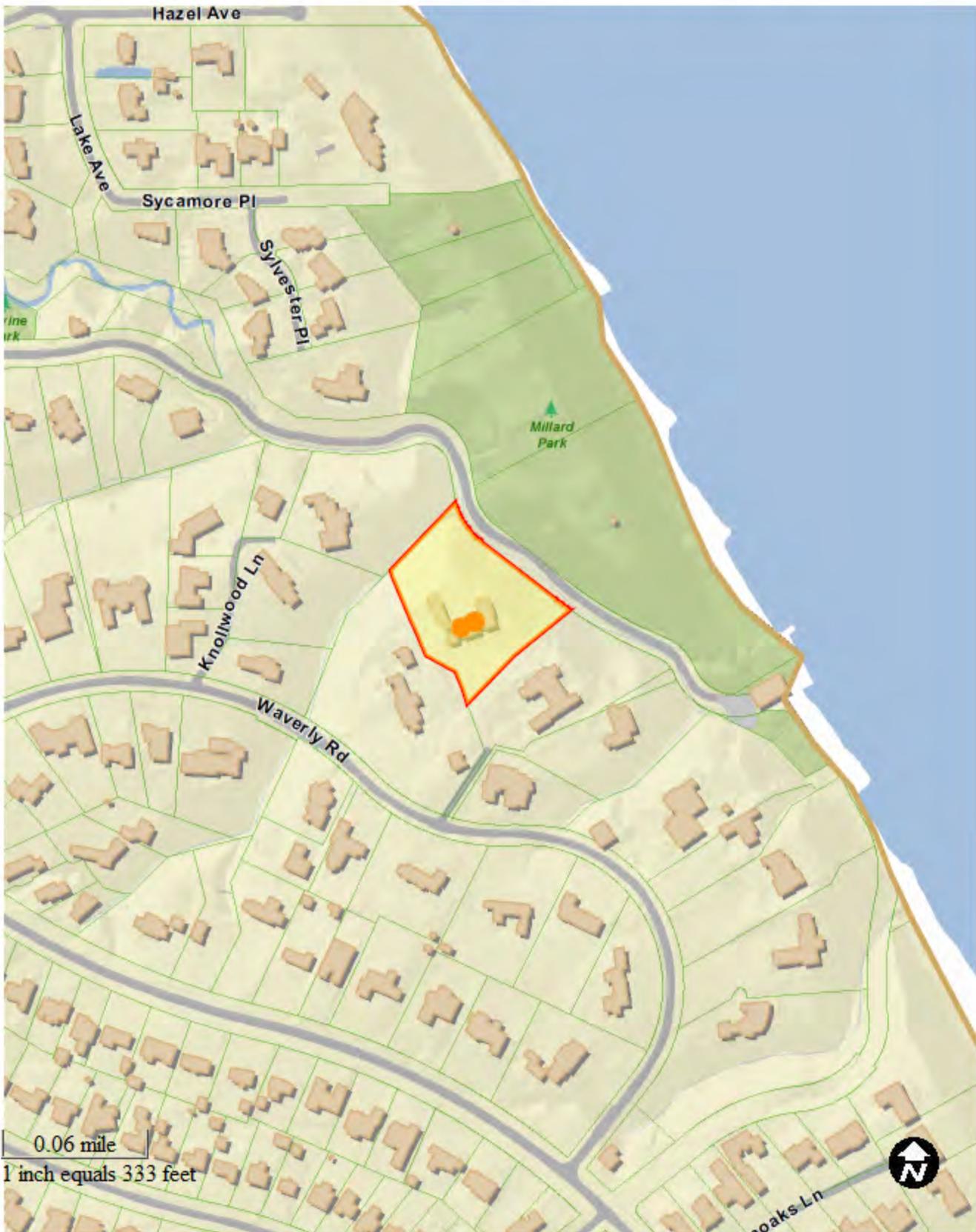
Architectural Survey Entry – 1427 Waverly

Architectural Survey Entry – 1425 Waverly

Highland Park Multiple Resource Inventory Sheet – 1427 Waverly

Highland Park Multiple Resource Inventory Sheet – 1425 Waverly

ⁱ Cohen, Benjamin, “North Shore Chicago, Houses of the Lakefront Suburbs 1890-1940”, Acanthus Press, New York, 2004

