

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, November 8, 2012, at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park
Historic Preservation Commission
Thursday, November 8, 2012
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Minutes**
 - A. October 11, 2012
- IV. **Scheduled Business**
 - A. Determination of Significance
 - 1. 180 Central Avenue
 - 2. 1940 Lewis Lane
 - 3. 521 & 527 Sheridan Road
- V. **Discussion Items**
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for December 13, 2012
- VIII. **Adjournment**

Historic Preservation Commission

180 Central Avenue Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 11/8/2012

<i>Year Built:</i>	1939
<i>Style:</i>	French Eclectic
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	2,650 square feet
<i>Original Owner:</i>	Oscar Bunte
<i>Architect:</i>	Olsen & Urbain
<i>Original Cost:</i>	\$20,000
<i>Significant Features:</i>	<ul style="list-style-type: none">• Stone exterior• Frieze with bulls-eye ornament• Pipe/metal balustrade• Elements of Deco and French Eclectic design
<i>Alterations:</i>	No significant alterations
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 180 Central Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 180 Central Avenue. The City building permit files show that this structure was built in 1939 for a Mr. Oscar Bunte. Oscar was the son of successful, Chicago-based candy manufacturer Gustav Bunte and the president of a commercial stationary company. A hand-written note on the 1939 building permit indicates the house was designed by Olsen & Urbain, but there are no architectural plans in the City's archives confirming this. The Central East historical survey gave the house an "S – Significant" historical status and noted it as an example of French Eclectic architecture.

Known as "The Oscar Bunte House", 180 Central Avenue has characteristics of the symmetrical French Eclectic. Constructed of stone and block, the house features a central symmetrical floor plan with a wing on the western side containing a small living space and an attached garage. Other features of the French Eclectic style include the wide cornice frieze with bulls-eye

Historic Preservation Commission

ornaments and a tall hipped roof. (City of Highland Park Central East Survey, 180 Central Avenue Survey Sheet)

This home also shows details of the Art Modern period, a popular style between 1920 and 1940. The house's curved balconies, glass block details, and pipe balustrade are all common characteristics of this style. Several other Olsen & Urbain commercial structures feature these styles. (Source: A Field Guide to American Houses)

A small frame garage is located on the far-east rear property line. It was not constructed in any distinct architectural style. Other building permits indicated minor repairs and upkeep, indicating no major modifications have been done.

The Bunte Family

The Bunte Brothers Candy Company was founded in 1876 on State Street in Chicago. Oscar Bunte's father, Gustav Bunte, started the company with his brother Ferdinand and a Mr. Charles A. Spoehr. By 1910 the company had revenues of over \$2.4 million and employed as many as 1,200 people. Ferdinand passed in 1920, and Gustav in 1923; prior to their passing, Oscar's cousin Theodore took charge of the company in 1917. The company was eventually purchased by a candy company out of St. Louis in 1954, but the legacy of the businesses success was long-lasting in the Chicago area. (Dictionary of Leading Chicago Businesses '1820-2000', The Electronic Encyclopedia of Chicago, Chicago Historical Society)

While his family was known for their business success in Chicago, Oscar's name appeared in the news papers for other reasons, including personal scandal. In 1922, Oscar Bunte was identified by Mrs. Mabel Rockwell Schaeffer as the "guardian and advisor in financial matters" to herself, a supposed "English heiress" with a mysterious past, a drug addiction, and a husband. Mrs. Schaeffer was a person of interest in a drug scandal involving the Illinois General Hospital; claims were made that she was receiving far more supply than what was needed to suffice her cravings and cure her addiction to "dope." Mrs. Schaeffer would eventually publicly denounce her marriage and claim that Mr. Oscar Bunte was her keeper, and that she depended on his friendship and support. Mrs. Schaeffer was spending time after her arrest for drug possession in a Chicago mental hospital.

At the passing of his mother, Philippine Bunte, in 1933 Oscar and his siblings inherited his mother's wealth and what she had inherited from Gustav. By this time Oscar has moved from the family business to serving as the president of the Protectu Banknote Corporation, a position he held until his own death in 1953. Oscar Bunte founded Protectu Banknote Corporation in 1918; they manufactured banking and business stationary. Six years after his mother's death, and fourteen prior to his own, Mr. Bunte commissioned the architectural firm of Olsen & Urbain, out of Chicago, to design for him a Highland Park home. Oscar Bunte left behind a widow, Anna, and was buried within Graceland Cemetery. (Various Chicago Daily Tribune Archives)

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Olsen & Urbain

The building permit application for the 1927 house lists Olsen & Urbain as the architects of the home. The HPC may recall a recent demolition review at 1202 Lincoln Avenue where the subject house was designed by Olsen & Urbain. Much of the following research is from that report.

