

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, May 9, 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, May 9, 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. April 11, 2013

IV. Scheduled Business

A. Determination of Significance

1. 1386 Sunnyside Avenue
2. 1881 Old Briar Road
3. 825 Laurel Avenue
4. 833 Laurel Avenue
5. 15 Ravine Drive – Former Sewage Treatment Plant

B. Landmark Nomination – 169 Laurel Avenue

V. Discussion Items

VI. Business From the Public

VII. Other Business

- A. Update on the Educational Outreach Project for 2013
- B. Next meeting scheduled for June 13, 2013

VIII. Adjournment

**City of Highland Park
Historic Preservation Commission
Minutes of April 11, 2013
7:30 p.m.**

I. Call to Order

Chairman Fradin 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: Fradin, Rotholz, Thomas, Temkin, Becker

Members Absent: Bramson, Curran

City Staff Present: Cross

Ex-Officio Members Present: Leah Axelrod

Student Commissioners Present: Theodosakis, Carlson

Others Present: Leslie Rose, Moshe Konstantin (800 Kimballwood Lane), Stephanie Freeman (169 Laurel Avenue), Julie Ehrlich

III. Approval of Minutes

Chairman Fradin asked for approval of the minutes from the March 14, 2013 HPC meeting. Commissioner Rotholz moved to approve the minutes as submitted. Seconded by Commissioner Temkin. The motion was approved by a unanimous vote (5-0).

IV. Scheduled Business

A. Determination of Significance – 800 Kimballwood Lane – continued discussion

The Commission discussed the cost estimates for renovation submitted by the property owner, Mr. Konstantin. The owner indicated the house was purchased in the deteriorated condition; it was not a result of his own neglect of the property.

Commissioner Rotholz asked how the cost estimates were developed. Mr. Konstantin indicated his own company and staff of construction professionals assembled the information.

Commissioner Becker indicated that the estimate of \$200 per square foot appeared reasonable.

Commissioner Temkin indicated that the interior condition of the property wasn't relevant to the discussion about preservation. The demolition delay is intended to give time to sell the house to someone who will save it and it sets a bad precedent to terminate the delay just because the house was neglected. To terminate a delay without any effort being made to sell the house is not allowing the demolition delay the chance to be effective, i.e. why have a delay if it is not used as an opportunity to try to find a buyer for the property who will save it?

1 Commissioner Rotholz indicated this case came down to a discussion of economics. On a case-by-
2 case review, this case shouldn't set precedent because all reviews are handled separately.

3
4 Commissioner Thomas stated that she was uncomfortable with the cost estimates because they were
5 provided by the applicant's company. She would have preferred a neutral third-party's estimates to
6 avoid a potential conflict of interest or bias.

7
8 Commissioner Becker indicated that the issue at hand is that if the delay is upheld, it will just sit. It
9 will not be shown or listed, so nothing will be done to save the house. For the right person, the costs
10 of renovation are reasonable, but without efforts to market the house, it's a moot point.

11
12 Commissioner Temkin reiterated that the house is historically significant, but the HPC isn't in a
13 position to force the owners to market it for sale. Staff recommended the Commission provide some
14 resources to the applicants to assist in marketing the house and several organizations were suggested.
15 Staff indicated that the owners would be provided with a summary of the resources following the
16 meeting.

- 17
- 18 • Motion by Commissioner Rotholz to terminate the demolition delay on 800 Kimballwood
- 19 Lane, finding that further time cannot reasonably be expected to result in the avoidance of
- 20 the necessity to demolish the house.
- 21 • Second by Chairman Fradin
- 22 • Vote: Ayes: Fradin, Rotholz Nays: Temkin, Thomas, Becker
- 23 • Motion fails 2-3
- 24
- 25

26 **B. Landmark Nomination – 169 Laurel Avenue**

27
28 Staff introduced historic research about the nomination and the owner of 169 Laurel, Stephanie
29 Freeman. Ms. Freeman indicated they plan to improve the house and will pursue tax relief with the
30 State of Illinois following the granting of the local landmark status.

31
32 Ex-Officio member Axelrod indicated that saving this house would have ripple-effects in the
33 neighborhood and help preservation in the whole area.

- 34
- 35 • Motion by Commissioner Temkin finding the house at 169 Laurel satisfies landmark
- 36 standards #4 and #6
- 37 • Second by Commissioner Rotholz
- 38 • Vote: -0 Motion passes.
- 39

40 The Commission directed staff to draft a resolution making a preliminary recommendation for
41 landmark designation, as well as a planning report summarizing the impact of the landmark on the
42 City's master plan.