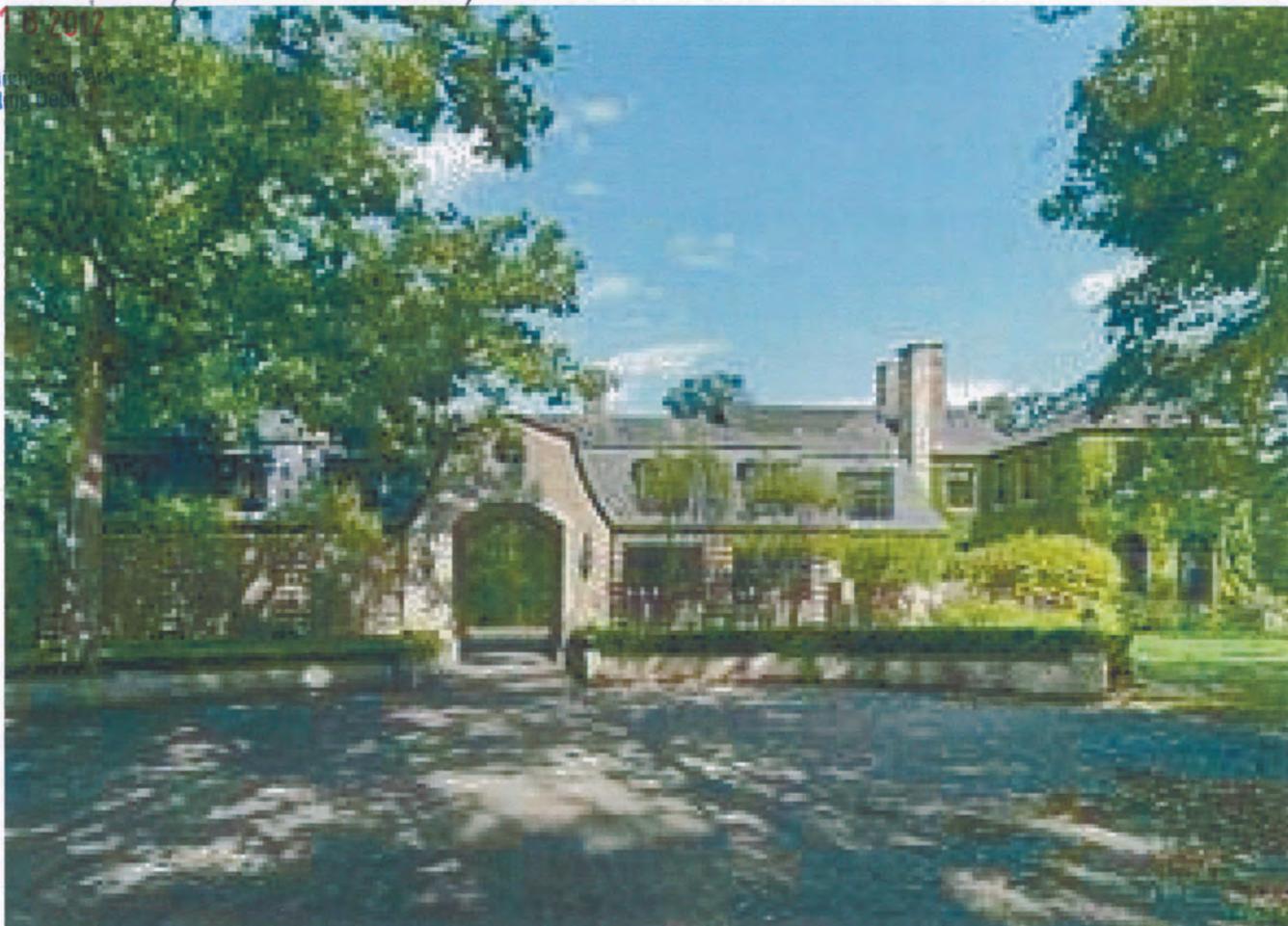


RECEIVED

1427 Waverly

JUN 18 2012

City of Highland Park
Building Dept











City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 1427
 STREET Waverly Rd
 ROLL # 14
 FRAME #s 35
 ROLL # 22
 FRAME #s 28

GENERAL INFORMATION

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

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Georgian Revival	NO. OF STORIES	2
ARCHITECTURAL DETAILS		EXT. WALLS (current)	brick
ORIGINAL CONSTRUCTION DATE	1929	EXT. WALLS (original)	brick
SOURCE	permit-8/23/29	FOUNDATION	not visible
OVERALL SHAPE OR PLAN	U	ROOF(type & materials)	hip;mansard slate
LANDSCAPE FEATURES	Rear wooded lot; brick driveway and front praking court; brick built-in planter wall	WINDOW MATERIAL, TYPE(S)	wood double hung; casement multilight
		PORCH	

SIGNIFICANT FEATURES: Slate roof; roman brick; round arched windows; 6/6,8/8,6/9 and multilite windows;

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Pool added in 1933 (permit)

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 1425
 STREET Waverly Rd
 ROLL # 14
 FRAME #s 36
 ROLL #
 FRAME #s

GENERAL INFORMATION

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

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Georgian Revival	NO. OF STORIES	3
ARCHITECTURAL DETAILS		EXT. WALLS (current)	brick
ORIGINAL CONSTRUCTION DATE	1930	EXT. WALLS (original)	brick
SOURCE	Architectural Album p. 142	FOUNDATION	not visible
OVERALL SHAPE OR PLAN	rectangular	ROOF(type & materials)	hipped slate
LANDSCAPE FEATURES	Jens Jensen responsible for original design. (Historic Landscape Survey) wooded lot with tall shrubs and foundation plantings; loop driveway	WINDOW MATERIAL, TYPE(S)	wood double hung; round 6/6; 9/9; 2/2
		PORCH	front entry steps

SIGNIFICANT FEATURES: Slate roof; segmental arch multilight windows with molded surrounds and stone sills; molded cornice board with dentils; greenhouse; front portico with flat roof & brackets, fanlight with radial muntins, & sidelights; projecting central bay with pediment

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

HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

PROPERTY NAME "Oakcliffe" - Allan Loeb House
ADDRESS 1427 Waverly CITY/TOWN/VICINITY Highland Park
COUNTY Lake STATE Illinois ZIP 60035
OWNER'S NAME Marvin Holland
ADDRESS same CITY/TOWN/VICINITY _____
STATE Ill ZIP _____

LOCATION OF LEGAL DESCRIPTION Deerfield Township Assessor's Office
600 Laurel Avenue
Highland Park, Illinois 60035

VERBAL BOUNDARY DESCRIPTION North side of Waverly, 1100 feet of corner
formed by intersection of Waverly and S.
Sheridan near Forest.