Leif Olsen and Jules Urbain were partners from 1919 to 1954. Both worked for “Otis & Clark” before that; Olsen as Chief Draftsman and Urbain as a Designer. Otis & Clark was a Winnetka firm that did work around the North Shore, including the Lloyd Library, Greeley School, and a number of houses in Winnetka. Otis & Clark dissolved in 1920.

The AIA entries list principle works by each architect, which appear to be a number of commercial and industrial buildings in the region:

- Pilot Plant & Garage, 1953
- Universal Oil Products Company, Des Plaines
- Sunbeam Corp. & Goss Printing Press Co, Chicago
- McGraw Electric Co, Elgin
- Victor Adding Machine Co, Chicago, 1954
- Natural Cylinder Gas Company, Chicago, 1955

A Citation of Merit from the AIA Chicago Chapter appears to have been awarded to the partnership for a project in 1955 relating to work with the Association of Commerce & Industry office building and Universal Oil Products Company in 1955.

The firm designed large commercial buildings as well as homes. Within Highland Park’s surveyed areas, Olsen & Urbain are credited with seven other residential designs shown in the chart below.

Address	Arch Class/Type	Date	Rating
180 Central Avenue	French Eclectic	1939	S
107 S. Deere Park Drive	French Eclectic	1939	S
255 Lincolnwood Road*	Colonial Revival	1936	C
60 S. Deere Park Drive	Tutor Revival	1929	S
859 Broadview Avenue	Tudor Revival	1929	C
<i>1202 S. Lincoln Avenue</i>	<i>Colonial Revival</i>	<i>1927</i>	<i>S</i>
310 N. Deer Park Drive	French Eclectic	1926	S

In August of 2012 the Commission motioned to place a 6 month demolition delay on the property at 1202 S. Lincoln Avenue. The staff report from the August 13 2012 Commission hearing has been included as an attachment.

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**255 Lincolnwood is credited to Jules Urbain, not Olsen & Urbain, but is included here since the firm was operational at the time the home was constructed. The home is more modest than other examples from the firm in Highland Park.*

French Eclectic Style

The 1999 Central District Survey contains the following write-up about the French Eclectic style: Although never as popular as Colonial or Tudor Revival, there are a number of fine French Eclectic homes in Highland Park. The style was fashionable in the 1920s, when many Americans who had served in France during World War I returned with first hand familiarity with French prototypes. In addition, numerous American architects who designed these homes had received training at the Ecole des Beaux Arts and came back to America ready to apply what they had learned. The 1920s were a time when a number of photographic studies of modest French homes were published, both in architectural journals and popular magazines, providing architects and builders with many models to draw from.

Stylistic features that characterize French Eclectic architecture include stucco or brick masonry walls and tall steeply pitched hipped or mansard roofs. The mansard roof, built throughout Paris during the mid-19th century, is designed with a steep double pitch to allow for an extra full floor of living area.

There are two sub-types of French Eclectic architecture. The first is usually rectangular and symmetrical. In this type, the massive roof with its ridge paralleling the front of the house dominates, and the front and rear facades are symmetrical with a center entry. Frequently, wings are added to the sides of the main block. French classical manor houses provide the prototype. The second, more common, sub-type 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 farm houses, contain half timbering.

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.

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- 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.”

If the Commission finds that three or more landmark standards are satisfied, then a 365-day demolition delay may be put in place. (Chapter 170 of the City Code)

Attachments

Site Photos

Architectural Survey Entry

County Assessor Data

1939 Building Permit

180 CENTRAL

RECEIVED

OCT 16 2012

City of Highland Park
Building Dept.