43 44 45 **IV. Discussion Items**

46 1) Educational Outreach Programs:

- 47 a. The Commission indicated support for reaching out to residents who have homes
- 48 rated S – Significant in the historic surveys. It was recognized, however, that this
- 49 would be a labor-intensive undertaking.

- 1 b. There was support for an educational presentation at the library. Susan Benjamin
2 and Julia Johnas are great resources. HPC members could speak about their
3 historic homes.
4 c. Commissioner Thomas suggested an article in the newsletter about how to learn
5 more about your house. It could suggest basic resources and reference the City's
6 surveys.
7 d. Commissioner Rotholz asked if the survey materials could be digitized.
8

9 **V. Business from the Public**

- 10 a) Julie Ehrlich discussed the possibility of a new historic district along Central Avenue. She
11 indicated she would create a detailed map of her proposed district and bring it back to the
12 Commission for future discussion.
13

14 **VI. Other Business**

15
16 **VII. Adjournment**

17
18 Chairman Fradin adjourned the meeting at 8:45 pm.

Historic Preservation Commission

1386 Sunnyside Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: May 9, 2013

<i>Year Built:</i>	1950
<i>Style:</i>	Minimal Traditional
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	1,331 square feet
<i>Original Owner:</i>	Peter Anguili, Highwood, IL
<i>Architect:</i>	Standard House Company, Washington D.C.
<i>Original Cost:</i>	\$16,000
<i>Significant Features:</i>	Large chimney, front-facing gable, functional style w/ minimal detailing
<i>Alterations:</i>	<ul style="list-style-type: none">• Rear porch addition (1953)• Detached garage (1958)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1386 Sunnyside Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1386 Sunnyside. The house is on the west side of Highland Park and does not appear in the 2000 West Side historical survey. The single-story house was built in 1950 by Peter Anguili. He lived in Highwood at the time and may have been a developer/builder in the area. The house cost \$16,000 when it was constructed.

The City's archives contain the original architectural drawings for the house. Completed in 1949, they indicate the house model is the "Burlington" and was designed and copyrighted by the "Standard House Company, Washington D.C."

Historic Preservation Commission

Architectural Analysis

The house fits the “Minimal Traditional” style as defined in the Field Guide to American Houses. The book contains the following write-up describing the style:

“With the economic depression of the 1930’s came this compromise style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than over-hanging as in the succeeding Ranch Style. Usually, but not always, there is a large chimney and at least one front-facing gable, both echoing Tudor features. In fact, many examples suggest Tudor cottages with the roof line lowered and detail removed. These houses were built in great numbers in the years immediately preceding and following World War II; they commonly dominate the large tract-housing development of the period....They were built of wood, brick, stone, or a mixture of these. Although most were relatively small one-story houses, occasional two story examples are also seen.

The home is a design from the 1949 catalog of the Standard Home Company. The plans indicate the model name is “Burlington”, but sadly no documentation about the model could be located in online historical archives. There are records from the Standard Home Company’s 1926 catalog, but the Burlington doesn’t appear in it.

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, County, State, or Country.
- 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.