APPROXIMATE ACREAGE 1.8 Pin: 16-25-102-012

DATE OF CONSTRUCTION 1929 ARCHITECT AND/OR BUILDER Heun or Wolcott and Work

ARCHITECTURAL STYLE (IF RELEVANT) French Manor - copy of Fr. Chateau

PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY The house is L-shaped, two stories with a hipped
slate roof. There are 2 brick or stone chimneys. The
natural colored walls are stone cut and laid like brick.
There are some double hung windows and some casement
windows. There is a ravine.

OVERALL CONDITION: EXCELLENT GOOD ___ FAIR ___ DETERIORATED ___ RUIN ___
INTEGRITY: UNALTERED ___ ALTERED
DATE AND NATURE OF ALTERATIONS: October 1974 kitchen remodeled

ALTERATIONS (cont'd)

USE: ORIGINAL USE residential
PRESENT USE same

OUTBUILDINGS AND/OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)
Pool added in 1933, but filled in. Tool shed added to garage in 1966.

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE
Present owner says Work did house with David Adler (they did work together). Loeb family and owner of 1425 Waverly say Heun did the house. Heun did do a Loeb house on the south side of Waverly. The original permit for this house states Wolcott and Work

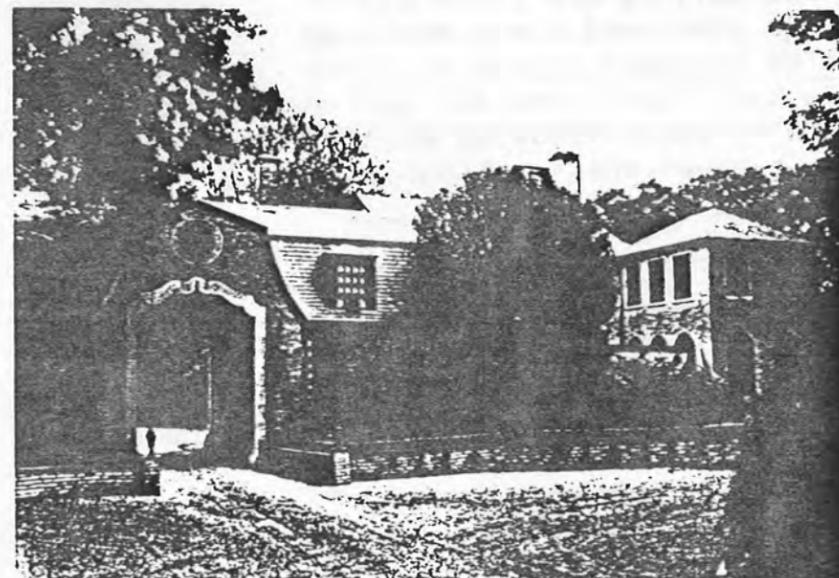
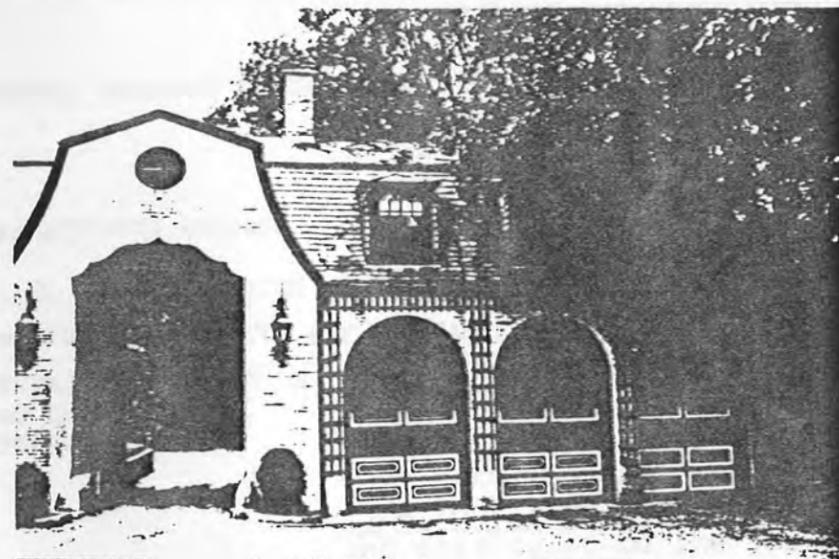
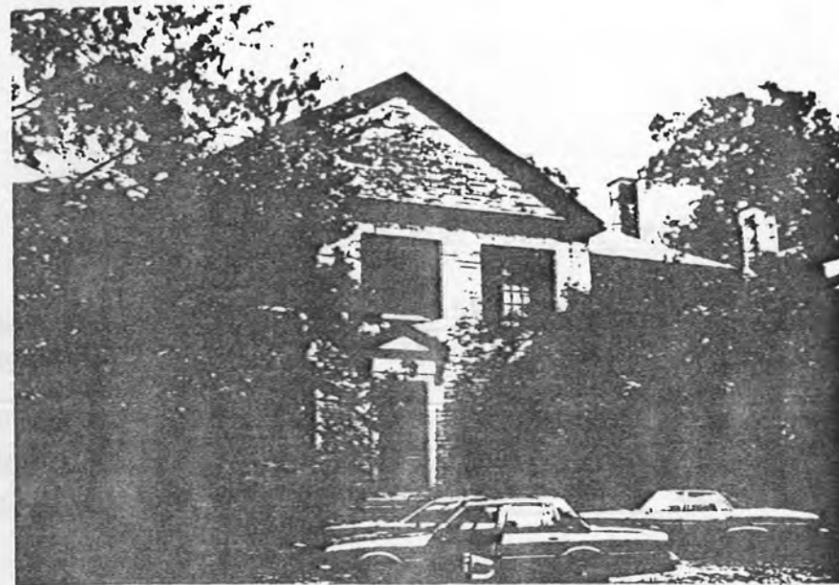
FORM PREPARED BY

