

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, January 10, 2013, 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, January 10, 2013**  
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. December 13, 2012

**IV. Scheduled Business**

A. Determination of Significance

1. 2788 Port Clinton Road
2. 192 Ravine Drive

B. Certificate of Appropriateness Amendment – 77 S. Deere Park Drive

**V. Discussion Items**

**VI. Business From the Public**

**VII. Other Business**

A. Next meeting scheduled for February 14, 2013

**VIII. Adjournment**

**City of Highland Park  
Historic Preservation Commission  
Minutes of December 13, 2012  
7:30 p.m.**

**I. Call to Order**

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

**II. Roll Call**

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

*Members Absent:* Bramson

*City Staff Present:* Cross, Sloan

*Ex-Officio Members Present:* Leah Axelrod

*Others Present:* David Meek, Patsy and Don Mintmire, Judy Deutsch (1021 Lake Cook Road), Sharon & Tom Diaz (928 Deerfield Road), Ron Weiss (1831 Spruce Street), Gary Brown, John Brown, Gerard Brown, Sabina Brown, Wilma Korn (434 Marshman).

**III. Approval of Minutes**

Vice Chair Fradin made a motion to approve the minutes as proposed. Commissioner Rotholz seconded the motion. The motion was approved by a unanimous vote (6-0).

**IV. Scheduled Business**

**A. Determination of Significance – 1005 & 1021 Lake Cook Road**

Staff presented historical information about the properties. David Meek, representing the property owners, indicated the main house was custom designed for a couple without children. It was designed with only one bedroom and quarters for two maids. Owners Patsy & Don Mintmire indicated the house has outlived its useful years and has suffered neglect. Commissioner Becker indicated she had analyzed the property at one time in a professional capacity and noted that renovating it would have been a huge undertaking.

Chairwoman Sogin invited the Commission to discuss Landmark Standards 5 first, and begin with the more modest house at 1005 Lake Cook Road.

- Motion finding the structure at 1005 Lake Cook Road does not satisfy any landmark standards: Commissioner Rotholz
- Second: Commissioner Fradin
- Vote: 6-0 Motion passes

Commissioner Rotholz indicated that the house at 1021 Lake Cook Road satisfies landmark standard 5 because of its association with the architect Edward Dart. Other Commissioners agreed. Commissioner Becker indicated that landmark standard 4 is also satisfied because of its representation

of the Modern Ranch style, use of exposed steel, skylighting, innovative incorporation of vegetation on the interior, and modern use of glass in the design. Commissioner Becker also indicated that, having seen the structure up close and appreciated the details in the design, landmark standard 6 is also satisfied.

- Motion finding the structure at 1021 Lake Cook Road satisfies landmark standards 4, 5, and 6: Commissioner Becker
- Second: Commissioner Curran
- Vote: 6-0 Motion passes

#### **B. Determination of Significance – 928 Deerfield Road**

Staff presented research on the house. Owners Sharon & Tom Diaz were present and indicated they live in an adjacent property. The house is heavily deteriorated and has become an eyesore. Their intent is to demolish the house and landscape the vacant property to create an amenity to their property and the neighborhood.

- Motion finding the structure at 928 Deerfield Road does not satisfy any landmark standards: Commissioner Temkin
- Second: Commissioner Rotholz
- Vote: 6-0 Motion Passes

#### **C. Determination of Significance – 1831 Spruce Street**

Staff presented research on the property, indicating it appeared to have some unique Ranch styling, but City archives do not contain any historical documentation on the house. Commissioner Rotholz indicated it appears to be a house that design-building in the 1950's had designed for himself. Commissioner Becker agreed, indicating it was a unique Ranch house. Chairwoman Sogin surveyed the Commission to ask if anyone felt the house satisfied landmark standard 6. No members of the Commission felt that it did.

- Motion finding that the house at 1831 Spruce Street does not satisfy any landmark standards: Commissioner Curran
- Second: Commissioner Fradin
- Vote: 6-0 Motion passes

#### **D. Determination of Significance – 1864 Green Bay Road**

Staff introduced the house, indicating it was City-owned and the intent was to clear the property and maintain it in a vacant state until it could potentially be improved in the future along with the adjacent vacant lots as part of a downtown gateway project.

Chairwoman Sogin added that she had asked this demo request to be brought before the Commission instead of approving it administratively. It may be one of the oldest houses in the City, with roots back to the working-class character of the area west of Green Bay Road.

- Motion finding that the house at 1864 Green Bay Road does not satisfy any landmark standards: Commissioner Temkin
- Second: Commissioner Rotholz

- Vote: 6-0 Motion passes

### **E. Certificate of Economic Hardship – 434 Marshman**

Staff introduced the petition, summarizing the history of this petition and the current substantiation for an economic hardship created by the landmark status on the subject property. Commissioner Rotholz asked if there was a definition of “economic hardship” in the Code. Vice Chairman Fradin indicated that it was the Commission’s task to determine whether a hardship existed and it was not precisely defined in the Code.

Chairwoman Sogin reminded the Commission that the applicants have submitted the information that had been requested when the HPC discussed this in August, 2012.

Gary Brown addressed the Commission, indicating he did not agree with Staff’s interpretation of the existing economic hardship. He referred the Commission to the \$125,000 loss of value enumerated in the application materials, indicating the appraised value of \$470,000 does not impact the economic hardship originally experienced when the property owners received an offer of \$550,000 in 2010.

Staff distributed a list of questions to the Commission that had been submitted by Commissioner Lisa Temkin and sent to the applicant. The applicant’s answers to the questions were identifiable in red writing on the exhibits.

Gary Brown indicated he had submitted a FOIA request for the qualifications of the Commission members. He was unable to get the information, so he asked the commission what their qualifications were and whether they were qualified to pass judgment on what represented an economic hardship. Chairwoman Sogin indicated that all Commissioners are appointed by the Mayor and they all live in Highland Park. Planning Manager Sloan indicated the various levels of involvement that HPC Commissioners have in local historic preservation, noting many of them live in landmarked houses that have restrictions identical to those faced by the applicants. She also indicated the Commission was under no obligation to discuss their personal qualifications at the meeting and the discussion should remain focused on the current economic hardship petition.

Commissioner Temkin indicated that the fact that the owners are unable to get their asking price for the house does not represent an economic hardship put in place by the landmark status. She also indicated a willingness to share her credentials with the applicants.

Commissioner Rotholz noted that the appraisal was executed with the assumption that the house did not have a landmark status. He asked the applicants if another appraisal was conducted with the assumption that the house had a landmark status. The owners indicated that no appraisal was conducted on the house with an assumption of a landmark status.

Commissioner Rotholz asked how the current value of \$425,000 was determined. The owners indicated that the figure was the current sales price on the house and it would be lowered \$25,000 per month until the house sells.

Planning Manager Sloan summarized the fourteen application requirements for a Certificate of Economic Hardship enumerated in City Code Section 24.035 (C), indicating the petitioner’s argument was focusing on Item #10. Other items on the list are intended to help put the value in context. The downtown in the economy has impacted home values across a wide spectrum and the HPC is in the position of determining how much of the economic hardship in the current application is related to the difficult economic times and how much is related to the landmark status. Planning Manager Sloan

added that no documentation had been submitted evaluating if any of the potential home improvements discussed at the August, 2012 HPC Discussion would qualify for a tax freeze.

Planner Cross summarized the decision point that the Commission is tasked with discussing: is the case being made that the owners cannot obtain a reasonable economic return from the house with or without the issuance of a COA to demolish the house?

Chairwoman Sogin indicated that the loss of economic value appeared to be between \$20,000 and \$45,000, given the current sales price of \$425,000, the purchase offer of \$450,000, and the appraised value of \$470,000.

Commissioner Rotholz reminded the Commission that the \$425,000 value is not a real number because nobody has made an offer to purchase the house as-is at that price.

Commissioner Temkin indicated that the documentation submitted by the owners does not establish that more or less money could be gained from a sale of the house with or without the landmark status because no offer has been made on the house as-is with the landmark status in place. The fact that both offers submitted to the Commission came from one person does not establish that the house cannot sell with the landmark status.

Commissioner Curran agreed with Commissioner Temkin and Chairwoman Sogin. Market conditions weigh heavily into the argument posed by the owners of 434 Marshman and the City is placed in a difficult position if they are left to determine how much a home owner should receive for the sale of their home.

Gary Brown confirmed that the \$425,000 figure is not a real sales figure. Instead, it is simply what the house is listed for at the present time. No offer to purchase the house at that price has been received.

The Commissioners discussed how many houses have had to sell for less than what the owners were looking for because of the difficult economic times, including many short sales.

Vice Chair Fradin identified an item on the application requirements for a CEH established in Section 24.035 requiring an application to the State Historical Preservation Agency for assistance and asked if the applicants had submitted that. Planner Cross indicated the applicants had not, noting that their intent has not been any restoration or renovation of the house, which is what State assistance funds are intended for. As a result, no application to the State was made.

Wilma Korn, Baird & Warner, indicated she has had the house listed for four years and has shown it to a wide range of builders and rehabilitators. All have indicated the landmark status is a major barrier to purchasing the house, adding that its present state is not conducive to modern family needs.

Vice Chair Fradin indicated that if the house cannot be sold, then it could be argued that the owner cannot receive a reasonable economic return from the house. But the evidence submitted to the Commission has not documented that the house cannot sell. Instead, it has shown that the house cannot sell for the price of \$425,000.

John Brown discussed the process of reviews that had led up to the current situation, including the validity of the original 1991 landmarking. Chairwoman Sogin reiterated that the Commission was not going to second-guess actions taken by the HPC twenty years ago.

Mr. John Brown discussed the recent Illinois Supreme Court Case and the amicus brief submitted by the City of Highland Park. The current state of the Hanna case was discussed by the applicants and the Commission.

Commissioner Rotholz commented on the comparison documents relating to the current case and the Certificate of Economic Hardship that was granted to 90 Ridge. Chairwoman Sogin indicated the two cases shared a similar process, but City Council ultimately granted the COA on an appeal; the HPC did not recommend its approval.

Vice Chair Fradin indicated that the appraisal contains a note stating that the landmark status on the house was ignored, and this makes a determination of an economic hardship based on the landmark status more difficult.

Gary Brown indicated he was unclear what, if any, impact that the landmark status would have had on an appraisal if it had been included.

Chairwoman Sogin stated that the discussion has been thorough and the Commission may wish to summarize their thoughts and formulate a motion. Staff clarified the motions necessary for the HPC to grant or deny the Certificate of Economic Hardship.

- Motion to deny the Certificate of Economic Hardship for 434 Marshman because the additional documentation submitted by the applicants does not substantiate an economic hardship : Commissioner Temkin
- Second: Commissioner Fradin seconded the motion, adding that it's the applicant's burden to come forward with the evidence that they cannot obtain a reasonable economic return from the property. This has not been substantiated. In addition, the application materials enumerated in Section 24.035B requires the applicants to apply to the State Historic Preservation Agency for assistance. No evidence has been submitted verifying the applicants have done this.

Commissioner Rotholz asked if this is a moot procedural application item if the applicants have indicated they are not seeking any assistance for rehabilitation.