180

FOR SALE
KRAMER
REALTY
(847)
831-0064







City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 180
 STREET Central Ave
 ROLL # 8
 FRAME #s 34
 ROLL # 17
 FRAME #s 20

GENERAL INFORMATION

<u>CLASSIFICATION</u>	building	<u>PRESENT USE</u>	single-family	<u>CONDITION</u>	good
<u>SECONDARY STRUCTURES</u>	shed	<u>ORIGINAL USE</u>	single-family	<u>INTEGRITY</u>	minor alterations

ARCHITECTURAL INFORMATION

<u>ARCHITECTURAL STYLE/TYPE</u>	French Eclectic	<u>NO. OF STORIES</u>	2
<u>ARCHITECTURAL DETAILS</u>		<u>EXT. WALLS (current)</u>	painted concrete block?
<u>ORIGINAL CONSTRUCTION DATE</u>	1939	<u>EXT. WALLS (original)</u>	concrete block?
<u>SOURCE</u>	permit for new house	<u>FOUNDATION</u>	poured concrete
<u>OVERALL SHAPE OR PLAN</u>	rectangular	<u>ROOF (type & materials)</u>	hipped asphalt shingle
<u>LANDSCAPE FEATURES</u>	Side driveway; 25' setback; on residential street with central parkway; chain link fence around lot; mature trees	<u>WINDOW MATERIAL, TYPE(S)</u>	wood double hung 1/1
		<u>PORCH</u>	front entry

SIGNIFICANT FEATURES: Exterior materials; frieze with bullseye ornament; bay window at side; hipped front entry porch structure; one story garage with pipe balustrade; copper gutters and downspouts

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

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: S

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

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) N

Criteria _____

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

Contributing secondary structure? (C or NC) C

LISTED ON EXISTING SURVEY:(IHSS, NR, etc.) HP



RESEARCH INFORMATION

HISTORY

HISTORIC NAME: Bente, Oscar House

COMMON NAME: _____

HISTORIC INFORMATION:

The owner of the house in 1928 was Jennie Floyd. A garage permit was taken out in 1928. However, there was a permit taken out for a new house in 1939. Old address: 224

ARCHITECTURE

ARCHITECT _____

SOURCE _____

BUILDER _____

COST _____

OTHER ARCHITECTURAL INFORMATION:

AREA Central East

SURVEYOR Jennifer Kenny

DATE 11/17/1998

PIN _____

RESEARCHER _____

DATE _____



Find by PIN | Find by address | Assessor Home

Property Tax Assessment Information by PIN

Enter the 10 or 14 digit Property Index Number (PIN) with or without dashes for the property:

Pin: 16-23-405-006

Submit

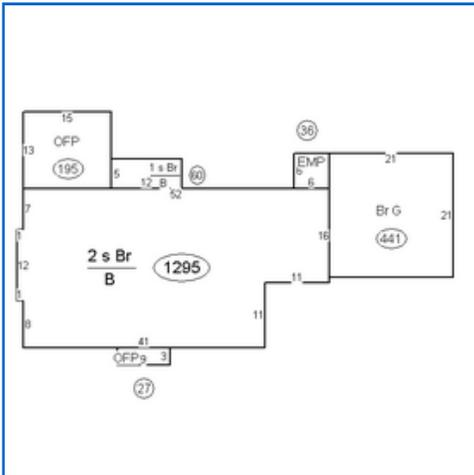
[Print Version](#)

Property Address

Pin: 16-23-405-006
 Street Address: 180 CENTRAL AVE
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$273,915
 Building Amount: \$107,215
 Total Amount: \$381,130
 Township: Moraine
 Assessment Date: 2010

Property Characteristics

Neighborhood Number: 1825014
 Neighborhood Name: EAST Indian Trail
 Total Land Square Footage: 30000
 House Type Code: 22
 Structure Type / Stories: 2.0
 Exterior Cover: Stone
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1940 / 1940
 Condition: Average
 Quality Grade: VGd
 Above Ground Living Area (Square Feet): 2650
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 1355
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 2
 Number of Half Bathrooms: 1
 Fireplaces: 1
 Garage Attached/Detached/Carport: 1 / 0 / 0
 Garage Attached/Detached/Carport Area: 441 / 0 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 2 / 1
 Porches Open / Enclosed Area: 222 / 36
 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

Date May 11 1939 *Central 5211* *Olsen & Urbain - Archts.*
La Salle St. Chi. Cent 3211 Building Permit No. 2014

Location of Building—No. 180 Street Central Avenue.

Name of Owner Oscar G. Bente

Present Address 2079 W. Estes Ave. Chicago. Phone R.P. 2732

Type of Construction Masonry. Remodeling _____

General Contractor Cee & Eee Const Co. Address 410 G.B. Rd. Phone Ken. 5272

Permit issued to Owner to construct a Single Family Dwelling.

building on All Lot 5 Blk. 29 Sub'n. H.P.