Judith Stone
124 Greenbay Road

TEL 432-9246

PROPERTY NAME Oakcliffe - Allan Loeb House
LOCATION 1427 waverly rd CITY/TOWN/VICINITY HP
FACING East DATE 9/1981
PHOTOGRAPHER Hx Arenberg
LOCATION OF NEGATIVE 636 Ridge

"Oakcliffe" Allan Loeb House 1427 Waverly Road Highland Park



HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

PROPERTY NAME Ernest Loeb House & property
ADDRESS 1425 Waverly CITY/TOWN/VICINITY Highland Park
COUNTY Lake STATE Illinois ZIP 60035
OWNER'S NAME Stuart Nathan
ADDRESS same CITY/TOWN/VICINITY _____
STATE _____ ZIP _____

LOCATION OF LEGAL DESCRIPTION Deerfield Township Assessor's Office
600 Laurel Avenue
Highland Park, Illinois 60035

VERBAL BOUNDARY DESCRIPTION Property sits on the edge of a ravine. It
is bounded on the south by Waverly and on the
west by a ravine.
Pin: 16-25-102-023

APPROXIMATE ACREAGE 3 acres

DATE OF CONSTRUCTION 1930 ARCHITECT AND/OR BUILDER Wolcott and Work, Heun ?
ARCHITECTURAL STYLE (IF RELEVANT) Neo Georgian

PHYSICAL DESCRIPTION
OF BUILDING AND
PROPERTY

The house is rectangular, two stories with a hipped slate
roof. There are two dormers and two chimneys. The
exterior is natural brick with grey and white trim.
There is a fan light window above the front door, round
attic windows and some double hung windows. There are
dentils, a porch and shutters. There is a ravine and
a beautiful Jensen garden which has been fully restored
by the present owner. The view to the east of the
house is a clearing highlighted by hawthorn. To
the south is a perennial, tiered rock garden.

OVERALL CONDITION: EXCELLENT GOOD ___ FAIR ___ DETERIORATED ___ RUIN ___
INTEGRITY: UNALTERED ___ ALTERED ___
DATE AND NATURE OF ALTERATIONS: the grounds had deteriorated, but have been
recently replanted to Jensen's design as much as possible

ALTERATIONS (cont'd)

USE:

ORIGINAL USE residential

PRESENT USE same

OUTBUILDINGS AND/OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

Present owner says Heun was the architect but Jensen's plans for the landscaping attribute the house to Wolcott and Work. The house is beautiful and the grounds are outstanding. Jens Jensen integrated the plants and strata of the perennial garden with natural screening. The clearing to the east is an example of his pathway to the sun. All blend to give a sense of space and yet privacy.

FORM PREPARED BY

Lynda Morrison University of the South Sewanee, Tenn
Judy Stone 124 Greenbay Rd.

TEL 432-9246



PROPERTY NAME Ernest Loeb

LOCATION 1425 Waverly

CITY/TOWN/VICINITY HP

FACING west

DATE 9/1981

PHOTOGRAPHER Hx Arenberg

LOCATION OF NEGATIVE 636 Ridge

112 Maple Avenue

Summary of Application for a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	July 12, 2012
FROM:	Andy Cross, Planner II
SUBJECT:	112 Maple Avenue – The Robert W. Buckley House

PETITIONER:

Jim Fraerman
Fraerman Associates Arch.

PROPERTY LOCATION:

112 Maple Avenue

HISTORIC STATUS:

In the Vine/Linden/Maple
Historic District
(Contributing)

PROJECT ARCHITECT:

Jim Fraerman
Fraerman Associates Arch.
609 Laurel Avenue #200
Highland Park, IL 60035

OWNER:

Joel & Alisa Unruch
710 Melrose St
Chicago, IL 60651

BACKGROUND & PROJECT SUMMARY

The house at 112 Maple Avenue is a 3,600 square-foot Tudor Revival house built between 1910 and 1915. It was included in the Vine/Maple/Linden local historic district created in 1999, but has not appeared before the Historic Preservation Commission since that time. The owners are renovating some interior portions of the house and would like to make small modifications to the windows on the exterior of the house to accommodate the interior changes.

The changes are as follows:

- Adding one window to the south side of the house (not visible from the street)
- Removing one window from the west side (not visible from the street)
- Remove existing skylight on south side of roof (not visible from the street)
- Replace fourteen first-floor windows with upgraded models that will match the existing appearance and specifications.

Proposed Window Style

The petitioners are proposing to install Marvin windows with Low-E glass that will be customized to match the existing openings. The exterior will be pine painted to match the existing trim. The pattern and spacing of the window lites will match the existing windows.

The Robert W. Buckley House

According to the Historic District nomination materials, the house was built for Robert Buckley, who was a grain operator at the Chicago Board of Trade. A subsequent owner in 1925 hired William Mann to renovate the house. Mann did a lot of work with Tudor Revivals and this house displays many of the style's trademark characteristics: half-timbering, steeply pitched gabled dormer, and a tudor arch over the doorway.

EVALUATION OF CRITERIA IN THE HISTORIC PRESERVATION ORDINANCE

The relevant Standards for Review of additions to historic structures are discussed below, per Section 24.030(D):

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

The proposed improvements will not have an effect on the height of the principle structure at 112 Maple. The new windows on the front of the house are on the first floor only.