Vice Chair Fradin indicated it is a technical point, but the Code is written in a way such that CEH's are intended for people who encounter a hardship relating to a specific improvement on their historic home. Section 24.035 isn't intended to allow the demolition of a Regulated Structure.

Commissioner Becker recognized that many of the complaints about the house related to the interior flow and the small living spaces. Significant interior renovations to the house would not be inhibited with the existing landmark status; only alterations to the exterior would fall under a historic COA review.

Wilma Korn indicated that potential buyers have all been aware of that, but have indicated that the project would not be cost-effective.

Commissioner Rotholz asked if the State assistance could be used for interior renovations, or if interior work would qualify for a tax freeze. Commissioner Becker stated that yes, assistance funds could be used for that.

- Vote: 6-0 Motion Passes

**IV. Discussion Items**

Staff indicated that the first week of February would be the target time for an informational workshop with area realtors.

**V. Business from the Public**

**VI. Other Business**

**VII. Adjournment**

Chairwoman Sogin adjourned the meeting at 9:35 pm.

# Historic Preservation Commission

## 2788 Port Clinton Road Demolition Review – Interior Demolition

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 1/10/2013

|                              |   |
|------------------------------|---|
| <b>Year Built:</b>           | c. 1920   |
| <b>Style:</b>                | Colonial Revival  |
| <b>Structure:</b>            | Single Family Residence   |
| <b>Size:</b>                 | 1850 Square Feet  |
| <b>Historical Status:</b>    | C - Contributing  |
| <b>Architect:</b>            | Unknown   |
| <b>Original Cost:</b>        | Unknown   |
| <b>Significant Features:</b> | Wood 6/6 windows, gabled dormers, entrance sidelights & transom   |
| <b>Staff Opinion:</b>        | Staff recommends that the Commission discuss the structure at 2788 Port Clinton Road and how it may satisfy any of the landmark standards in Chapter 176. |



The owners of 2788 Port Clinton Road are planning improvements for the 1920's-era house on the property. The scope of the project will result in the removal of 142 lineal feet of interior walls and 48 feet of exterior walls. The improvements will also case the removal of 9 feet of foundation wall. These changes result in the removal of 45.6% of the interior structure, and these figures may increase as the last-minute changes or modifications become necessary.

If a house is to be partially deconstructed beyond a certain point in Highland Park, it is classified as a "demolition." That point is defined as the removal of 50% or more of the house. The renovation at 2788 Port Clinton may surpass that threshold, so the owners have submitted an application for an Interior Demolition on the property. This demolition requires the same review by the Historical Preservation Commission as a standard demolition, but in this case the original house will not be removed, but simply modified.

# Historic Preservation Commission

The house at 2788 Port Clinton was built in the 1920's, but no original building permits or architectural drawings are available in the City's archives. The house was built in the Colonial Revival style and exhibits many of its characteristic traits: columns at the front entrance, which has sidelights around the door, symmetrically balanced windows on the facades, and double-hung multi-pane windows.

The house has no major alterations. A deck was built in the rear, but the primary structure remains largely intact. The structure is not locally landmarked or within any historic districts. As a result, the current renovations do not require a Certificate of Appropriateness from the Historic Preservation Commission. The Commission may inquire about the planned alterations, but the objective of this review is the determination of historical significance and whether the existing structure satisfies any landmark criteria.

## **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**

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per within Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

- (1) Three or more of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 365-day Review Period commencing on the Application Completion date,
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 180-day Review Period commencing on the Application Completion date,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, and the Application for Demolition shall be processed.

## **Attachments**

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data









# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY  CURRENT FUNCTION

CONDITION  HISTORIC FUNCTION

INTEGRITY  REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION  PLAN

DETAILS  NO OF STORIES

DATE of construction  ROOF TYPE

OTHER YEAR  ROOF MATERIAL

DATESOURCE  FOUNDATION

WALL MATERIAL (current)  PORCH

WALL MATERIAL 2 (current)  WINDOW MATERIAL

WALL MATERIAL (original)  WINDOW MATERIAL

WALL MATERIAL 2 (original)  WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

**HISTORIC INFORMATION**

HISTORIC NAME

COMMON NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT SOURCE



HISTORIC INFO

LANDSCAPE

**PHOTO INFORMATION**

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL PHOTO ID

**SURVEY INFORMATION**

PREPARER

PREPARER ORGANIZATION

SURVEYDATE

SURVEYAREA



# Lake County, Illinois

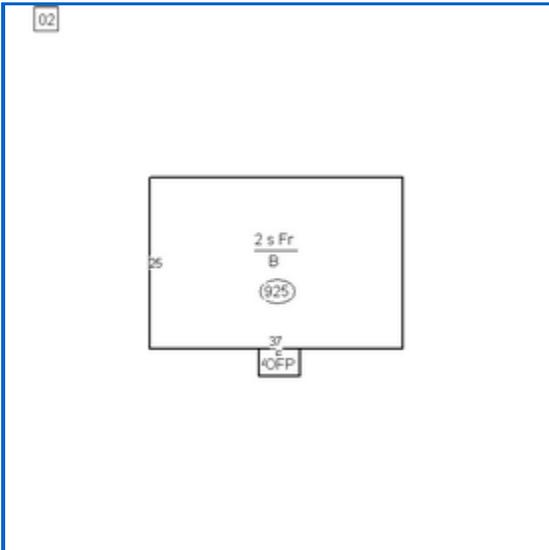
## Property Tax Assessment Information: Lake County, IL

### Property Address

Pin: 16-14-304-011  
 Street Address: 2788 PORT CLINTON RD  
 City: HIGHLAND PARK  
 Zip Code: 60035  
 Land Amount: \$90,037  
 Building Amount: \$62,696  
 Total Amount: \$152,733  
 Township: Moraine  
 Assessment Date: 2010

### Property Characteristics

Neighborhood Number: 1814010  
 Neighborhood Name: Moraine North/Port Clinton Add  
 Total Land Square Footage: 13937  
 House Type Code: 22  
 Structure Type / Stories: 2.0  
 Exterior Cover: Wood siding  
 Multiple Buildings (Y/N): N  
 Year Built / Effective Age: 1920 / 1920  
 Condition: Average  
 Quality Grade: Good  
 Above Ground Living Area (Square Feet): 1850  
 Lower Level Area (Square Feet):  
 Finished Lower Level (Square Feet):  
 Basement Area (Square Feet): 925  
 Finished Basement: Area (Square Feet) 0  
 Number of Full Bathrooms: 2  
 Number of Half Bathrooms:  
 Fireplaces: 1  
 Garage Attached/Detached/Carport: 0 / 1 / 0  
 Garage Attached/Detached/Carport Area: 0 / 552 / 0  
 Deck / Patios: 0 / 0  
 Deck / Patios Area: 0 / 0  
 Porches Open / Enclosed: 1 / 0  
 Porches Open / Enclosed Area: 24 / 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

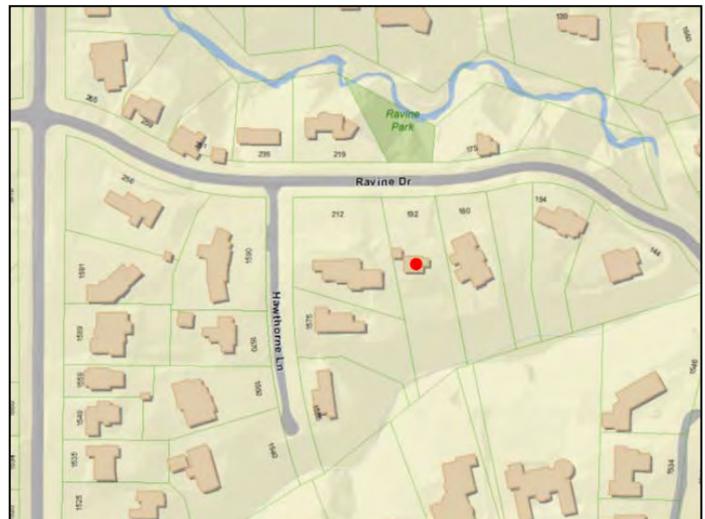
# Historic Preservation Commission

## 192 Ravine Drive Demolition Review

To: Historic Preservation Commission  
From: Andrea West, Planner  
Date: 1/10/2013

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|                              |  |
|------------------------------|--|
| <i>Year Built:</i>           | 1919   |
| <i>Style:</i>                | Craftsman  |
| <i>Structure:</i>            | Single Family Home   |
| <i>Size:</i>                 | 2,245 square feet  |
| <i>Original Owner:</i>       | Mr. & Mrs. Konrad Foeste Schreier  |
| <i>Architect:</i>            | N/A  |
| <i>Original Cost:</i>        | N/A  |
| <i>Significant Features:</i> | Enclosed front entry porch with engaged pilasters, arched front entry, paneled shutters, stucco siding   |
| <i>Alterations:</i>          | <ul style="list-style-type: none"><li>• Two-room addition (1941)</li><li>• Frame porch (1948)</li><li>• Attached garage (no date)</li></ul>      |
| <i>Staff Opinion:</i>        | Staff recommends that the Commission discuss the structure at 192 Ravine Drive and how it may satisfy any of the landmark criteria listed below. |



A demolition application has been submitted for the house at 192 Ravine Drive. The Lake County Tax Assessor's data indicates the house was built around 1919; no City permits or architectural drawings of the original structure are available in the City's archives. The home is listed as a Contributing structure in the Central East Highland Park Historical survey. The Craftsman style home has had two known owners; Mr. Konrad Schreier, and the Blosten family whom still own the house to this day.

### **Architectural**

The structure at 192 Ravine Drive contains several characteristics of the Craftsman style as described above, for example the stucco exterior, overhanging eaves with exposed rafter ends, and the course detail between the second and first stories below the windows. Other portions of the structure contain elements that are more ambiguous and less true to the Craftsman style,

# Historic Preservation Commission

such as the pronounced front entry with engaged pilasters; this portion of the home is more common to Colonial Revival homes. Later alterations in the 1940's were not designed in the true Craftsman style. As seen in the photos attached, the existing exterior condition is fair to poor; the owner has stated that the interior of the structure is also in poor condition.

The Central East Survey describes the Craftsman style as the following:

The Craftsman style is generally characterized by low-pitched roofs with deep overhanging eaves, exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers and a deep front porch. Windows are frequently double hung sash with three panes in the upper sash and one in the lower. Craftsman detailing was frequently combined with the bungalow form, and Craftsman Bungalows, inspired by the work of California architects Greene and Greene, were widely published in architectural journals and popular home magazines of the day. Plans were often included in articles about the style, and the Craftsman Bungalow became one of the country's most popular house styles during the teens and twenties. Unlike the Italianate, Victorian Gothic Revival and Queen Anne structures that preceded them, these homes were designed for households without servants and had simple detailing. Craftsman houses often share similar characteristics with Tudor Revival style houses. Both styles have English roots, with the Craftsman style growing out of the Arts and Crafts Movement.