Historic Preservation Commission

- 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

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

Original Building Permits

County Assessor Data



1386 SUNNYSIDE

RECEIVED

APR 15 2013



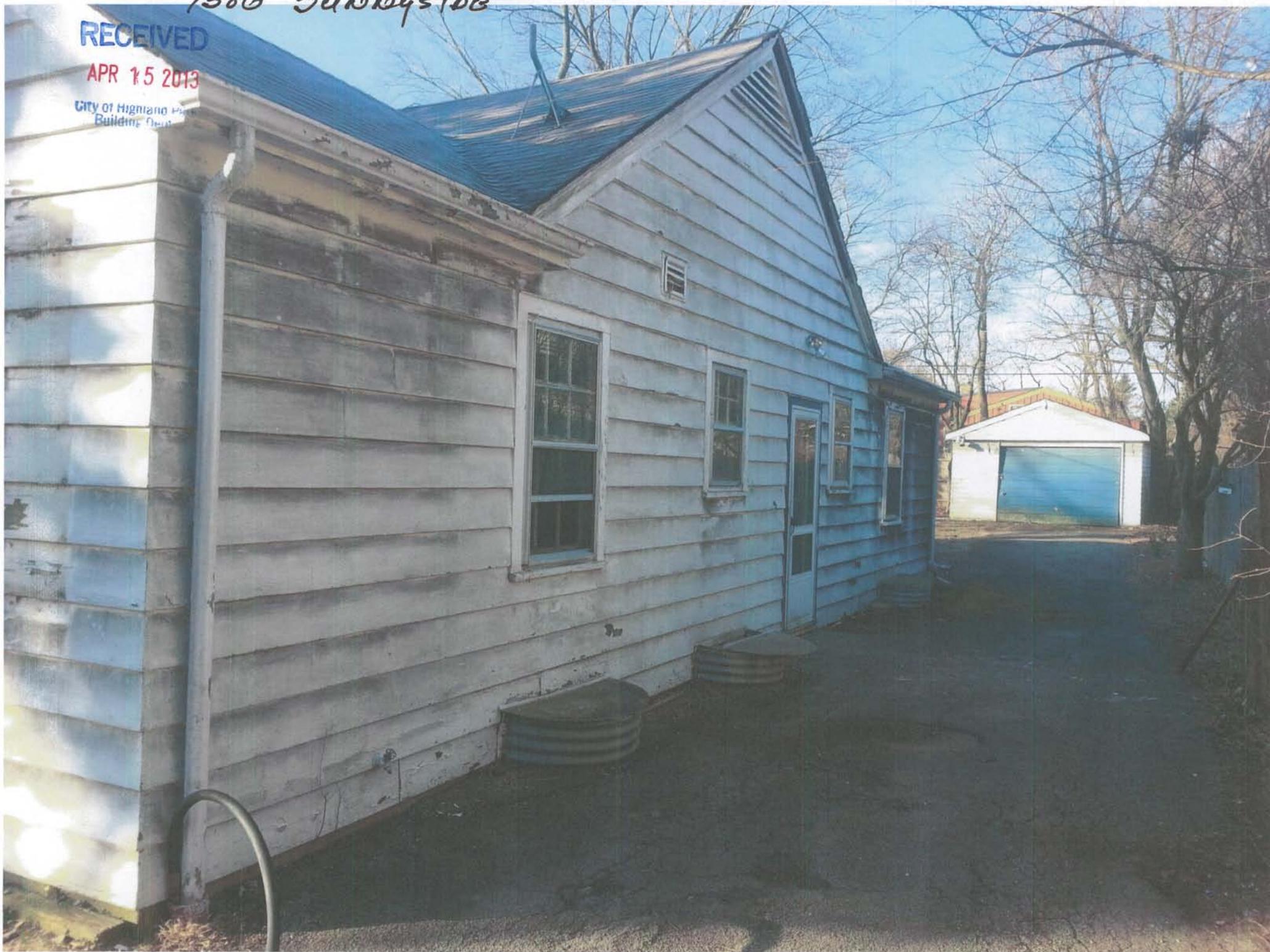
RHT
Design &
Construction, Inc.
847/945-6011
www.rhtdesignandconstruction.com

1386 SUNNYSIDE

RECEIVED

APR 15 2013

City of Highland Park
Building Dept



RECEIVED

APR 15 2013

City of Highland Park
Building Dept.

1386 Sunnyside



RECEIVED
APR 16 2013
City of Highland Park
Building Dept.





Date June 8 19 50 Building Permit No. 6111

Location of Building—No. 106 1386 Street Sunnyside

Name of Owner Peter Anquili

Present Owner 377 Euclid Ave Highway Phone 41-2-2755

Type of Construction Brick 2' 6" Bit. Wall Remodeling

Architect Stark Address Phone

General Contractor Owner Address Phone

Permit issued to Owner to construct a Single Family Dwelling

building on Lot 240 Blk Sub'n Highland Park Gardens

Builder's estimate \$16000 Permit fee 54.34 Job Order No. 5143 Amt. \$ 50-

Location of Lot verified 6-8-1950 by H. Daseh

Other inspections Posted Card

Deposits Sidewalks Planked

Remarks

Plumbing Inspection
8-31-50 - H. Saseh
9 A.M. O.K.