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

The new upgraded windows will maintain the existing proportions on the front façade. They will be placed in the existing window openings and will not modify them.

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

The existing proportions will be maintained as part of this upgrade to the windows on the front of the house.

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

The proposed porch conversion will not have an effect on the rhythm of solids to voids on the front façade of the house. The new windows at the front entrance will not interrupt the rhythm of solids to voids.

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

The proposed changes to 112 Maple Avenue will not affect the rhythm of spacing and structures along the street.

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

The new windows on the front of the house will not change the appearance of the façade from the sidewalk. Other changes will not be visible from the sidewalk. The house will remain visually compatible with the other properties in the historic district.

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

New window installations on the house will match the look and materials of those already in use on the house. The alterations will remain visually compatible with the predominant existing materials.

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

The removal of the sunroof is the only modification that will affect the roof of 112 Maple at this time. Its removal will not significantly alter the shape of the roof and it will remain visually compatible with the surrounding structures.

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

Not applicable.

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

The proposed additions will not affect the scale of the existing house.

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

The proposed changes will have no impact on the directional expression of the front elevation.

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

The proposed new windows and other exterior modifications will not detract from the distinct Tudor Revival characteristics of this house. The sharply pitched roof lines, half-timbering, and other traits will remain intact.

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

The applicant is not proposing to remove any trees as part of this project. Archaeological resources have never been surveyed on this site.

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

The proposed design and materials for the proposed changes reflect the design of the existing house.

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

Not applicable—no change in use is proposed.

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

The proposed addition does not conflict with the original design of the house and is consistent with its size, scale, color, material, and character.

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

There are no significant changes made over time.

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

Not applicable—distinct features will not be altered.

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

The modifications to this house include replacing old, outdated windows with newer, more efficient models. Care is being taken to match the new windows to the existing openings and match the design and materials to the house to the maximum extent possible.

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

Not applicable—there is no proposed surface cleaning.

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

The removal of the skylight and several windows on the east and south facades are permanent, but reflect a remodeled interior design that will likely also remain a permanent alteration to the structure. These changes will not, however, impair the essential form and integrity of the landmarked house.

RECOMMENDATION

Based on the findings presented above, staff recommends that the Historic Preservation Commission approve the application for a Certificate of Appropriateness for 112 Maple Avenue, or recommend changes to the plans to further meet the criteria listed above.

ATTACHMENTS

- Location Map
- Aerial Photo
- Applicant Description of Changes
- Plans and Elevations Showing Modifications
- Color Photographs Identifying Changes