Builder's estimate \$ 20,000.00 Permit fee \$ 67.67

Location on Lot verified May 11 1939 by SBM

Other inspections _____

Deposits NO # 2583 ~ \$ 50.00 Sidewalks planked _____

Remarks _____

Job completed _____ Receipt for returned plans _____ Owner

Subert Ave Protective Bank 4048
Elec. Fee 11.00 Tank Fee _____ Bldg. Fee 67.67 Sub Total 78.67



2/9/40 Called about Frigters permit

Electrical Contractor Edward A. Peterson Address _____

Wiring Permit No. 2971 Issued Aug 18-39 Fixture Permit No. 3060 Issued Feb 13-40

1st Inspection Aug 31 1939 by Ramp - 2971 Cost. card work not started Aug 18-39

2nd Inspection Dec 26 1939 by SPK

Size of main wire 7 Size of branch wire 14 System conduit

No. of Openings 88 No. Sockets _____ No. Circuits 10 No. Motors _____ No. Ranges 2971

Certificate of Inspection Issued _____ 1939 No. _____

Date of Public Service Tap _____ Remarks _____

Plumbing Contractor Frank Address _____

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

Inspected May 11 1939 by catch basin built - to excavate tomorrow

Inspected Aug 27 1939 by _____

No. Catch Basins _____ No. Lavatories _____ No. Toilets 4

No. Baths 2 No. Sinks 1 No. Laundry Tubs 1

No. Shower Baths 1 No. Stacks 2 Other Items 2 F S

Certificate of Inspection Issued a future bath room roughed 1939 No. _____

Downspouts connected to _____

Kind of Heat Gas heat Name of Burner General Elect Gas heater

Tank Inspection _____

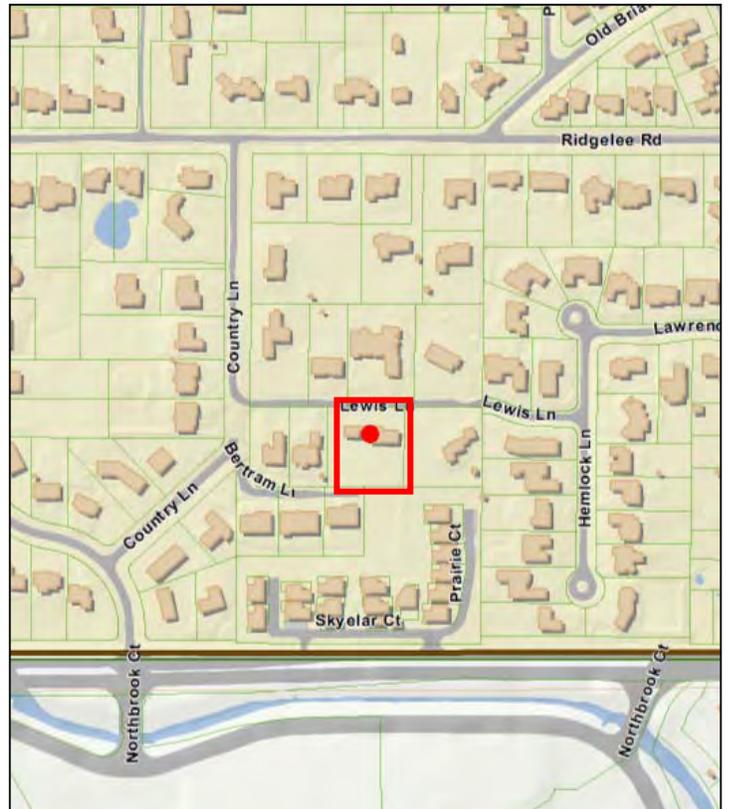
Robert Landon

Historic Preservation Commission

1940 Lewis Lane Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 11/8/2012

<i>Year Built:</i>	1948
<i>Style:</i>	Modern Contemporary
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	1,740 square feet
<i>Original Owner:</i>	W.B. Hutchinson
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	\$15,000
<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">• Wood Frame Car Port (1956)• Family Room and Bathroom Addition (1960's)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1940 Lewis Lane and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house located at 1940 Lewis Lane. The structure is a 1948 International Ranch-style home. The house was built for a cost of \$15,000 by a William Hutchinson; no architect is credited on the original building permit. The structure is within the 2000 West Highland Park Survey area and noted as S - Significant.

In 1956 a frame car port addition was designed by architect R. Friedman for the Hutchinson's. The home was later improved by second owner Karl Strassburger. Mr. Strassburger modified the home by adding an additional bathroom and family room. The original 1948 structure was a small rectangular structure; later additions such as a car port and the family room have greatly increased the scale and foot print. No building permits have been issued for significant work since the 1980's.