## **Biographical**

Julia Jonas of the Highland Park Public Library was able to provide the following biographical information on Mr. Konrad Schreier:

"Konrad Foeste Schreier was born March 7, 1888 in Sheboygan, Wisconsin to Herman Schreier and Sophia Foeste. He graduated from the University of Wisconsin - Madison. [Image from the yearbook is attached.] His father owned a brewery. It appears that Konrad was involved in food service. [Image attached of advertisement in the Sheboygan High School yearbook 1927]. He married Mildred J. Schneible on November 27, 1920 and they had two sons, Joseph and Konrad Jr. According to the 1940 U.S. Census, [Schreier's] occupation was chemical engineer. His obituary in the Highland Park NEWS (Nov. 30, 1961) states that he "died Nov. 17 at his home at Riviera Country Club, Pacific Palisades, California" He's buried at the Wildwood Cemetery in Sheboygan."

The Schreier's relocated to Lake Forrest in the mid-1940 and later to California. In 1951, the Jr. Konrad married the daughter of a chemist from the Lake Forrest area and the couple resided near Los Angeles.

The Blosten's purchased the home for their family in the 1940's. Mr. George Blosten was the president and founder of All States Trailer Company of Chicago and Jacksonville Arkansas, a manufacturer of mobile homes, and a partner in the Hyatt Chalet in Elk Grove Village. Mr. Blosten passed in 1974, and his widow, Louise Blosten remained in the home for many years. Mrs. Blosten was a free-lance writer and a frequent contributor to the Chicago Tribune and

# Historic Preservation Commission

other regional news publications on issues related to raising families, home making and marriage. The Blosten family still owns the home.

## **Landmark Criteria**

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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.
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- 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**

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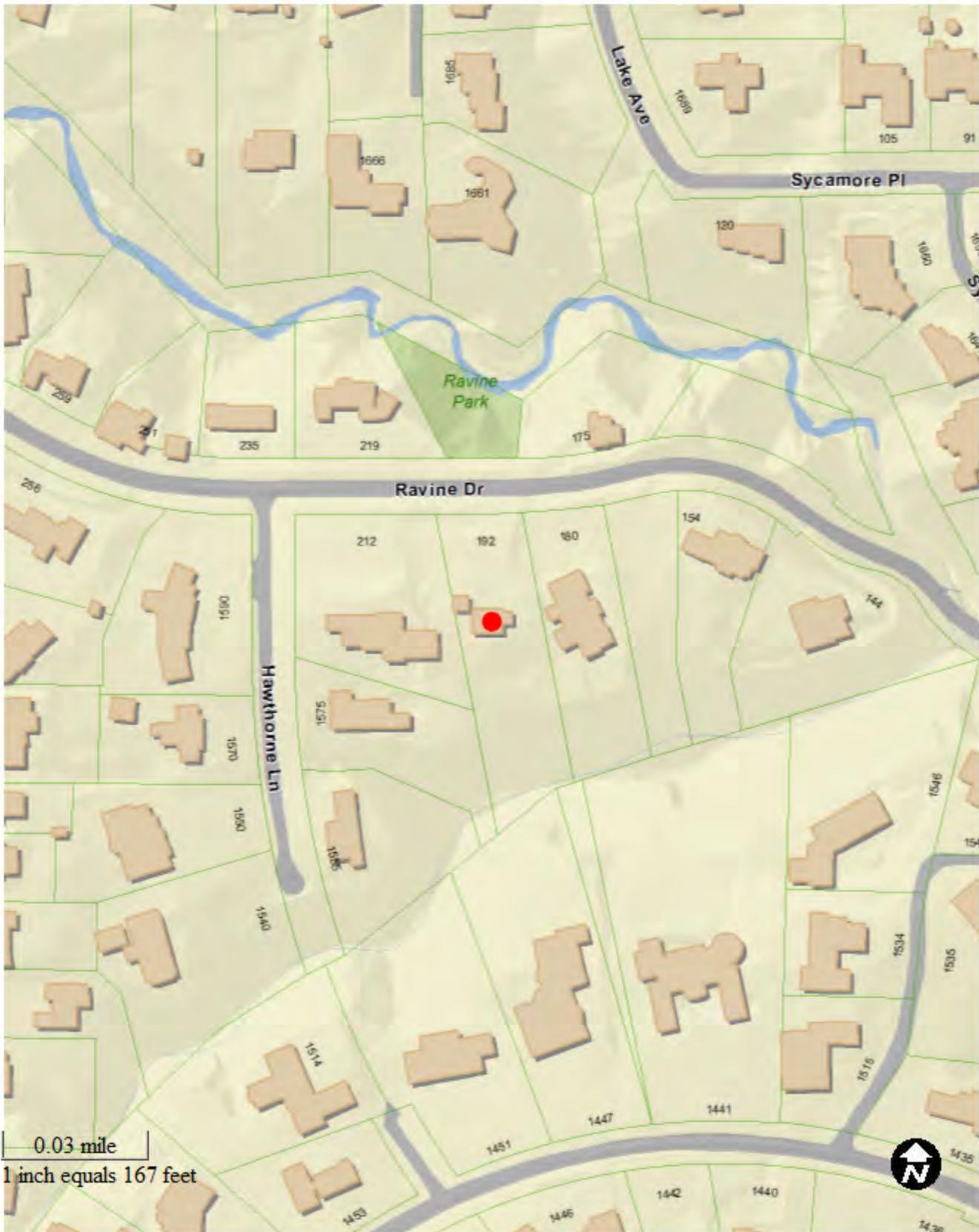
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# Historic Preservation Commission

- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 180-day Review Period commencing on the Application Completion date,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, and the Application for Demolition shall be processed.

## **Attachments**

- Location Map
- Site Photos
- Permit Cards
- Architectural Survey Entry
- County Assessor Data
- Konrad Foeste Schreier University of Wisconsin Yearbook Photo, 1911
- Konrad Foeste Schreier Company Advertisement, Sheboygan High School Yearbook, 1927
- Obituary of Mr. George Blosten, 1974













Date OCT 20 19341 Building Permit No. 4489

Location of Building—No. 142<sup>192</sup> Street RAVINE DRIVE.

Name of Owner KONRAD SCHREIER

Present Address 142 RAVINE DR. Phone.....

Type of Construction STUCCO 6+2=8 ROOMS Remodeling.....

General Contractor JOSEPH CABUNARGI Address 490 DEERFIELD Phone H.P. 472

Permit issued to OWNER to construct a ADDITION TO SINGLE FAMILY DWEL.

building on Lot 4 Blk. 68 Sub'n. H.P.

Builder's estimate \$ 3,000.00 Permit fee # 11.00

Location on Lot verified Nov-1 19341 by Trenching for foundation. Posted card

Other inspections Dec 4 1941 chimney not correctly built

Deposits N.D. Sidewalks planked.....

Remarks .....

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

ARCAT - NONE?

Date June 7, 1948 19..... Building Permit No. 5518

Location of Building—No. 142<sup>192</sup> Street Ravine Drive

Name of Owner George Blosten

Present Address same as above Phone.....

Type of Construction frame porch Remodeling add

Architect K.M. Schmid Address 245 Ridge, Winn. Phone.....

General Contractor K.M. Schmid Address..... Phone.....

Permit issued to owner to construct a frame porch

building on Lot 4 Blk. 68 Sub'n. H.P.

Builder's estimate \$1,000 Permit fee 4.34 Job No. ND Amt. \$.....

Location of Lot verified 6-7 1948 by H. Saseh

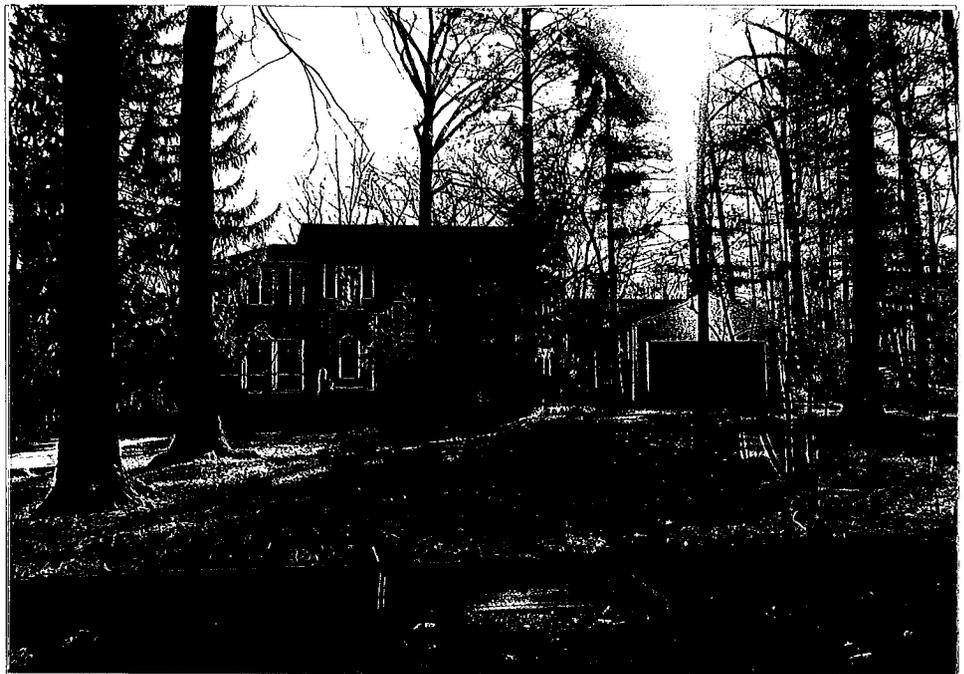
Other inspections Posted card.

Deposits N.D. Sidewalks planked.....

Remarks .....

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 192  
 STREET Ravine Dr  
 ROLL # 12  
 FRAME #s 25  
 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   | Craftsman   | NO. OF STORIES           | 2                          |
| ARCHITECTURAL DETAILS      |   | EXT. WALLS (current)     | stucco                     |
| ORIGINAL CONSTRUCTION DATE | c. 1920   | EXT. WALLS (original)    | stucco                     |
| SOURCE                     | surveyor  | FOUNDATION               | poured concrete            |
| OVERALL SHAPE OR PLAN      | rectangular   | ROOF(type & materials)   | side gable asphalt shingle |
| LANDSCAPE FEATURES         | On residential street; circular drive; mature trees | WINDOW MATERIAL, TYPE(S) | wood casements<br>4 light  |
|                            |   | PORCH                    | enclosed front entry       |

**SIGNIFICANT FEATURES:** Enclosed front entry porch with engaged pilasters and arched front entry; paneled shutters

**ALTERATIONS (removals, replacements, additions, date (if known), etc.):** Two story hipped roof side addition (historic); attached garage and enclosed breezeway addition on other side (1950s)



### Property Tax Assessment Information by PIN

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



[View Board of Review Appeal Schedule and Assessor Evidence](#)

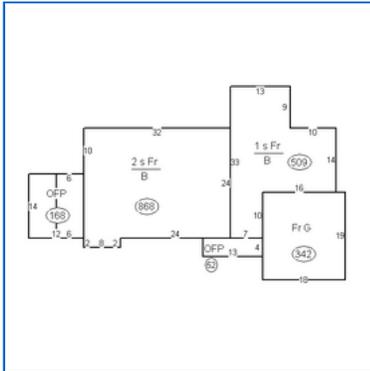
[Print Version](#)

#### Property Address

Pin: 16-25-102-004  
 Street Address: 192 RAVINE DR  
 City: HIGHLAND PARK  
 Zip Code: 60035  
 Land Amount: \$174,819  
 Building Amount: \$54,944  
 Total Amount: \$229,763  
 Township: Moraine  
 Assessment Date: 2012

#### Property Characteristics

Neighborhood Number: 1825314  
 Neighborhood Name: EAST Lincoln  
 Property Class: 104  
 Class Description: Residential Improved  
 Total Land Square Footage: 34919  
 House Type Code: 22  
 Structure Type / Stories: 2.0  
 Exterior Cover: Wood siding  
 Multiple Buildings (Y/N): N  
 Year Built / Effective Age: 1919 / 1919  
 Condition: Average  
 Quality Grade: VGd  
 Above Ground Living Area (Square Feet): 2245  
 Lower Level Area (Square Feet):  
 Finished Lower Level (Square Feet):  
 Basement Area (Square Feet): 1377  
 Finished Basement Area (Square Feet): 0  
 Number of Full Bathrooms: 3  
 Number of Half Bathrooms: 1  
 Fireplaces: 3  
 Garage Attached / Detached / Carport: 1 / 0 / 0  
 Garage Attached / Detached / Carport Area: 342 / 0 / 0  
 Deck / Patios: 0 / 0  
 Deck / Patios Area: 0 / 0  
 Porches Open / Enclosed: 2 / 0  
 Porches Open / Enclosed Area: 220 / 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 | Sales Validation                     | <a href="#">Sale valuation definitions</a> |
|--------------|-------------|--------------------------------------|--|
|              |             | No Previous Sales Information Found. | Compulsory Sale                            |

Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day. by an assessor the following day. roperty characteristics appearing on this page show any changes made by an assessor the following day. by an assessor the following day. by an assessor the following day.

Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.

**FRANCIS ALBERT SCHNUCHEL**  
 "Snuck."  
 Kenosha.

Letters and Science.  
 Sergeant Major, Philomathia, German Glee Club (1) (2), Senior Glee Club (4).  
 Thesis: "The Influence of the Race Problem on Politics in the South Since 1865."  
 "Keep a stiff upper lip."

**MATHILDE CHRISTINE SCHOENMANN**  
 "Mat."  
 Spring Green.

Letters and Science.  
 Thesis: "Causes of the Navigation Act of 1696."  
 "Sweetly, seriously sentimental."

**KONRAD F. SCHREIER, ΦΚΣ**  
 "Festie."  
 Sheboygan.

Letters and Science.  
 Thesis: "The Influence of the Chlorides on the Percipitates of Ammonium Molybdate of Phosphorous."  
 "Wise from the top of his head up."

**HENRY AUGUST SCHUETTE, ΑΧΣ, ΦΛΥ**  
 "Heine."  
 Green Bay.

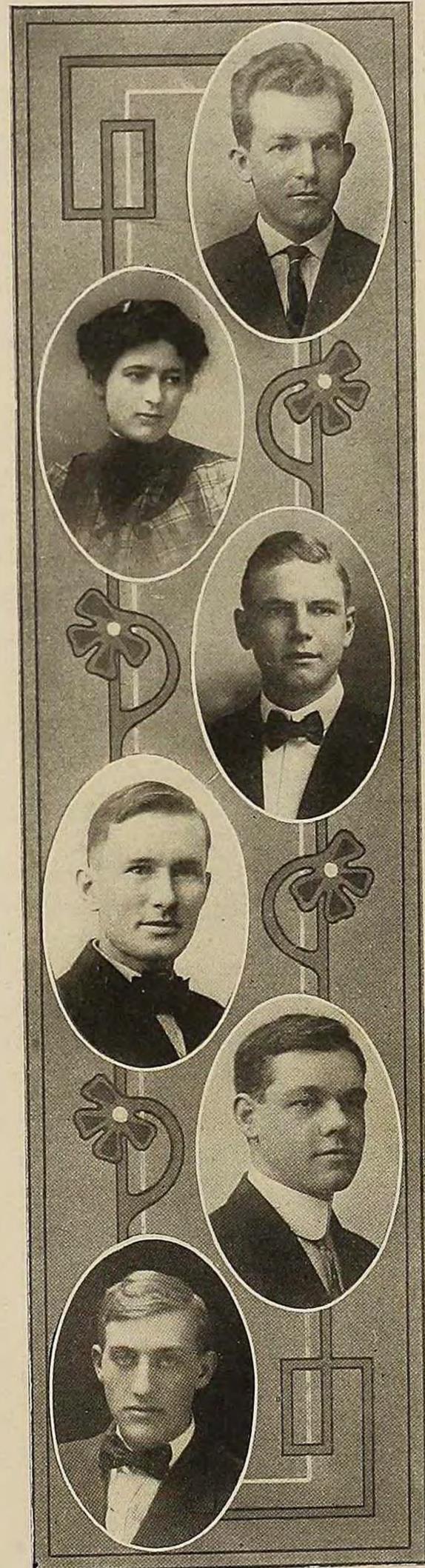
Chemistry Course.  
 Scabbard and Blade, Lieut. (2), Capt. (3), Major (4), W. W. Daniells Chem. Society, Sec. (3), Pres. (4).  
 Thesis: "Nitrogen in Bacterial Cultures."  
 "These are the times that try men's souls."

**WALTER BIERSACH SCHULTE, ΑΤΩ**  
 "Schatzie."  
 Madison.

Chemical Engineering.  
 Scabbard and Blade, First Lieutenant (2), Captain (3), Colonel (4), Secretary W. W. Daniells Chemical Society (3), Executive Committee Germanistische Gesellschaft.  
 Thesis: "Vaporization and Condensation of Copper and Zinc."  
 "Ah, Biersach! Thy warrior days are o'er."

**ARTHUR FRED SCHULTZ**  
 "Art," "Schlitz."  
 Manitowoc.

Mechanical Engineering.  
 U. W. Engineer's Club, S. S. A. S. M. E.  
 Thesis: "The Effect of Case Hardening and Heat Treating on the Strength of Steel."  
 "If I do not go away from here a wise man, I shall go a better man."



*Dead*

*Dead*

*Dead*

**Your Health Is At Stake—**

**Whenever You Drink or Eat—**

**Use Your Best Judgment At All Times**

Little consideration—less fore-thought is used by most of us when we make that mad rush to cool our dry and parched throats during the Summer months. What a crime—what a sin toward that delicate machine—the human body. Health is wealth, fight to keep it.

Schreier's Food Products represents the best known methods and the most sanitary means of developing delightful nutrition. Carefully selected and analyzed materials assure the proper vitamins.

AT THE SODA FOUNTAIN  
AT THE HOT DOG STAND  
AT THE DANCE PAVILION  
EVERYWHERE

*For Your Health's Sake, Always DEMAND—*

**SCHREIER'S**

*BY NAME*

Every drop is filtered, sterilized and pasteurized.

THE KONRAD SCHREIER CO.

# Obituaries

---

## George J. Blosten

George J. Blosten, 68, former president and founder of All States Trailer Co. of Chicago and Jacksonville, Ark., died Tuesday in Highland Park Hospital. Mr. Blosten, of 192 Ravine Dr., Highland Park, founded the mobile home manufacturing company in 1944, and was a partner in the Hyatt Chalet in Elk Grove Village. Surviving are his widow, Louise; three daughters, Mrs. Kay Pitluck, Patricia, and Elizabeth; and a son, Charles. Services will be at 11 a. m. Thursday in the chapel at 9200 Skokie Blvd., Skokie.

## James J. Mullen

Mass will be said for James J. Mullen, 67, of 18 Dennis Ct., Schaumburg, at 10 a. m. Friday in St. Catherine of Siena Roman Catholic Church, 38 N. Austin Blvd., Oak Park. Mr. Mullen, who died Monday at Rush-Presbyterian St. Luke's Hospital, had been a detective on the Chicago Police Department for 27 years before his retirement in 1962. He then worked until 1972 as a police lieutenant for the Cook County Sheriff's Department. Survivors include his widow, Margaret, and three sisters.

## Mrs. Ignace Pocius

Mass for Mrs. Susan Pocius, 61, of 6320 S. Francisco Av., will be at 10 a. m. Thursday in St. Rita Catholic Church, 63d Street and Fairfield Avenue. Mrs. Pocius died Sunday in Little Company of Mary Hospital, leaving her husband, Ignace; a son, William Sullivan; four grandchildren; and two sisters, Mrs. Ann Ramsey and Mrs. Mary Oliver of Londonderry, Ireland.

## Mrs. Mack Andelman

Services for Mrs. Mary Andelman, of 3410 N. Lake Shore Dr., will be held at 11 a. m. Thursday in the chapel at 6130 N. California Av. Mrs. Andelman, 68, died Monday in Skokie Valley Hospital. Survivors include her husband, Mack; a daughter, Mrs. Bonnie Lande; four brothers; a sister; and two grandchildren.

*77 South Deere Park Drive  
Robert E. Wood House*

**Application for a Certificate of Appropriateness**

|          |                                      |
|----------|--------------------------------------|
| TO:      | The Historic Preservation Commission |
| DATE:    | January 10, 2013                     |
| FROM:    | Andy Cross, Planner II               |
| SUBJECT: | 77 South Deere Park Drive            |

**PETITIONERS / OWNERS:**

Laurie & Andy Hochberg  
77 S. Deere Park Drive  
Highland Park, IL 60035

**PROPERTY**

**LOCATION:**  
77 South Deere Park  
Drive

**STRUCTURE**

Robert E. Wood House  
Style: Art Deco  
Built: 1928

**HISTORIC STATUS:**

Highland Park Local Landmark (1986)

**ARCHITECT:**

Fraerman Associates  
609 Laurel Avenue  
Highland Park, IL 60035

**APPLICATION SUMMARY**

The owners of the house at 77 South Deere Park Drive are proposing to add an enclosed three-season room on top of an existing first-floor sunroom. The sunroom, built on the north end of the house, has a deck roof with a decorative wooden railing. The new three-season room will occupy about half the existing deck and will create a sheltered room on the porch overlooking Lake Michigan.

The new three-season will use materials to match the existing siding, shingles, and copper gutters on the house. New windows will also match existing fenestration on the sunroom below. The new addition will be screened from view by the rooflines of the house and will not be easily seen from the street.

**HISTORICAL SUMMARY OF THE SUBJECT PROPERTY**

This house was built in 1928. The Braeside-area historical survey contains a detailed write-up about the house, as well as its Art Deco architectural style:

“The Robert E. Wood House, designed in 1928 by Francis Barry Byrne, is an interesting interpretation of the Art Deco style. The house has an asymmetrical footprint with a large polygonal tower and a steeply pitched hipped roof covered with ceramic tiles. The entrance to the house is located on a wall of the tower, and features an Art Deco surround. The tall, rectangular windows above the garage are topped with a series of vertical grooves in the brick that continue up to the roofline.

The house has copper gutters and downspouts, as well as a triangular copper turret along the façade. A tall gabled dormer provides a visual continuation of the window below it.

These features help to create the vertical emphasis that is a hallmark of the Art Deco style.”

The house was made a local landmark in 1986. The nomination indicates the house satisfied Landmark Standards 1, 4, 5, and 6. It states, “[Architect] Francis Barry Byrne, who worked for Frank Lloyd Wright in Oak Park, designed this house in 1928. The house is not in the Prairie tradition, but is very modern. Byrne worked with unadorned geometric forms and drew very rarely, if at all, from historical styles.”