✓ Electrical Contractor PASQUESI ELECT. Address 270 EVERTS PL., HUD.
Wiring Permit No. 4637 Issued 8/30/50 Fixture Permit No. 4637 Issued 8/30/50
Size of main wire 6 Size of branch wire 14 & 12 System _____
No. of Openings 50 No. Sockets _____ No. Circuits 6 No. Motors _____ No. Ranges _____
Certificate of Inspection issued FIXTURES 10 - 1950 No. 4637
Inspector H. SASEH
Plumbing Contractor Arnold Peterson Plumbing Address Ray Williams Ave. H.P.
Water Tap No. 1274 Sewer Tap No. 3865 Job Order No. 5168 Issued 6-26-50 Paid 9-2-50
No. Catch Basins 1 No. Lavatories 1 No. Toilets 1
No. Baths 1 No. Sinks 1 No. Laundry Tubs 1 Gray
No. Shower Baths 1 O.T. No. Stacks 1-4" Other Items 1 Drain
Certificate of Inspection issued 8-31-50. H. Saseh
Downspouts connected to _____ 19 _____ No. _____
✓ Kind of heat OIL - #1637 Name of Burner LENVON - PRESSURE
Tank and Burner Inspection OIL - R.T. BARTH 11-15-50
Driveway Permit No. 713 Date 9-6- 1950 Contractor Peter Adinola
Type Conc. Box 154 - J.O. 51A3

Date August 3, 1953

Building Permit No. 7345

Inspected by _____ Date _____

For certificate of occupancy

Location of Building — No. 1386 Street Sunnyside Avenue

Name of Owner Mary Anne Ober

Present Address 1386 Sunnyside Ave. Phone Hi 2-6689

Type of Construction Porch addition

Architect Owner Address _____ Phone _____

General Contractor Fred W. Drinhaus Address 1540 Eastwood H.P. Phone Hi 2-6606

Permit issued to Fred W. Drinhaus to ~~construct a~~ remodal single family dwelling
building on Lot 240 Blk. _____ Sub'n. H.P. Gardens

Builder's estimate \$1000 Permit fee. \$4.34 Job Order No. N.D. Amt. \$ ----

Location of building on Lot verified _____ 19 _____ by _____

Sanitary provisions approved by _____

Other Inspections _____

Electrical Contractor Address
 Wiring Permit No. Issued No. Fixtures
 Floor Area No. 15 Amp. Circuits required No. 20 Amp. Circuits required
 Size of main wire Size of branch wire System
 No. of Openings No. Sockets No. Circuits No. Motors No. Ranges
 Other Appliances
 Inspection by Date
 Plumbing Contractor Address
 Water Tap No. Sewer Tap No. Job Order No. Issued Paid
 Work Order No. Storm Tap No.
 No. Catch Basins No. Lavatories No. Toilets
 No. Baths No. Sinks No. Laundry Tubs
 No. Shower Baths No. Stacks Other Items
 Inspections
 Downspouts connected to 19..... No.....
 Kind of heat Name of Burner
 Tank and Burner Inspection
 Driveway Permit No. Date 19..... Contractor
 Type

DATE PERMIT ISSUED 6-4-58		BUILDING ADDRESS 1386 Sunnyside		BUILDING PERMIT NUMBER 9910
BUILDING ON _____ OF LOT 240 BLOCK _____ SUBDIVISION _____				
NAME OF OWNER Wallace Black		ADDRESS 1386 Sunnyside		PHONE NUMBER ID 3-1287
ARCHITECT none		ADDRESS		PHONE NUMBER
GENERAL CONTRACTOR Diamond Construction		ADDRESS 5300 N. Harlem Ave.		PHONE NUMBER NE 1-8866
PERMIT ISSUED TO owner		ADDRESS		PHONE NUMBER
TYPE OF CONSTRUCTION Frame Garage (Unattached)		SQUARE FEET	CUBIC FEET	LOT AREA
BUILDER'S ESTIMATE \$ 921.00	BUILDING DEPT. EST. \$	PERMIT FEE \$ 4.34	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NUMBER
TYPE OF HEAT	PERMIT NUMBER	MAKE OF BURNER	DATE INSTALLED	LOCATION
DRIVEWAY PERMIT NO.	DEPOSIT NUMBER	DATE ISSUED	CONTRACTOR	
SITE INSPECTION			BY <i>Saach</i>	
FOOTING AND FOUNDATIONS			BY " "	
FRAMING			BY " "	
ROOFING			BY " "	
HEATING			BY	
DRIVEWAY			BY	