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Architecturally, the home shares common characteristics of several surrounding Ranch and International style homes. The majority of noteworthy Ranch and International style homes are considered high-style, or designed by architects, and many of the noteworthy examples within the Highland Park survey fit this description. More vernacular examples such as 1940 Lewis Lane are categorized as Modern-Contemporary.

Modern-Contemporary homes typically fall into two categories: Gabled-roof or flat-roof structures derived from the International style. Sometimes called American International, these structures have few elements at the base of the flat roof and windows, but do not have the sleek stucco walls traditionally used on International homes. The Hutchinson house fits this description with its minimalist detailing and use of more suburban building materials such as siding and smaller window openings. Alterations to the Hutchinson house have been extensive and created a more rambling Ranch-like foot print often seen in American-Contemporary homes. The International style was common between 1925 and the present, and American-Contemporary was common between 1940 and 1980. (American Field Guide to Houses)

William Hutchinson Biographical Information

Mr. Hutchinson was a Highland Park City Councilmember in the late 50's and early 60's. A March, 1961 Chicago Daily Tribune article provides a small biography within an article about the 1961 council race:

"Hutchinson has resided in Highland Park for 12 years as is associated with a Chicago management consulting firm. He is seeking his second term.

A graduate of Harvard University with a degree in civil engineering, Hutchinson worked with the Pure Oil Company for 25 years. He has been president of the West Ridge Community club, was the first president of the High Park Civic association, and a school board member."

(Archives of the Chicago Daily Tribune, March 16, 1961)

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.

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- 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

Site Photos

Architectural Survey Entry

County Assessor Data

Original Plat Map

1961 Chicago Daily Tribune News Article











Highland Park Reconnaissance Survey

STREETNO.: 1940
STREETNAME: LEWIS
STREETTYPE: LN

BLOCKNO: 028
PIN: 1634412020

STYLE/TYPE: Ranch/Modern
DATE: 1948
RATING: S
IND NR:
ROLLNO.: 9
PHOTONO.: 25

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

ARCHITECT:

BUILDER:

SUBDIVISION:





Find by PIN | Find by address | Assessor Home

Property Tax Assessment Information by PIN

Enter the 10 or 14 digit Property Index Number (PIN) with or without dashes for the property:

Pin:

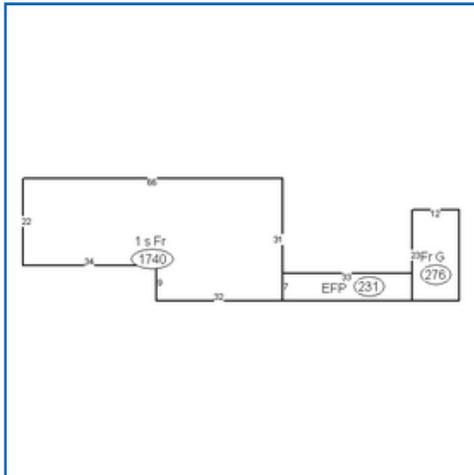
[Print Version](#)

Property Address

Pin: 16-34-412-020
 Street Address: 1940 LEWIS LN
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$120,509
 Building Amount: \$68,988
 Total Amount: \$189,497
 Township: Moraine
 Assessment Date: 2010

Property Characteristics

Neighborhood Number: 1834040
 Neighborhood Name: Red Oak/Clavey
 Total Land Square Footage: 40493
 House Type Code: 13
 Structure Type / Stories: 1.0
 Exterior Cover: Wood siding
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1944 / 1944
 Condition: Average
 Quality Grade: Good
 Above Ground Living Area (Square Feet): 1740
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet):
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 2
 Number of Half Bathrooms: 1
 Fireplaces: 1
 Garage Attached/Detached/Carport: 1 / 0 / 0
 Garage Attached/Detached/Carport Area: 276 / 0 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 0 / 1
 Porches Open / Enclosed Area: 0 / 231
 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

Date Oct. 7 19 48 Building Permit No. 5629

Location of Building—No. 2528 1940 Street Lewis Lane

Name of Owner W. B. Hutchinson

Present Address McHenry St Elmhurst Phone 648-R-2

Type of Construction Frame Remodeling

Architect Address Phone

General Contractor Owner Address Phone

Permit issued to W. B. Hutchinson to construct a single family dwelling

building on Lot 5 Blk Sub'n E. W. Lewis

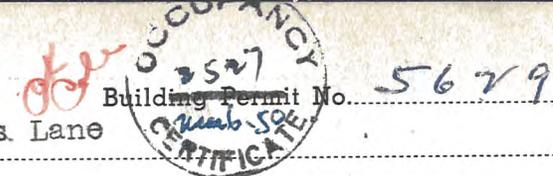
Builder's estimate \$15,000 Permit fee \$51.00 Job No. 4468 Amt. \$50.00