Woodbridge

Maple Ave

Maple Ave Maple Ave

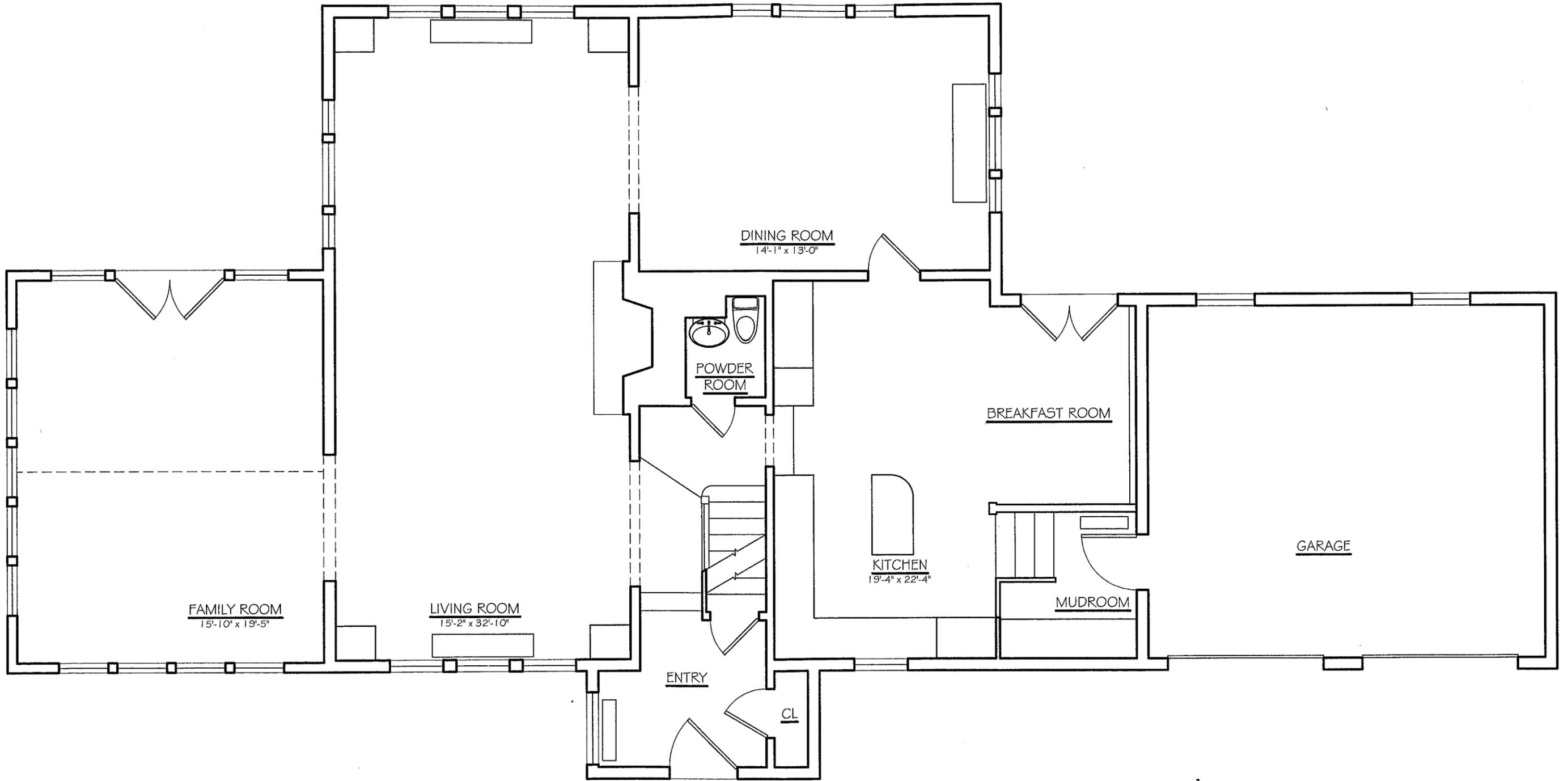
Linden Ave



July 6, 2012

112 Maple
Window Specifications

- Marvin Window Company
- Double Hung Wood-Tilt Pack Windows
- Custom Sized to match existing openings
- $\frac{3}{4}$ " Insulated Glass
- Low E II with Argon
- No divided lites on lower Sash to match the existing
- On upper Sash: $\frac{5}{8}$ " Simulated Divided Lites with Spacer Bar Special Cut to match the pattern and spacing of the existing windows
- Primed Pine Exterior (to be painted to match existing trim color)
- Primed Pine Interior
- Exterior Primed Pine framed Screen insert (to be painted to match existing trim color) with Aluminum Mesh



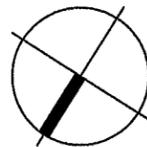
06.20.12

UNRUCH
RESIDENCE
HIGHLAND PARK, IL

P1/1

EXISTING
FIRST FLOOR PLAN

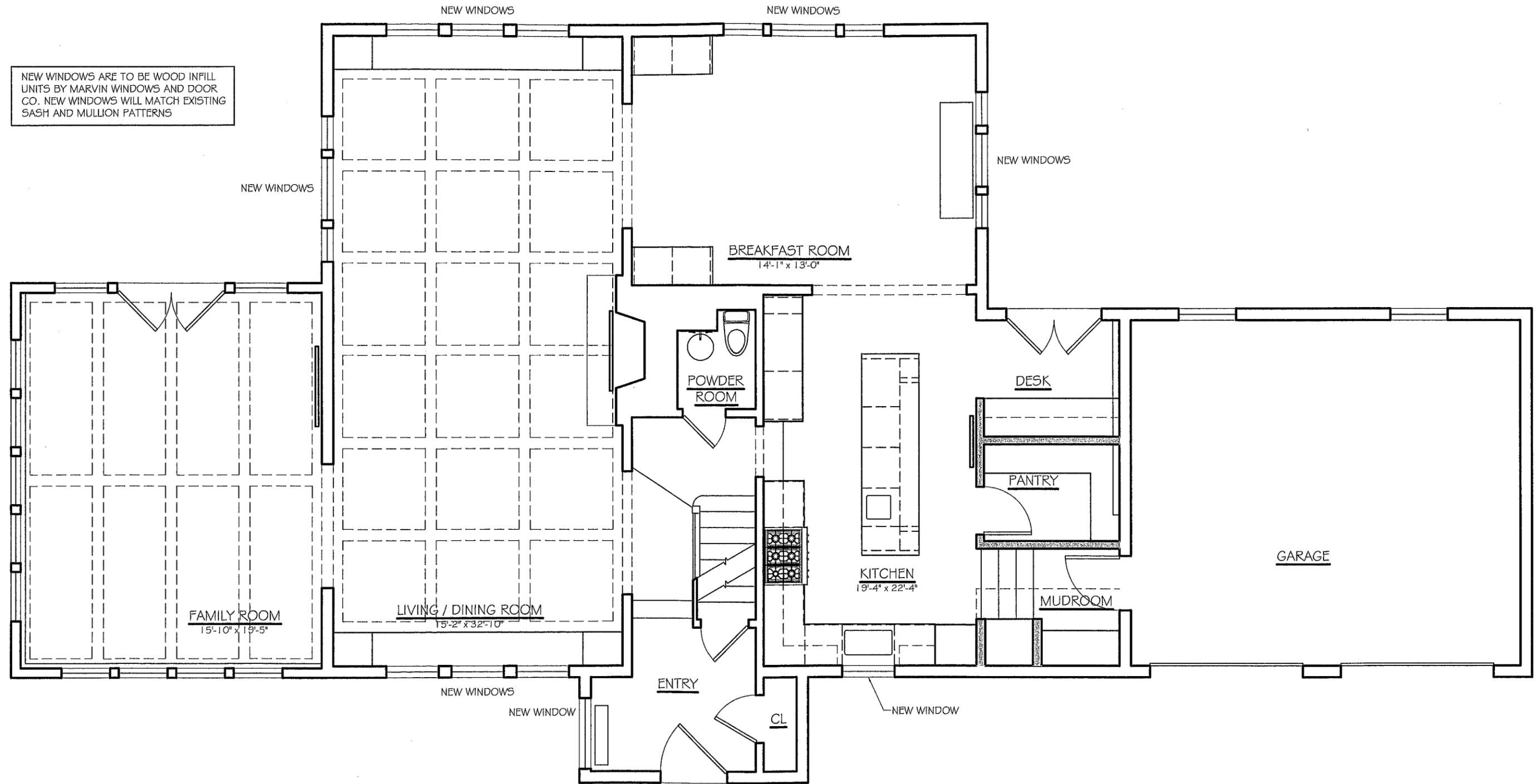
SCALE: 3/16" = 1'-0"