### **Art Deco Architectural Style**

The Art Deco style had its beginnings as a decorative style first presented in 1925 at the *Exposition des Arts Decoratifs* in Paris. In the 1920s and 1930s, Art Deco became a popular style for public and commercial buildings throughout the United States. Although Art Deco was frequently used for apartment buildings, the style is very rare in domestic architecture. The features found on Art Deco residences are similar to those used in commercial forms, and include smooth wall surfaces (usually stucco), stylized or geometric decorative elements like chevrons or zigzags, and towers or other projections above the roofline to give a vertical emphasis.

### **General Robert E. Wood**

The house at 77 South Deere Park Drive is named after Robert E. Wood, who is most famous for his position as president of Sears & Roebuck from 1928 – 1939. He had a remarkable military career, serving in the Philippines at the turn of the century and as a Quartermaster in World War 1. Julia Johnas with the Public Library was helpful in researching his background. She supplied a succinct biography of General Wood from the 1945 edition of *Who's Who in Chicago*, which is included in the attachments to this memo. The short write-up notes Wood's Highland Park address as 162 Laurel Avenue. It is not clear when he may have lived at 77 South Deere Park Drive.

General Wood is mentioned several times in the local historical book *Highland Park: Pioneer to Commuter* (1958). He volunteered time to several public associations and is considered a pioneer of Boy Scouting in the area. He spearheaded a fund drive for the local American Legion Post and has a Boys and Girls Club location named in his honor in Chicago.

Additional biographical information about General Wood is available on a webpage at [SearsArchives.com](http://SearsArchives.com) and [Wikipedia.org](http://Wikipedia.org), both of which are included in the attachments to this report.

### **PREVIOUS ALTERATIONS**

The house has had two significant alterations, but both were tastefully executed and have enhanced the livability of the historic home. The first, done in 1948, added a one-story porch to the north end of the house. The enclosed room featured a roof deck that provides an open view over Lake Michigan. The addition currently proposed for the house is located over part of this early porch addition.

A large project in 2005 expanded the house. A Certificate of Appropriateness was issued for the work, which included the following:

- The house was extended to the west, enlarging the garage and adding a mudroom on the first floor. Above that, a bedroom and a study were added.
- The dining room was extended on the first floor, creating a one-story addition on the rear elevation.
- The 1948 porch addition with its roof deck was expanded around the northeast side of the house.

### **STANDARDS FOR CERTIFICATES OF APPROPRIATENESS**

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(D) of the City Code. These standards apply to modifications of all Regulated Structures within Historic Districts:

**(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 addition will not alter the height of the original home and will keep the structure visually compatible with other residential structures in the neighborhood.*

**(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 proposed three-season addition is located on the northeast, or rear, portion of the house and will not impact the front façade.*

**(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 height and width of windows on the new addition relate more closely to the windows on the lower porch addition than the main historic home. **Page E8** of the plan set, the Proposed South Addition, illustrates the proportions of the new windows in relation to the existing windows on the house. It may be important to bear in mind that the new windows will not be visible from the street. They are intended to allow maximum visibility over the Lake and enhance the use of the new three-season room.*

**(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 addition is not impacting the front façade of the house, so this standard is not applicable.*

**(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 addition will not impact the rhythm of spacing or open space along South Deere Park Drive.*

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

*The proposed addition will not introduce any new entrances or projections to the sidewalk along South Deere Park Drive.*

**(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.

*The new three-season room features windows on all sides, but the remaining exterior surfaces will be clad in smooth sawn cedar siding. Though the main house is primarily clad in brick, the new addition's exterior will reflect the wooden deck roof on which it is located.*

*The improvements also include a decorative steel hand rail around the roof deck. A detail of the railing is shown in graphic E4 in the plan set. The new railing will also be used on a new stairway proposed outside of the enclosed porch.*

**(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 roof shape of the new addition is best seen in drawing E2 of the plan set. As the drawing illustrates, the roof line of the addition will closely match the existing roof on the house. It will remain below the existing roof lines and be screened from view from the street.*

**(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.

*This standard does not apply to this project.*

**(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 historic home will remain compatible with the surrounding structures in terms of size and mass.*

**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 addition on the rear of the house will not impact the directional expression of the house's 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 three-season room will not destroy any historic or distinctive architectural features of this house. The Art Deco architectural language evident throughout the design will remain intact; the addition will expand an earlier addition off the rear of the house and increase the overall livability and usefulness of the structure.*

**(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.

*This standard does not apply to this project.*

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

**(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.

**(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.

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

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

**(19) Repair to deteriorated features.** Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features

should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;

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

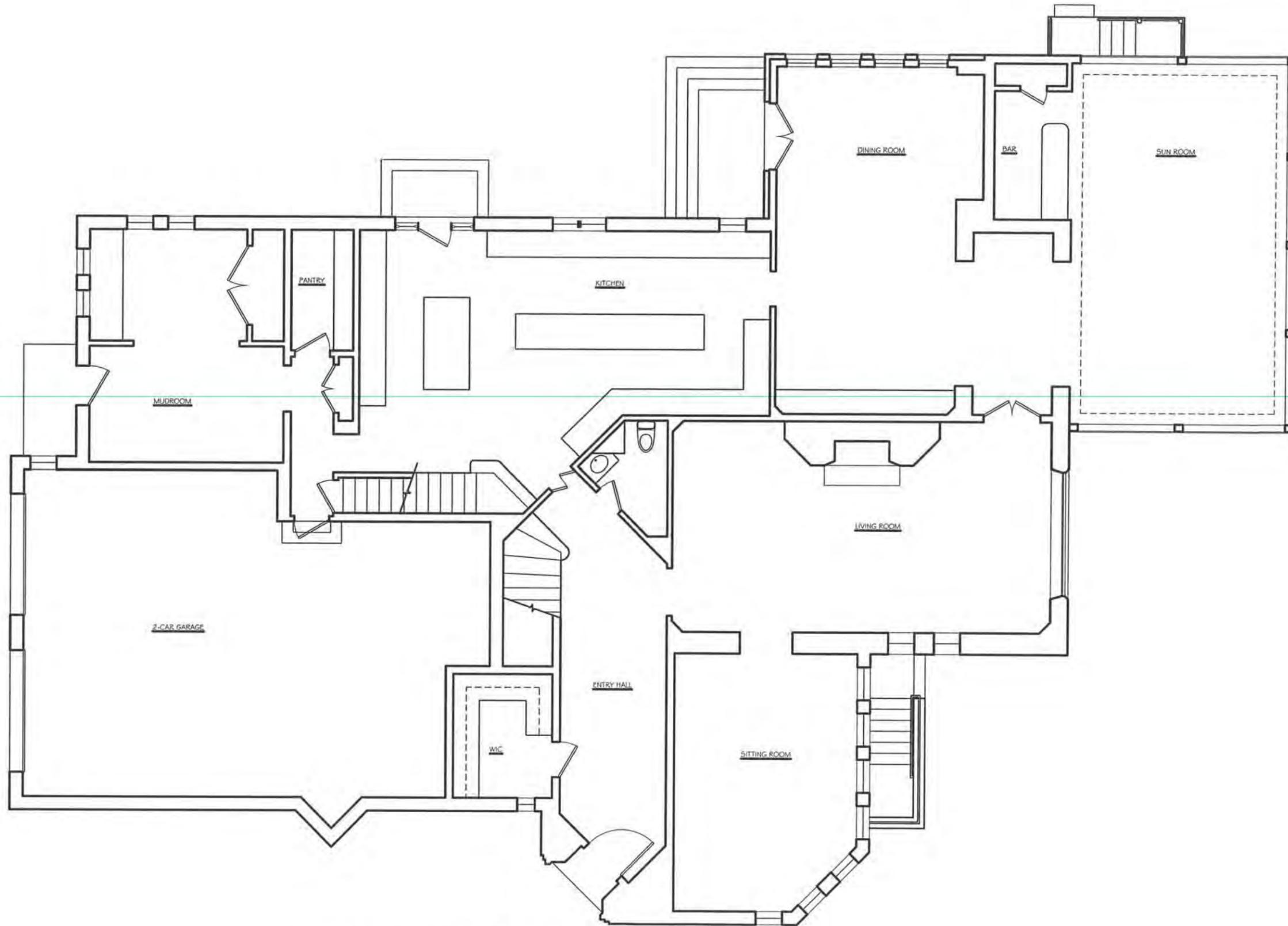
**(21)** Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing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

### **RECOMMENDATION**

Staff recommends that the Historic Preservation Commission discuss the proposed addition to the Robert E. Wood House at 77 S. Deere Park Drive per the Certificate of Appropriateness Standards in Article 24, "Historic Preservation."

### **ATTACHMENTS**

- Applicant Narrative
- Elevation Drawings
- Photographs of the Existing Conditions
- Aerial Photograph of House
- Biographical information about General Robert E. Wood



12.18.12

**HOCHBERG  
RESIDENCE**  
HIGHLAND PARK, IL

P1/1

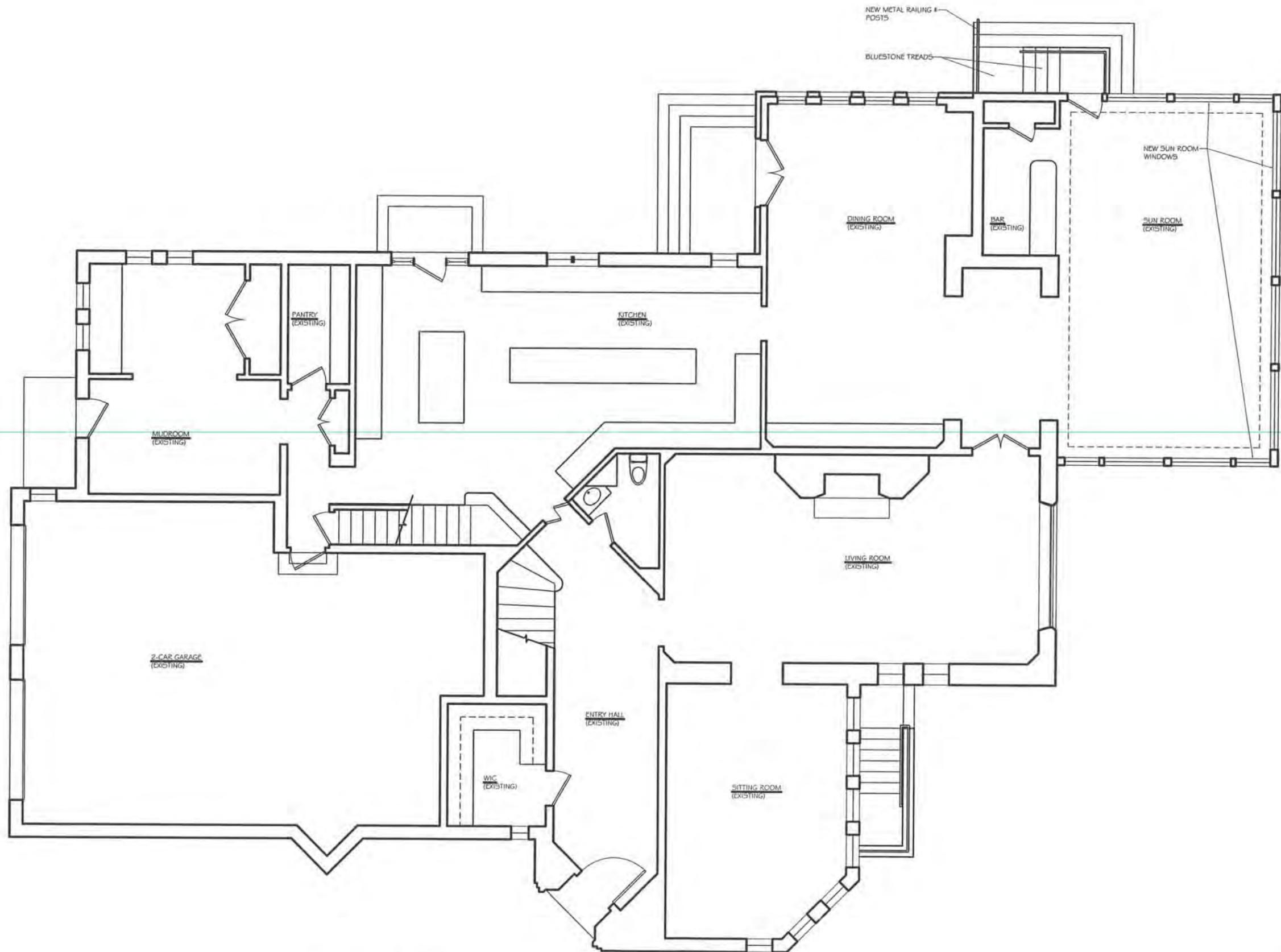
EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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ARCHITECTURE INC. 2012