Location of Lot verified 10-7 19 48 by H. E. Saseh

Other inspections Posted Card

Deposits Sidewalks planked

Remarks



Frank Beahm Elec. Co.
Wilmotte 2634

Electrical Contractor Boudant Elec Co Address Wilmotte Ill

Wiring Permit No. 4704 Issued 3-17-49 Fixture Permit No. 4704 Issued 3-17-49

Size of main wire 8 Size of branch wire 12 + 14 System Conduit

No. of Openings 72 No. Sockets..... No. Circuits 5 No. Motors..... No. Ranges 1 Range

Certificate of Inspection issued 18 Distros 19..... No.....

Inspector H. Sasch 3-19-49

Plumbing Contractor V. S. Killien Address 933 Center Ave Wilmotte

1" Water Tap No. 484 Sewer Tap No. 3611 Job Order No. 4474 Issued 6/13-48 Paid 95 + 45

No. Catch Basins 1 No. Lavatories 1 No. Toilets 1

No. Baths 1 No. Sinks 1 No. Laundry Tubs 1 Tray

No. Shower Baths 10 T. No. Stacks 2 Other Items 13 Drain

Certificate of Inspection issued 3-17-49 H. Sasch 19..... No.....

Downspouts connected to.....

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

Tank and Burner Inspection.....

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

Type.....

Date November 13 19 56....

Building Permit No. 9344.....

Inspected by Date

For certificate of occupancy

Location of Building - No. 1940 Street Lewis Lane.....

Name of Owner William Hutchinson.....

Present Address same Phone

Type of Construction frame car port.....

Architect R. Friedman Address 716 Central..... Phone

General Contractor Owner Address Phone

Permit issued to Owner..... to construct a Car port.....

building on Lot Blk. Sub'n.

Builder's estimate \$2,700.00..... Permit fee \$10.00..... Job Order No. Amt. \$.....

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

Sanitary provisions approved by

Other Inspections

.....
.....
.....
.....

Date Oct. 28 19 53

Building Permit No. 7502

Inspected by _____ Date _____

For certificate of occupancy

Location of Building — No. 1940 Street Lewis Lane

Name of Owner William B. Hutchinson

Present Address 1940 Lewis Lane Phone Hi. 2 - 0468

Type of Construction BrFr CP¹Add'n

Architect Owner Address _____ Phone _____

General Contractor C. Carani Address 603 Glenview Phone Hi. 2-3271

Permit issued to Owner to remodel Single Family Dwell.

building on Lot 5 Blk. _____ Sub'n. E.W. Lewis Sub.

Builder's estimate \$1000.00 Permit fee \$4.35 Job Order No. ND Amt. \$ --

Location of building on Lot verified 10-29 19 53 by H. Sasek

Sanitary provisions approved by _____

Other Inspections Posted Bldg Permit

FOUR WILL RUN FOR OFFICE IN HIGHLAND PARK

Seek Two Councilmen in April 18 Vote

Highland Park voters will select two city councilmen from a field of four candidates seeking four year posts in the April 18 city election.

Incumbent William B. Hutchinson, 1940 Lewis lane, is joined on the ballot by Mrs. Frances M. Arenberg, 1880



Mrs. Arenberg (left), and Borowitz

Crescent ct.; James Borowitz, 1550 Ridge rd.; and Daniel A. Vetter, 1275 Eastwood av.

Eliminate 5th Candidate

A fifth candidate, Mrs. Ruth C. Braver, was eliminated from the race in the Feb. 28 primary in which the votes read Hutchinson, 2,437; Mrs. Arenberg 1,746; Borowitz, 1,283; Vetter, 1,292; and Mrs. Braver, 1,143.

Hutchinson has resided in Highland Park for 12 years and is associated with a Chicago management consulting firm. He is seeking his second term.

A graduate of Harvard university with a degree in civil engineering, Hutchinson worked with the Pure Oil company for 25 years. He has been president of the West Ridge Community club, was the first president of the Highland Park Civic association, and a school board member.

34 Year Resident

Mrs. Arenberg is a member of the plan commission and served on the zoning committee for two years. She has resided in Highland Park

also has been a member of the League of Women Voters for 25 years.