FRAERMAN
ASSOCIATES
ARCHITECTURE

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Phone 847-266-0648 Fax 847-266-0649

NEW WINDOWS ARE TO BE WOOD INFILL UNITS BY MARVIN WINDOWS AND DOOR CO. NEW WINDOWS WILL MATCH EXISTING SASH AND MULLION PATTERNS



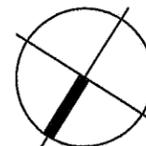
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UNRUCH
RESIDENCE
HIGHLAND PARK, IL

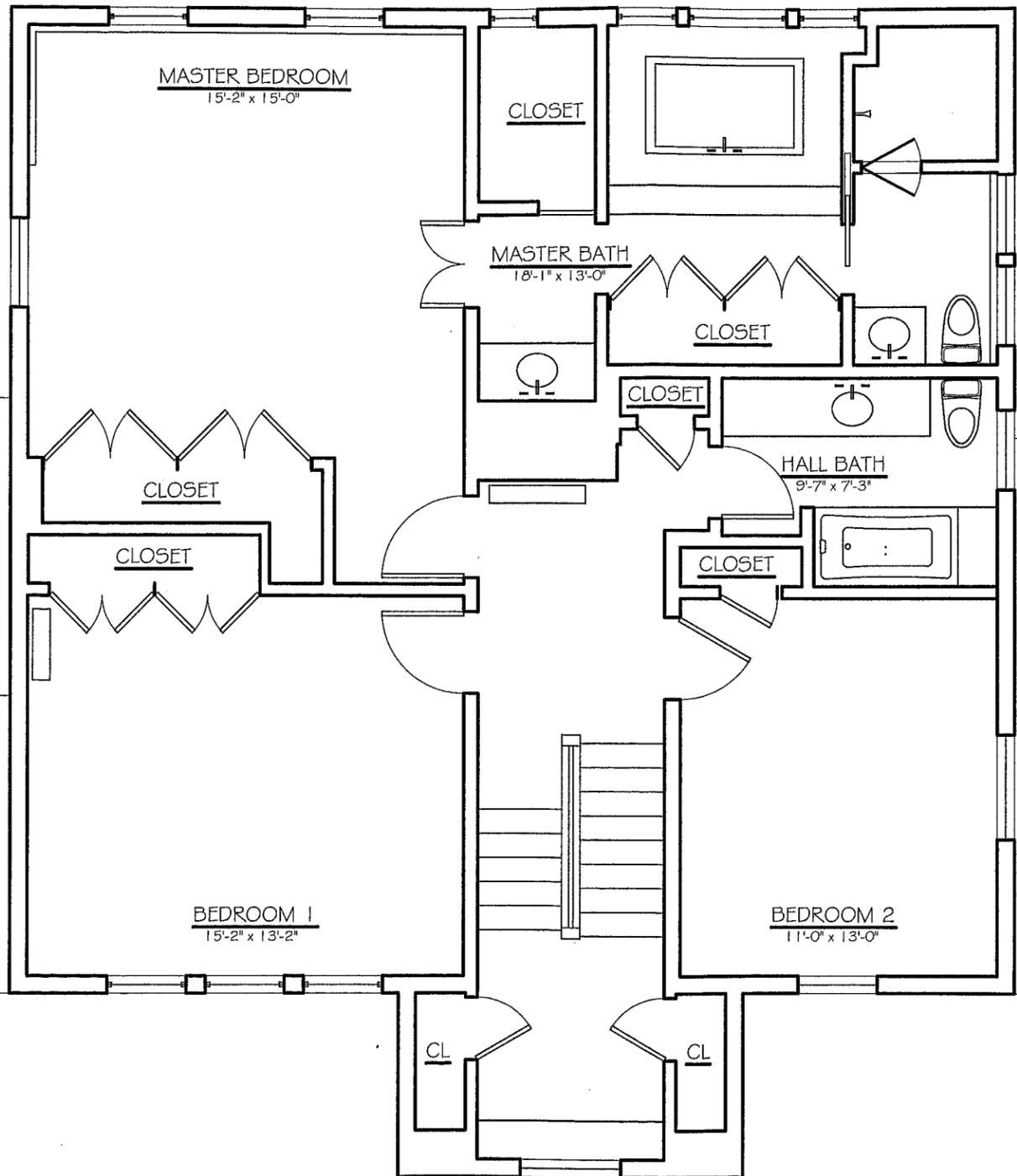
P1/2

PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



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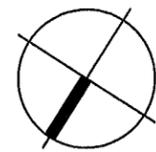
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**UNRUCH
RESIDENCE**
HIGHLAND PARK, IL