**FRAERMAN  
ASSOCIATES**  
ARCHITECTURE

609 Laurel Avenue, Highland Park, Illinois 60035  
Phone 847-266-0648 Fax 847-266-0649



12.18.12

**HOCHBERG  
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HIGHLAND PARK, IL

P1/2

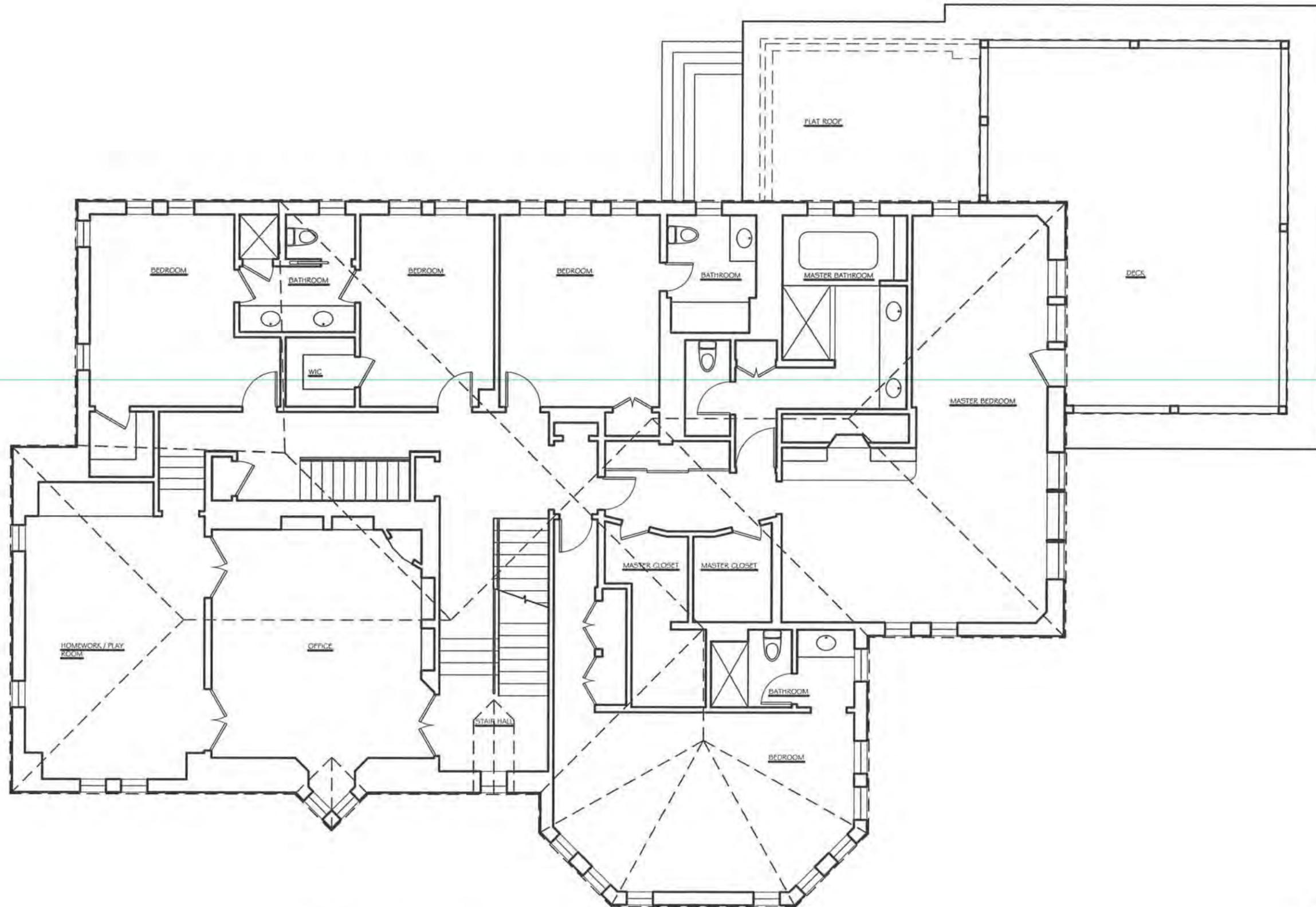
**PROPOSED 1st FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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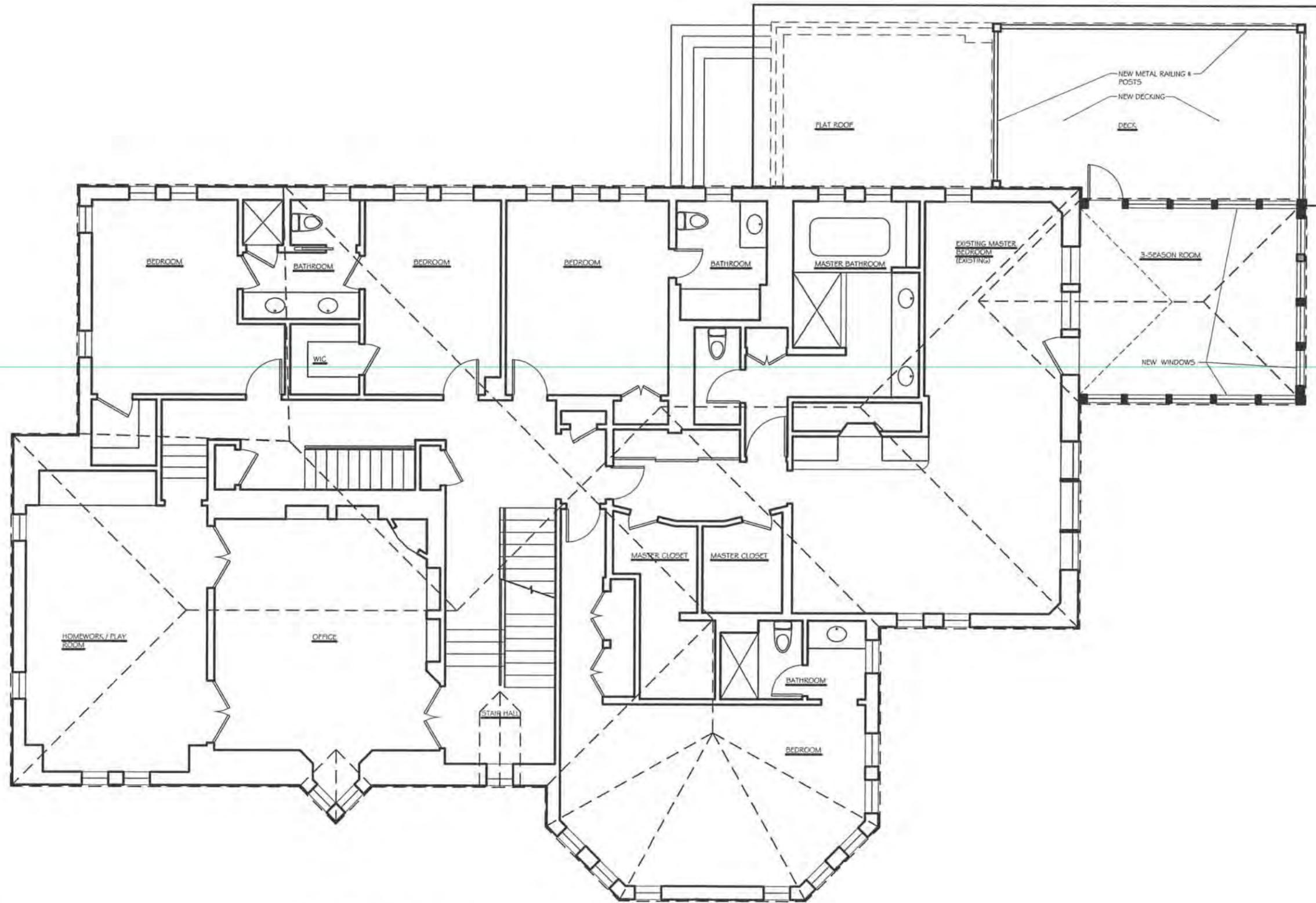
P2/1

**EXISTING SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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P2/2

**PROPOSED 2nd FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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12.18.12

HOCHBERG  
RESIDENCE

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HIGHLAND PARK, IL

E1

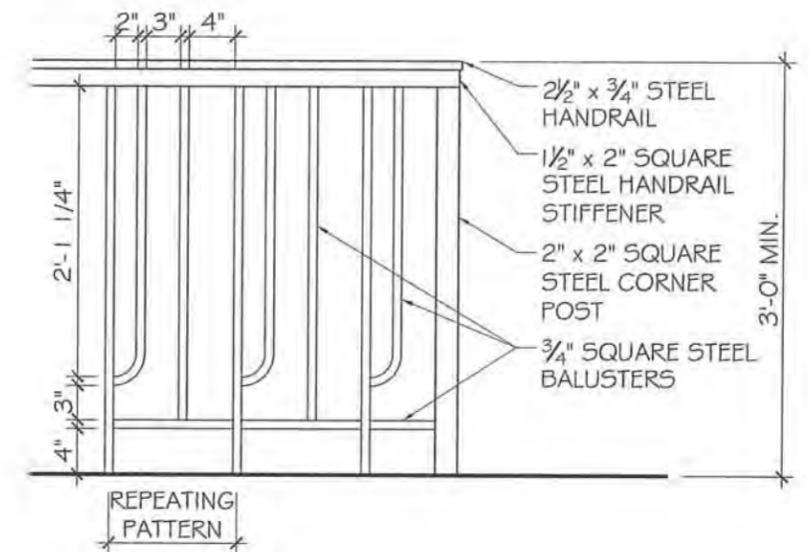
EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