Borowitz is president of the Highland Park Homeowner's association and has resided in Highland Park for five years.

He is a graduate of the University of Chicago and attended La Sarbonne in Paris.

Borowitz is general manager of a lamp manufacturing company and has never

sought public office. Among planks in his platform are eliminating the downtown parking problem, regulating commercial growth in the city, and maintaining the city's character.

Vetter is president of the Jaycees. He was a write-in candidate for mayor in the 1959 election. A lifetime resident of Highland Park, Vetter is an electrical estimator.

Historic Preservation Commission

521 & 527 Sheridan Road Demolition Review

To: Historic Preservation Commission
 From: Andrea West, Planner
 Date: 11/2/2012

<i>Year Built:</i>	c. 1993
<i>Style:</i>	Contemporary Colonial Revival
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	5,284 square feet
<i>Original Owner:</i>	Arthur (Bud) and Jil Reinhold
<i>Architect:</i>	Decker & Kemp Architects of Chicago
<i>Original Cost:</i>	\$550,000
<i>Significant Features:</i>	<ul style="list-style-type: none"> • Front gabled entrance with columns • Dormer windows • Central courtyard with swimming pool
<i>Alterations:</i>	No significant alterations
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 521 & 527 Sheridan Road and how it may satisfy any of the landmark criteria listed below.



The structure located on 521 Sheridan Road is listed as non-contributing within the Braeside Survey area. The original architectural drawings are on file from 1993 and do not identify any existing structures on the parcel at the time of design conception. The house at 521 Sheridan does not appear to have historical significance associated with it, but the history and relationship between 521 Sheridan and the property adjacent to it (511 Sheridan) warrant some clarification.

In 1991, the builders of the house at 521 Sheridan Road, Arthur E. and Jill Reinhold, requested an address change from 511 to 521. Before the 1991 address change, permits and records related to the now-demolished Colonial Revival home at 527 Sheridan Road were filed under the

Historic Preservation Commission

addresses 521 and 527 Sheridan Road (and 1915 S. Sheridan Road prior to city-wide address changes).

The structure at 521 Sheridan sits upon a parcel of land that was once part of a 5 acre estate also containing 527 and 499 Sheridan Road. Several structures within these parcels have previously been the subject of review by the Historic Preservation Commission; in 2002, the Commission approved the demolition of the accessory structures at 527 Sheridan Road, and in 2008, the main Colonial Revival house was approved for demolition after several years of neglect.

In the 1940's the Reinhold family purchased both lots and lived in the Colonial Revival at 527 Sheridan. In the memo cover's location map, the footprint of the demolished Colonial Revival home can be seen. The Colonial Revival home was expanded and improved significantly by Leon Hartman of the Hartman Furniture and Carpet Company between 1918 and 1920 after purchasing the property from the original builder, Mr. Maurice W. Kozminski. (Source: HPC Demolition Review of 527 Sheridan, 06-06-2002, info provided by Julia Johnas)

In 1991, the Reinholds filed permits to build a new home on the 521 Sheridan Road parcel and hired the firm of Decker & Kemp Architects out of Chicago to design the home. The house is a two-story frame structure with wood-shake siding and Colonial Revival elements built around an in-ground pool and patio. Features of the Colonial Revival style include gabled-dormer windows, a pedimented-gable portico with columns, divided-light window panes, and a symmetrical front façade. The front façade faces north and is accessed by a shared drive with the 527 Sheridan lot. The most unique feature of the home is the layout; the home is in a "U" configuration around an in-ground swimming pool. Design and construction of the home was estimated at \$550,000 in 1991.

By 1997, the Reinhold's had sold the property to Winfred Brown. When the Brown's purchased the older Colonial Revival home at 527 from the Reinhold's an agreement was made between the two parties that 521 would be sold to the Brown's if Reinhold's were interested in selling. The Brown's wished to keep both lots intact. The Brown's originally purchased the Colonial Revival at 527 Sheridan from the Reinhold's and attempted to renovate while inhabiting the house. The Brown's were unable to remain in 527, and moved into 521 Sheridan when the property became available.

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.