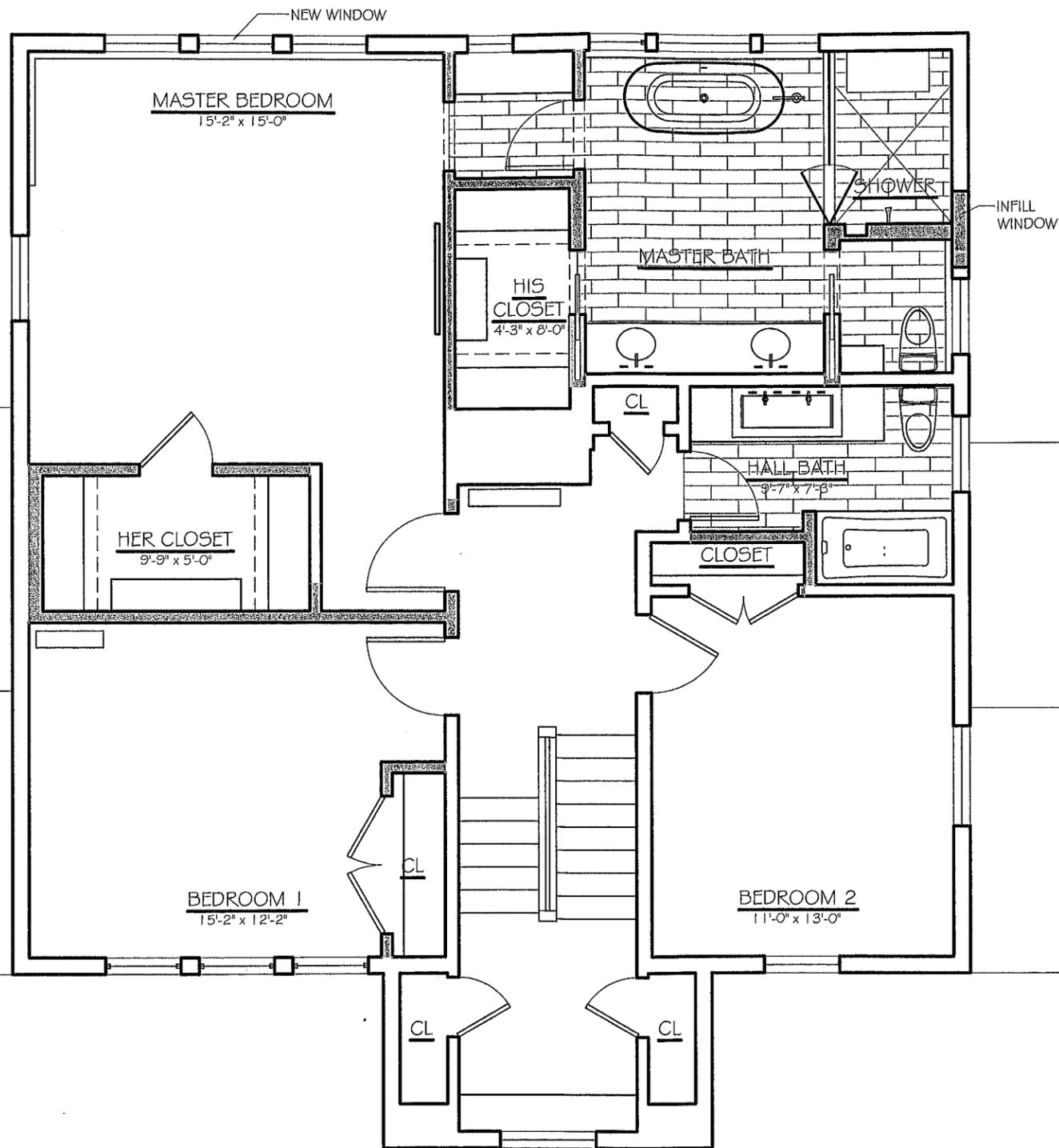
P2/1

**EXISTING
SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"



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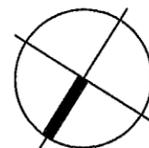
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RESIDENCE
HIGHLAND PARK, IL

P2/2

PROPOSED
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

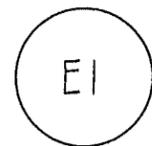


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EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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UNRUCH
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E2

PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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NEW WINDOW IN
EXISTING OPENING
TO MATCH EXISTING

06.20.12

UNRUCH
RESIDENCE
HIGHLAND PARK, IL

E3

NORTH ELEVATION

SCALE: N.T.S.

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REMOVE EXISTING WINDOW AND INFILL
EXISTING OPENING WITH STUCCO

REMOVE TRIM BELOW WINDOW AND
INFILL WITH STUCCO

REMOVE SKYLIGHT AND SHINGLE ROOF

NEW WINDOW AND
TRIM TO MATCH
ADJACENT WINDOWS

NEW WINDOW IN
EXISTING OPENING
TO MATCH EXISTING

06.20.12

UNRUCH
RESIDENCE
HIGHLAND PARK, IL

E4

SOUTHWEST ELEVATION

SCALE: N.T.S.

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NEW WINDOW IN
EXISTING OPENING
TO MATCH EXISTING

06.20.12

UNRUCH
RESIDENCE
HIGHLAND PARK, IL

E5

SOUTHEAST ELEVATION

SCALE: N.T.S.

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Historic Preservation Commission

2013 HPC Work Plan

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 7/12/2012

At the previous meeting, the Commission discussed items to include on the 2013 Work Plan. This is a document that identifies goals and projects that the Historic Preservation Commission agrees to accomplish within the year. In the past these have included the Hazel/Prospect Walking Tour, the Annual Preservation Awards, and various outreach and educational initiatives.

Items to include on the 2013 Work Plan, as discussed at the HPC's June 14th meeting, included the following:

- The consideration of changes or updates to the Article 24, "Historic Preservation."
 - Streamlining certain processes
 - Revising certain parts to better address the ongoing needs of the Commission
- Publishing a tour for the Van Bergen architectural tour
- Creating a handout summarizing the advantages of Historic Preservation
- Other educational initiatives?

ACTION REQUESTED

The HPC is asked to discuss the work plan items above and identify which should be included on the Commission's 2013 Work Plan. It may be helpful to keep in mind that items on the Work Plan must be completed by the end of the fiscal year.