Insp 6-5-58
Insp 6-11-58
O.K. 6-14-58
O.K. 6-15-58

PLUMBING CONTRACTOR		ADDRESS			PHONE NUMBER	
WATER TAP NO.	GUARANTEE DEPOSIT NO.	FEE	DATE ISSUED	SEWER TAP NO.	STORM TAP NO.	
NO. LAVATORIES	NO. LAUNDRY TUBS	NO. TOILETS	NO. BATHS	NO. SINKS	NO. SHOWERS	NO. STACKS
OTHERS		DOWNSPOUTS CONNECT TO			DATE COMPLETED	
ELECTRICAL CONTRACTOR		ADDRESS			PHONE NUMBER	
ELEC. PERMIT NO.	DATE ISSUED	NO. FIXTURES	FLOOR AREA	SIZE OF MAIN WIRE	SIZE OF BRANCH WIRE	
SYSTEM	NO. 15 AMP CIRCUITS	NO. 20 AMP CIRCUITS		NO. OPENINGS	NO. SOCKETS	
NO. CIRCUITS	NO. MOTORS	NO. RANGES		OTHERS		
DRAINAGE				BY		
PLUMBING				BY		
ELECTRICAL				BY		
FIRE REGULATIONS				BY		
FINAL INSPECTION				BY		
PLOTTED SURVEY SUBMITTED				CERTIFICATE OF OCCUPANCY ISSUED		

CITY OF HIGHLAND PARK, ILLINOIS

BUILDING DEPARTMENT

BUILDING PERMIT FILE CARD

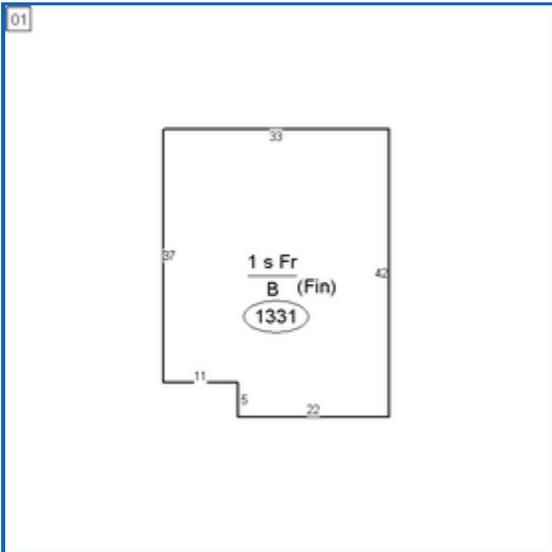


Lake County, Illinois

Property Tax Assessment Information: Lake County, IL

Property Address
 Pin: 16-28-216-010
 Street Address: 1386 SUNNYSIDE AVE
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$40,723
 Building Amount: \$77,611
 Total Amount: \$118,334
 Township: West Deerfield
 Assessment Date: 2010

Property Characteristics
 Neighborhood Number: 1728350
 Neighborhood Name: RANCHES IN SHERWOOD FOREST
 Total Land Square Footage: 0
 House Type Code: 44
 Structure Type / Stories: 1.0
 Exterior Cover: Wood siding
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1952 / 1952
 Condition: Average
 Quality Grade: Gd+
 Above Ground Living Area (Square Feet): 1331
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 1331
 Finished Basement Area (Square Feet): 229
 Number of Full Bathrooms: 2
 Number of Half Bathrooms:
 Fireplaces: 1
 Garage Attached/Detached/Carport: 0 / 1 / 0
 Garage Attached/Detached/Carport Area: 0 / 320 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 0 / 0
 Porches Open / Enclosed Area: 0 / 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