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ASSOCIATES**  
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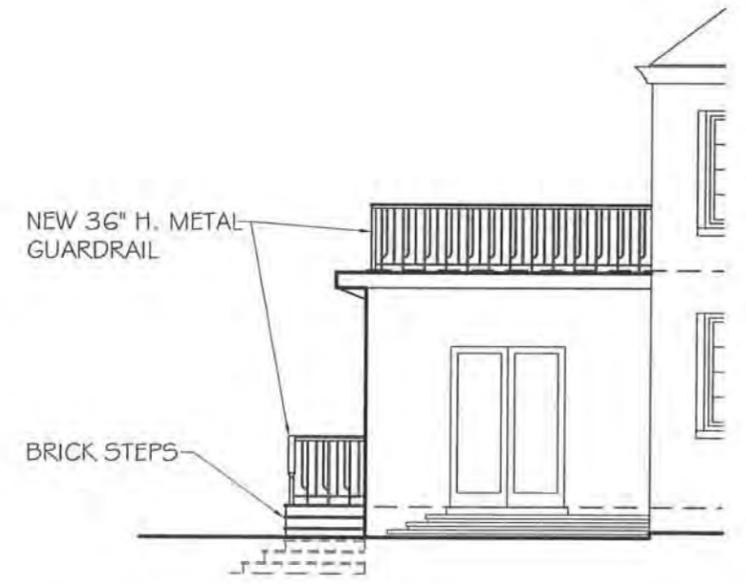
609 Laurel Avenue, Highland Park, Illinois 60035  
Phone 847-266-0648 Fax 847-266-0649



**E4** RAILING DETAIL  
SCALE: 3/4" = 1'-0"



**E2** PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**E3** PROPOSED PARTIAL WEST ELEVATION  
SCALE: 1/8" = 1'-0"

12.18.12  
**HOCHBERG RESIDENCE**  
HIGHLAND PARK, IL

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 RESIDENCE**  
 HIGHLAND PARK, IL

**E5** EXISTING NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

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12.18.12

**HOCHBERG  
RESIDENCE**  
HIGHLAND PARK, IL

E6

**PROPOSED NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

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12.18.12

HOCHBERG  
RESIDENCE  
HIGHLAND PARK, IL

E7

EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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12.18.12

HOCHBERG  
RESIDENCE  
HIGHLAND PARK, IL

E8

PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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**FRAERMAN  
ASSOCIATES**  
ARCHITECTURE

609 Laurel Avenue, Highland Park, Illinois 60035  
Phone 847-266-0648 Fax 847-266-0649



12.18.12

HOCHBERG  
RESIDENCE  
HIGHLAND PARK, IL

E9

EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"

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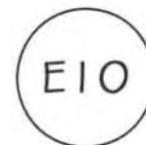
View at ground level sunroom



View at second floor deck

12.18.12

HOCHBERG  
RESIDENCE  
HIGHLAND PARK, IL



EAST ELEVATION

SCALE: NTS

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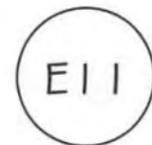
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HOCHBERG  
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HIGHLAND PARK, IL



NORTH ELEVATION

SCALE: NTS

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View at sunroom

12.18.12

HOCHBERG  
RESIDENCE  
HIGHLAND PARK, IL

E12

SOUTH ELEVATION

SCALE: NTS

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# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

|                     |  |                         |  |
|---------------------|--|-------------------------|--|
| CATEGORY            | <input type="text" value="building"/>                          | CURRENT FUNCTION        | <input type="text" value="Domestic - single dwelling"/>  |
| CONDITION           | <input type="text" value="excellent"/>                         | HISTORIC FUNCTION       | <input type="text" value="Domestic - single dwelling"/>  |
| INTEGRITY           | <input type="text" value="minor alterations and addition(s)"/> | REASON for SIGNIFICANCE | <input type="text" value="Rated 'P' in the Illinois Historic Structures Survey. Art Deco features combined with steep traditional roof massing by highly regarded architect Fancis Barry Byrne."/> |
| SECONDARY STRUCTURE | <input type="text" value="-"/>                                 |                         |  |
| SECONDARY STRUCTURE | <input type="text" value="-"/>                                 |                         |  |

### ARCHITECTURAL DESCRIPTION

|                              |  |                 |  |
|------------------------------|--|-----------------|--|
| ARCHITECTURAL CLASSIFICATION | <input type="text" value="Art Deco"/>        | PLAN            | <input type="text" value="irregular"/>           |
| DETAILS                      | <input type="text"/>                         | NO OF STORIES   | <input type="text" value="2.5"/>                 |
| DATE of construction         | <input type="text" value="1928"/>            | ROOF TYPE       | <input type="text" value="Hipped"/>              |
| OTHER YEAR                   | <input type="text"/>                         | ROOF MATERIAL   | <input type="text" value="Ceramic Tile"/>        |
| DATESOURCE                   | <input type="text" value="building permit"/> | FOUNDATION      | <input type="text" value="Concrete - poured"/>   |
| WALL MATERIAL (current)      | <input type="text" value="Brick"/>           | PORCH           | <input type="text" value="Front entry"/>         |
| WALL MATERIAL 2 (current)    | <input type="text"/>                         | WINDOW MATERIAL | <input type="text" value="Wood"/>                |
| WALL MATERIAL (original)     | <input type="text" value="Brick"/>           | WINDOW MATERIAL | <input type="text" value="Metal"/>               |
| WALL MATERIAL 2 (original)   | <input type="text"/>                         | WINDOW TYPE     | <input type="text" value="casement"/>            |
|                              |  | WINDOW CONFIG   | <input type="text" value="stacked multi-light"/> |

SIGNIFICANT FEATURES

ALTERATIONS

**HISTORIC INFORMATION**

|                  |                         |
|------------------|-------------------------|
| HISTORIC NAME    | Robert E. Wood House    |
| COMMON NAME      |                         |
| PERMIT NO        | 1844; 5387              |
| COST             | \$50,000                |
| ARCHITECT        | Byrne, Francis Barry    |
| ARCHITECT2       |                         |
| BUILDER          | Athertin, A. P.         |
| ARCHITECT SOURCE | Berger; building permit |



|               |  |
|---------------|--|
| HISTORIC INFO |  |
|---------------|--|

|           |   |
|-----------|---|
| LANDSCAPE | Lake bluff lot; midblock of residential street; south ravine; front circular driveway; side patio w/wrought iron railing; foundation bushes & plantings; bushes lining front lot line; mature trees |
|-----------|---|

**PHOTO INFORMATION**

|                  |                       |
|------------------|-----------------------|
| ROLL1            | 22                    |
| FRAMES1          | 10-11                 |
| ROLL2            |                       |
| FRAMES2          |                       |
| ROLL3            |                       |
| FRAMES3          |                       |
| DIGITAL PHOTO ID | e:\sdeerepark0077.jpg |

**SURVEY INFORMATION**

|                       |                               |
|-----------------------|-------------------------------|
| PREPARER              | Kristin Martin                |
| PREPARER ORGANIZATION | Granacki Historic Consultants |
| SURVEYDATE            | 7/30/03                       |
| SURVEYAREA            | Braeside Survey Area          |

## PROPERTY INFORMATION REPORT

### Name / Location

|  |                                 |
|--|---------------------------------|
| <b>Significant Name:</b> Wood, Robert, E., General House | <b>Other Name:</b>              |
| <b>Location:</b> 77 Deere Park Drive                     |                                 |
| <b>City:</b> Highland Park                               | <b>Vicinity:</b> No             |
| <b>County:</b> Lake                                      | <b>PIN:</b>                     |
|  | <b>Archaeology Comp.:</b>       |
|  | <b>Reference Number:</b> 145659 |

### Property Listings

**This property is within a CLG**

**CLG:** Y      **Tax Freeze:**      **TRA:**      **Comments:**

**This property is a CLG designated Landmark**

Landmarked by Highland Park Historic Preservation Commission

### National Register Information

None

### Surveys of Property

*Background Documentation not available*

|   |                                  |
|---|----------------------------------|
| <b>Survey Type:</b> Structures                                | <b>Date of Survey:</b> 1971-1975 |
| <b>Survey Prepared For:</b>                                   |                                  |
| <b>Survey Prepared By:</b>                                    |                                  |
| <b>Opinion Of Significance:</b><br>P (structures survey only) | <b>Opinion Of Condition:</b>     |
|   | <b>Opinion Of Integrity:</b>     |

|  |                              |
|--|------------------------------|
| <b>Survey Type:</b> Highland Park Local Landmarks List | <b>Date of Survey:</b> 1987  |
| <b>Survey Prepared For:</b> City of Highland Park      |                              |
| <b>Survey Prepared By:</b>                             |                              |
| <b>Opinion Of Significance:</b>                        | <b>Opinion Of Condition:</b> |
|  | <b>Opinion Of Integrity:</b> |

### Property Details

|  |                           |                         |
|--|---------------------------|-------------------------|
| <b>Unit Ext:</b> 1                                   | <b>Category:</b> building | <b>Arch Class:</b>      |
| <b>Current Function:</b> Domestic - single dwelling  |                           | <b>Condition:</b>       |
| <b>Historic Function:</b> Domestic - single dwelling |                           | <b>Integrity:</b>       |
| <b>Wall Materials:</b> Brick                         |                           | <b>Roof Materials:</b>  |
| <b>Foundation Materials:</b>                         |                           | <b>Other Materials:</b> |
| <b>Architect:</b>                                    |                           | <b>Builder:</b>         |