Historic Preservation Commission

- 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

Site Photos

Architectural Survey Entry

County Assessor Data













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 PLAN

DETAILS

NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current)

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original)

WINDOW MATERIAL

WINDOW TYPE

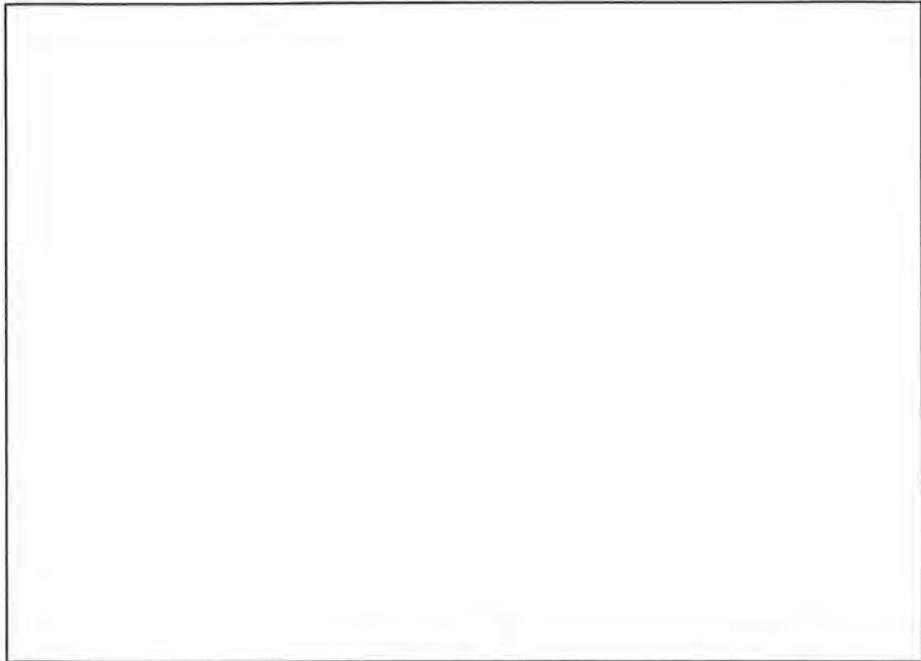
WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME Reinhold, Bud House
COMMON NAME
PERMIT NO 34116
COST
ARCHITECT
ARCHITECT2 Decker & Kemp
BUILDER Tiedmann Enterprises (1991)
ARCHITECT SOURCE building permit



HISTORIC INFO

LANDSCAPE Midblock of busy residential thoroughfare; house facing north; front gravel driveway; rear driveway accessed by drive leading to 499 Sheridan; bushes lining perimeter of lot obscuring view of house; wood front driveway gate; mature trees

PHOTO INFORMATION

ROLL1 2
FRAMES1 11, 13-14
ROLL2
FRAMES2
ROLL3
FRAMES3
DIGITAL PHOTO ID e:\sheridan0521.jpg

SURVEY INFORMATION

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



Find by PIN | Find by address | Assessor Home

Property Tax Assessment Information by PIN

Enter the 10 or 14 digit Property Index Number (PIN) with or without dashes for the property:

Pin:

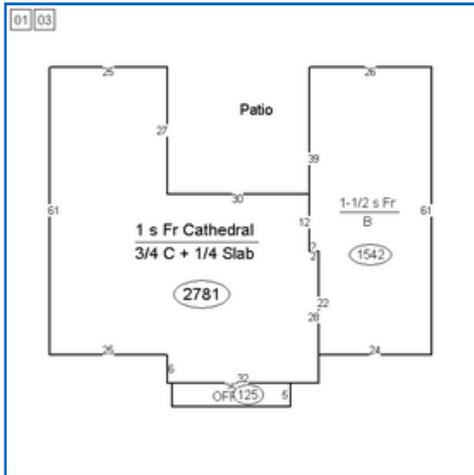
[Print Version](#)

Property Address

Pin: 16-36-210-039
 Street Address: 521 SHERIDAN RD
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$344,882
 Building Amount: \$420,312
 Total Amount: \$765,194
 Township: Moraine
 Assessment Date: 2010

Property Characteristics

Neighborhood Number: 1825514
 Neighborhood Name: EAST Braeside
 Total Land Square Footage: 39500
 House Type Code: 65
 Structure Type / Stories: 1.5
 Exterior Cover: Wood siding
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1993 / 1993
 Condition: Average
 Quality Grade: Exc
 Above Ground Living Area (Square Feet): 5248
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 1542
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 5
 Number of Half Bathrooms: 1
 Fireplaces: 2
 Garage Attached/Detached/Carport: 0 / 0 / 0
 Garage Attached/Detached/Carport Area: 0 / 0 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 1 / 0
 Porches Open / Enclosed Area: 125 / 0
 Pool: 510



[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