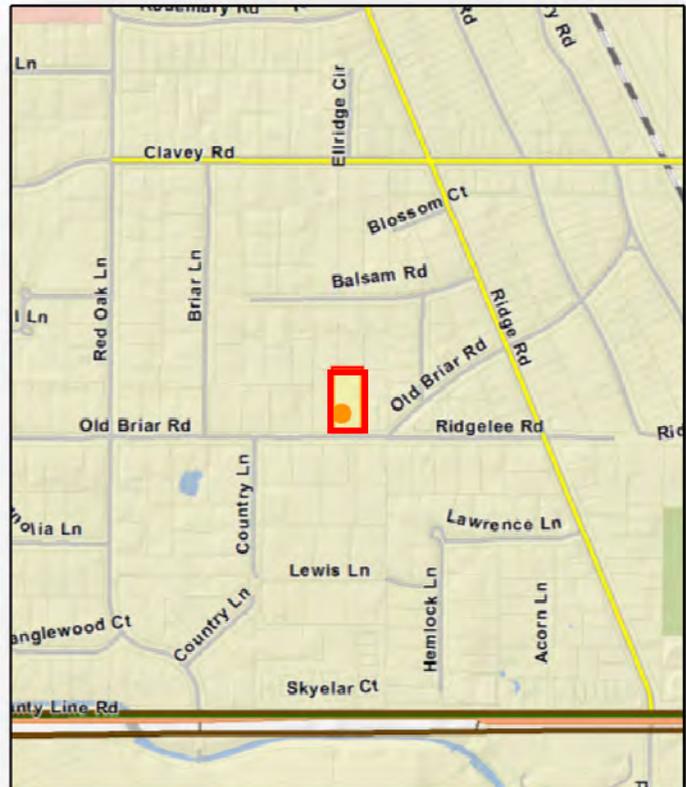
Qualified Sale

Historic Preservation Commission

1881 Old Briar Road Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 5/9/2013

<i>Year Built:</i>	1941
<i>Style:</i>	Ranch with varied stylistic details
<i>Assessed Value (2012):</i>	\$21,284
<i>Size:</i>	1,993 square feet
<i>Original Owner:</i>	E.J. Geitmann
<i>Architect:</i>	None (as stated on 1941 bldg permit)
<i>Original Cost:</i>	\$7,500
<i>Significant Features:</i>	Front-facing gable, divided light windows, rounded brick entryway columns, cedar shingles
<i>Alterations:</i>	<ul style="list-style-type: none">• Dormer window (1944)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1881 Old Briar and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1881 Old Briar Road. The 1.5-story low slung Ranch was built in 1941 and has barely been modified over the years. The original brick foundation is still visible around the bottom of the house and a dormer window added in 1943 is visible on the back. The property is nearly an acre in size, so the small 1,993 square foot house and detached garage appear small on the lot. The property is located in the 2000 West Side historical survey area, but no entry in the survey was made for this house. Nearby houses with distinctive architectural characteristics were included, but 1881 Old Briar was not. Interestingly, old building permits include the address as 1881 Ridgelee Road, but the Old Briar address remains the official designation for the property.

Historic Preservation Commission

Architectural Analysis

This is a mid-century Ranch house with architectural details from different styles. The forward facing gable and low-slung roof are traditional ranch elements, but the extra half-story, unique entryway columns, and divided light windows introduce additional interest.

The 1941 building permit indicates that no formal architect is responsible for the design.

Biographical Information

Julia Johnas with the Highland Park Public Library was kind enough to research the original owner of the house at 1881 Old Briar Road. E.J. Geittmann was born on Sept. 10, 1912 in Kansas City, Missouri where his father (also named Edwin John) was a lawyer. Edwin John Geittmann II attended MIT in Cambridge, Massachusetts and graduated in 1934 with a degree in mechanical engineering. He married Mary B. Davenport and they had several children. Mr. Geittmann died on December 29, 1992 in Waukesha, Wisconsin. His wife died on Sept. 11, 2002 in Arlington Heights.



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, County, State, or Country.
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Historic Preservation Commission