**Data Entry Notes (Unit):**

**Significant Dates:**

Original or most significant construction

**Begin Year:**

1928

**End Year:**

1928

**Modi**

Circa

**Data Entry Notes (Date):**

---

**Photographs**

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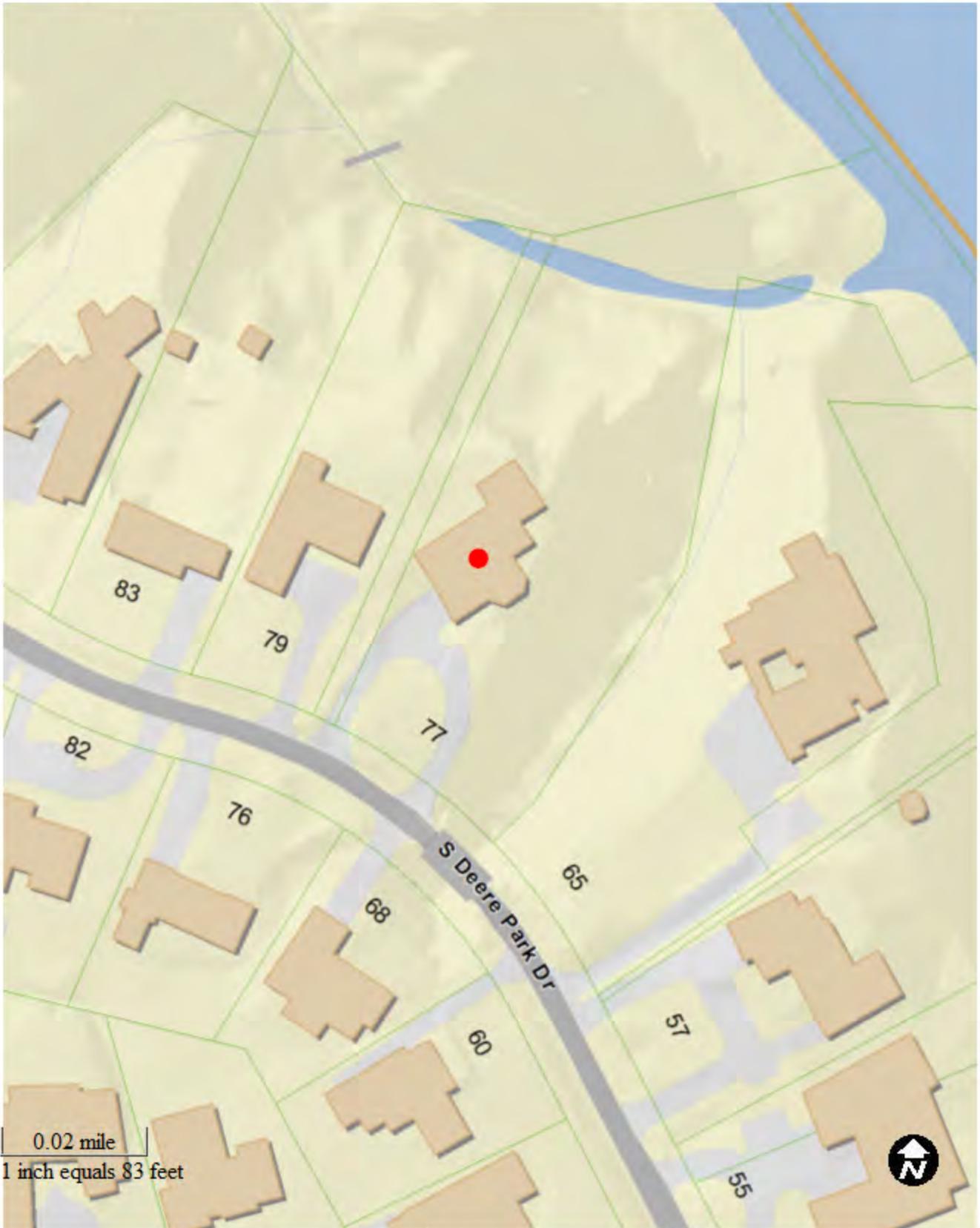


**PhotoDate:**

**LocOfOrig:** W972/19

**PhotoID:** 49269

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S D

## Who's Who Chicago 1945 - General Robert E. Wood

WOOD, Robert E., chmn. bd. Sears, Roebuck & co.; b. Kansas City Mo., June 13, 1879; s. Robert Whitney and Lillie (Collins) W.; grad. U.S. Mil. Acad., 1900; m. Mary Butler Hardwick, Apr. 30, 1908; children - Anne Hardwick, Frances Elkington, Sarah Stires, Robert Whitney II, Mary Stovall. Served in U.S. Army during Philippine Insurrection as 2nd and 1st lt., 3d Cavalry, 1900-1902; asst. chief quartermaster, chief quartermaster and dir. of Panama Railroad Co., on construction of Panama Canal, 1905-1915; col. and brig. gen. N.A., World War, acting quartermaster gen. U.S. Army, 1918-1919. Entered business life, 1915; asst. to pres. Gen. Asphalt Co., 1915-1917; v.p. Montgomery Ward & Co., 1919-24; v.p. Sears, Roebuck and Co., 1924-28, pres., 1928-39, chmn. bd. since 1939; director United Fruit Co., Illinois Central Railroad, Nat. Life Insurance co., McGraw Electrical Company, Goodyear Tire and Rubber Co., George E. Keith Co., First Nat. Bank of Chicago. Awarded Philippine Insurrection medal, Panama Canal medal, D.S.M.; Companion Order of St. Michael and St. George (British); Knight Legion of Honor (French). Clubs: University, Shoreacres, Chicago, Commercial (Chicago); Army and Navy (Washington). Home: 162 Laurel Av., Highland Park, Ill. Office: Sears, Roebuck and Co., Arthington and Homan Av., Chicago, Ill.

# Robert E. Wood

From Wikipedia, the free encyclopedia

**Robert Elkington Wood** (June 13, 1879 – November 6, 1969) was a U.S. Army Brigadier General and businessman best known for his leadership of Sears, Roebuck and Company.

## Contents

- 1 Early life
- 2 Military career
- 3 Post military career
- 4 Political life
- 5 Decorations and honors
- 6 References
- 7 External links



Robert E. Wood

## Early life

He was born in Kansas City, Missouri and attended the United States Military Academy at West Point, graduating in 1900 as a Second Lieutenant of Cavalry.

## Military career

As an officer in the United States Army, he was stationed in the Philippines participating in field service during the Philippine insurrection. From 1902 to 1903 he was assigned to Fort Assiniboin, Montana and then for three years as an instructor at West Point. In 1905 he became the Assistant Chief Quartermaster and later the Chief Quartermaster and Director of the Panama Railroad Company. He served in the Panama Canal Zone for ten years, during the construction of the canal.

Wood retired in July 1915, by special act of Congress as a Major. Following this retirement he worked as assistant to the vice president of the E. I. du Pont de Nemours Company and headed operations in the United States, Venezuela, and Trinidad for the General Asphalt Company.<sup>[1]</sup> He briefly served as Purchasing Agent of the Emergency Fleet Corporation in early 1917.

In 1917, on the eve of America's entry into the First World War he returned to the Army as an Infantry Lieutenant Colonel. He served in Europe with the 42nd (Rainbow) Division and was promoted to Colonel. Toward the end of the war, he was promoted to brigadier general and made acting Quartermaster General of the Army.

## Post military career

After the leaving the army again in 1919, Wood became an executive at Montgomery Ward, eventually becoming a vice-president of the company. In 1924, he left Montgomery Ward to take a position of vice-president of Sears Roebuck. He became one of the most important leaders in that company's history, serving as vice-president from 1928 until 1939 and as chairman from 1939 until 1954. Under his leadership, Sears shifted the focus of its operations from mail-order sales to retail sales at large urban department stores. Wood also created Allstate Insurance as a subsidiary of Sears.[1] (<http://www.hbs.edu/leadership/database/leaders/979/>)

Wood, once again, served as an honorary chairman for Sears from 1968 until shortly before his death in 1969, leaving a good portion of his stocks to family members.

## Political life

Wood was also politically active and was noted as a conservative Republican. In 1940, he helped found the America First Committee to oppose U.S. involvement in the Second World War; he served as the committee's first president on an interim basis. In 1954, Wood funded the creation of the Manion Forum, a conservative radio program hosted by Clarence Manion.

## Decorations and honors

- Distinguished Service Medal (Army), United States
- Knight of the Legion of Honor, France
- Companion Order of St Michael and St George, Great Britain

Bronze busts honoring Wood and seven other industry magnates stand between the Chicago River and the Merchandise Mart in downtown Chicago, Illinois. General Wood also has a Boys and Girls Club in Chicago named in his honor.

Gen. Wood was inducted into the Junior Achievement U.S. Business Hall of Fame in 1979.

## References

- <sup>^</sup> Associated Press. "General Wood Clings to Independence of Thought". *Youngstown Vindicator*. March 10, 1940. (Retrieved via Google News 10/25/10).

## External links

- Robert E. Wood bio (<http://www.searsarchives.com/people/robertewood.htm>) at SearsArchives.com
- Robert E. Wood bio (<http://www.spartacus.schoolnet.co.uk/USAwoodRE.htm>) at Spartacus International
- "Microsoft and Google Grapple for Supremacy (<http://www.nytimes.com/2006/05/10/technology/10titans.html?ex=1304913600&en=aa246fba7f1404bc&ei=5088&partner=rssnyt&emc=rss>) " by Steve Lohr, *New York Times*; discussion of Wood's role at Sears

Retrieved from "http://en.wikipedia.org/w/index.php?title=Robert\_E.\_Wood&oldid=523219698"

Categories: 1879 births | 1969 deaths | American businesspeople | United States Army generals  
| United States Army generals of World War I | Sears Holdings Corporation people  
| Old Right (United States) | Recipients of the Distinguished Service Medal (United States)

## Navigation menu

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## General Robert E. Wood (1879-1969)

**President: 1928-1939**

**Chairman: 1939-1954**

**Honorary Chairman: 1968-1969**

The long career of Brigadier General Robert Elkington Wood was distinguished by outstanding success in two separate fields - the military and business.

Robert Elkington Wood was born June 13, 1879, in Kansas City, Mo. Wood graduated from the U. S. Military Academy at West Point in 1900. In 1905, after serving two years in the Philippines, Wood was ordered to the Panama Canal Zone, where he worked for the next 10 years.

"The price of leadership is unceasing effort; we cannot get smug and self-satisfied, we must always keep learning, we must keep improving our methods, our organization, if we are to retain our leadership."  
(1950)



In May of 1915, Wood retired from the Army to enter the business sector. When the United States entered World War I in 1917, Wood immediately offered his services to the War Department and served as a colonel in the 42nd (Rainbow) Division.

Col. Wood was later ordered back to Washington, D.C., to assume new duties as the acting quartermaster general, with the rank of brigadier general. For his service in World War I, Wood received the Distinguished Service Medal, the Legion of Honor from France, and the Order of St. Michael and St. George from Great Britain.

Returning to civilian life in 1919, he joined mail-order giant Montgomery Ward as the general merchandise manager before being named vice president. Wood left the company in 1924 to become vice president of Sears and to lead its factory operations.

So began a 30-year period for Wood as an officer of Sears in which he led it into retailing pre-eminence. Wood spearheaded the Sears program to open retail stores outside of urban centers. The store expansion program was a huge success and brought Wood the presidency of Sears in January 1928, upon the death of Charles Kittle. In 1939, he was named chairman, and he continued to direct Sears throughout World War II. During the war, Wood also served the U.S. government as a civilian adviser to the Army Ordnance Corps and Air Corps, making two trips around the world to visit war fronts, Wood was rewarded with the Legion of Merit, the Army's third-highest decoration.

While many companies saved pennies during the materials-rationing era of World War II, Wood directed Sears to research and anticipate the post-war demographic and economic climates. From 1945 to 1953, Sears spent more than \$300 million on physical improvements and additional facilities. Sears' sales almost tripled in the same period.

Under Wood's leadership, Sears went from being the largest mail-order business primarily serving the rural population to the world's largest merchandiser. Wood's intuitive sense for retailing was finely honed, but it wasn't merely guesswork. Gen. Wood's basic measure of Sears success was the sales of shoes and hammers. His reason? Because everyone needed those two items.

During his tenure as president and chairman, Wood became very interested in the Sears savings and profit-sharing pension plan. This fund, which held the largest block of stock in Sears at the time of his death, was one of Wood's abiding interests: "I'm prouder of it than of anything else I ever did in business."

He retired as chairman of Sears in 1954 to slow down his hectic pace, but remained a member of the board of directors for Sears and Allstate. When he retired as a director in 1968, he was elected

honorary chairman of the board of Sears. Gen. Wood died November 6, 1969, at age 90 at his home in Lake Forest, Ill.

<http://www.searsarchives.com/people/robertewood.htm>