- 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

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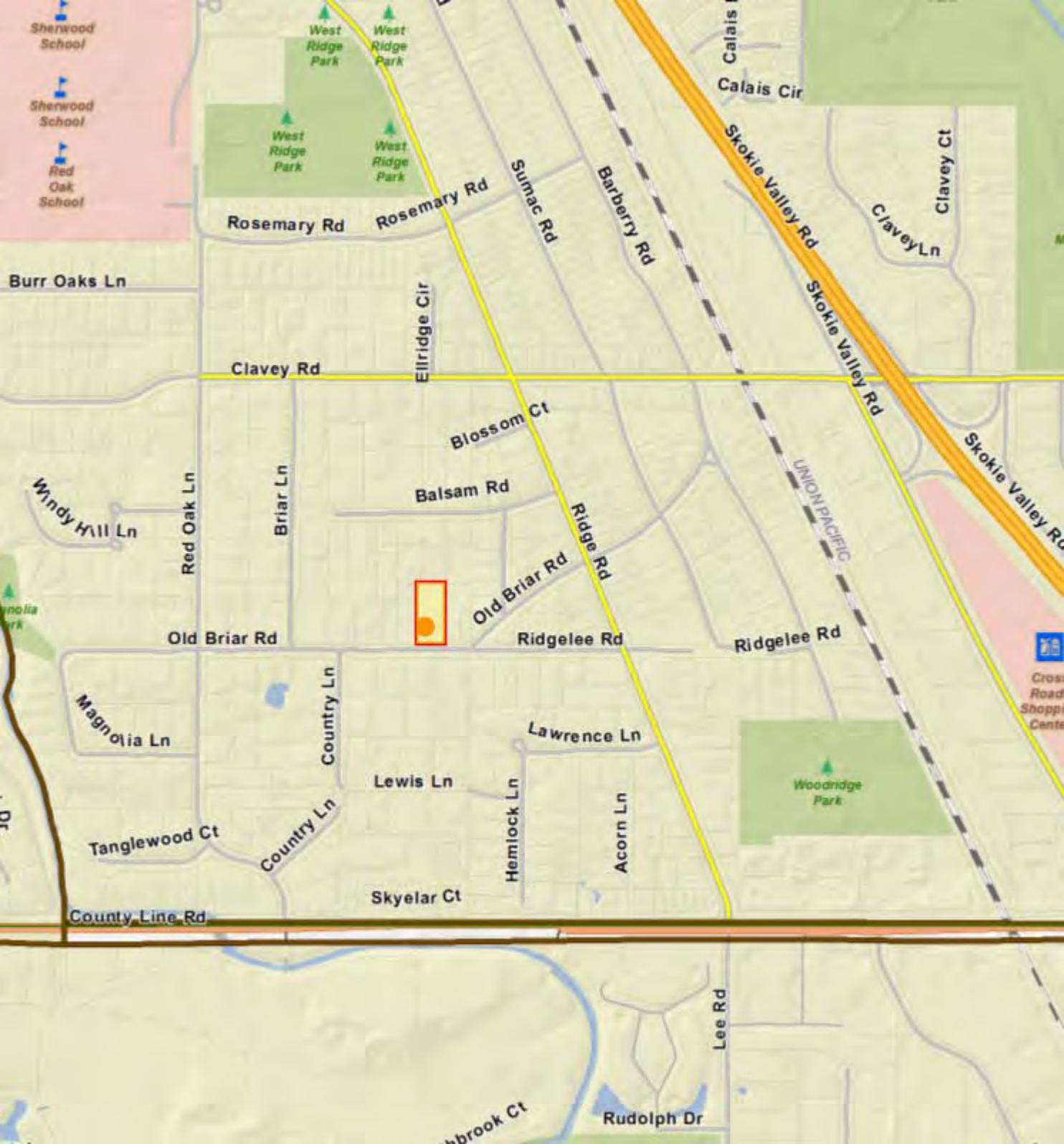
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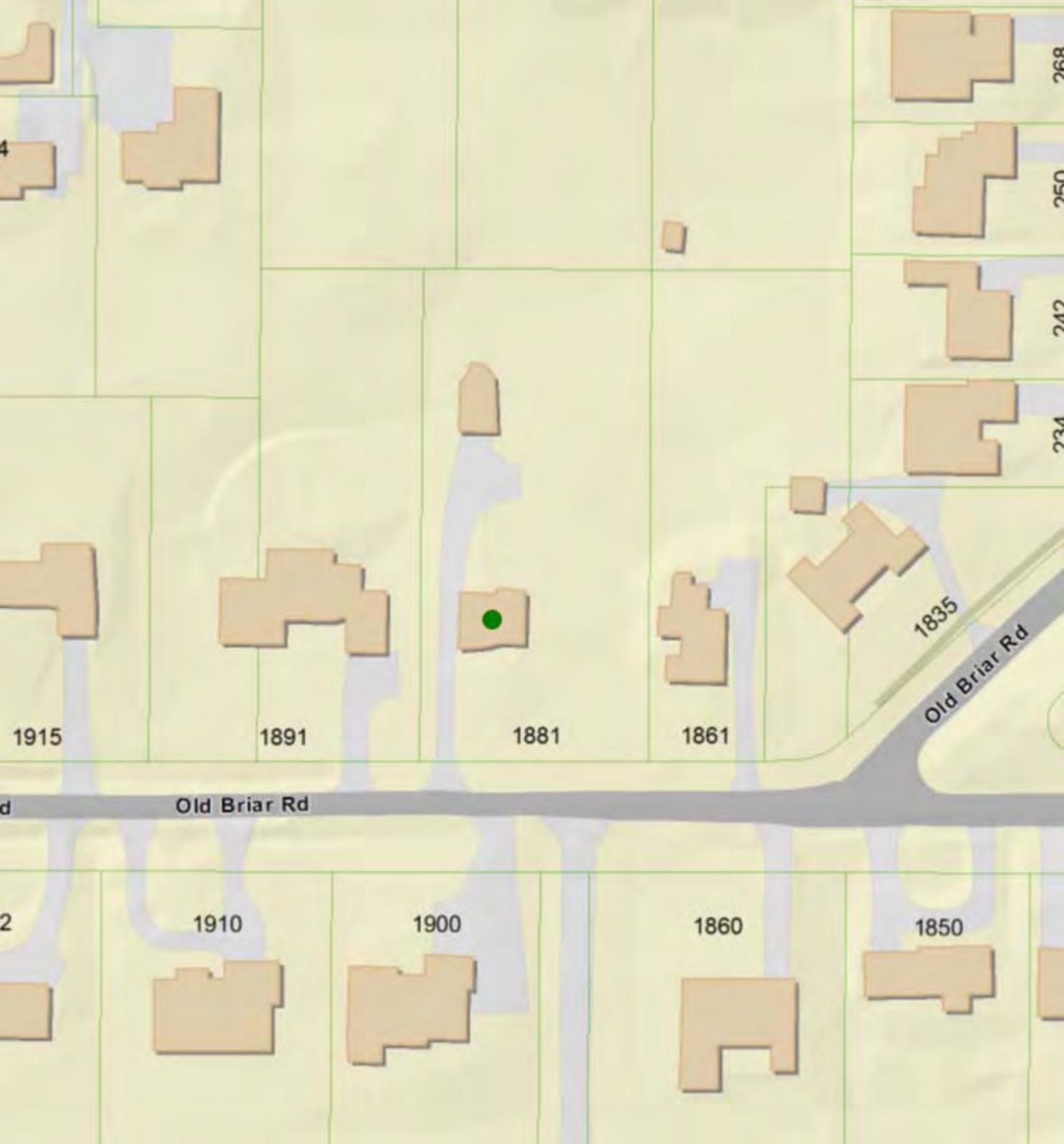
Attachments

Location Map

Site Photos

County Assessor Data





4

268

250

242

234

1915

1891

1881

1861

1835

Old Briar Rd

d

Old Briar Rd

2

1910

1900

1860

1850













Lake County, Illinois

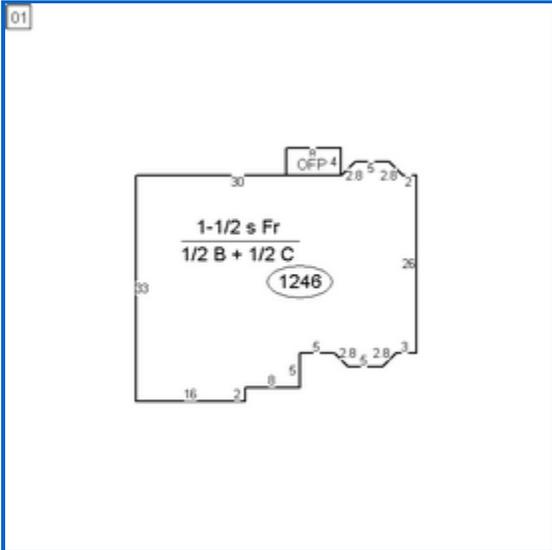
Property Tax Assessment Information: Lake County, IL

Property Address

Pin: 16-34-406-024
 Street Address: 1881 OLD BRIAR RD
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$117,988
 Building Amount: \$333
 Total Amount: \$118,321
 Township: Moraine
 Assessment Date: 2010

Property Characteristics

Neighborhood Number: 1834040
 Neighborhood Name: Red Oak/Clavey
 Total Land Square Footage: 41318
 House Type Code: 22
 Structure Type / Stories: 1.5
 Exterior Cover: Wood siding
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1942 / 1942
 Condition: Average
 Quality Grade: Good
 Above Ground Living Area (Square Feet): 1993
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 535
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 2
 Number of Half Bathrooms:
 Fireplaces: 1
 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: 0 / 0
 Porches Open / Enclosed Area: 0 / 0
 Pool: 0



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

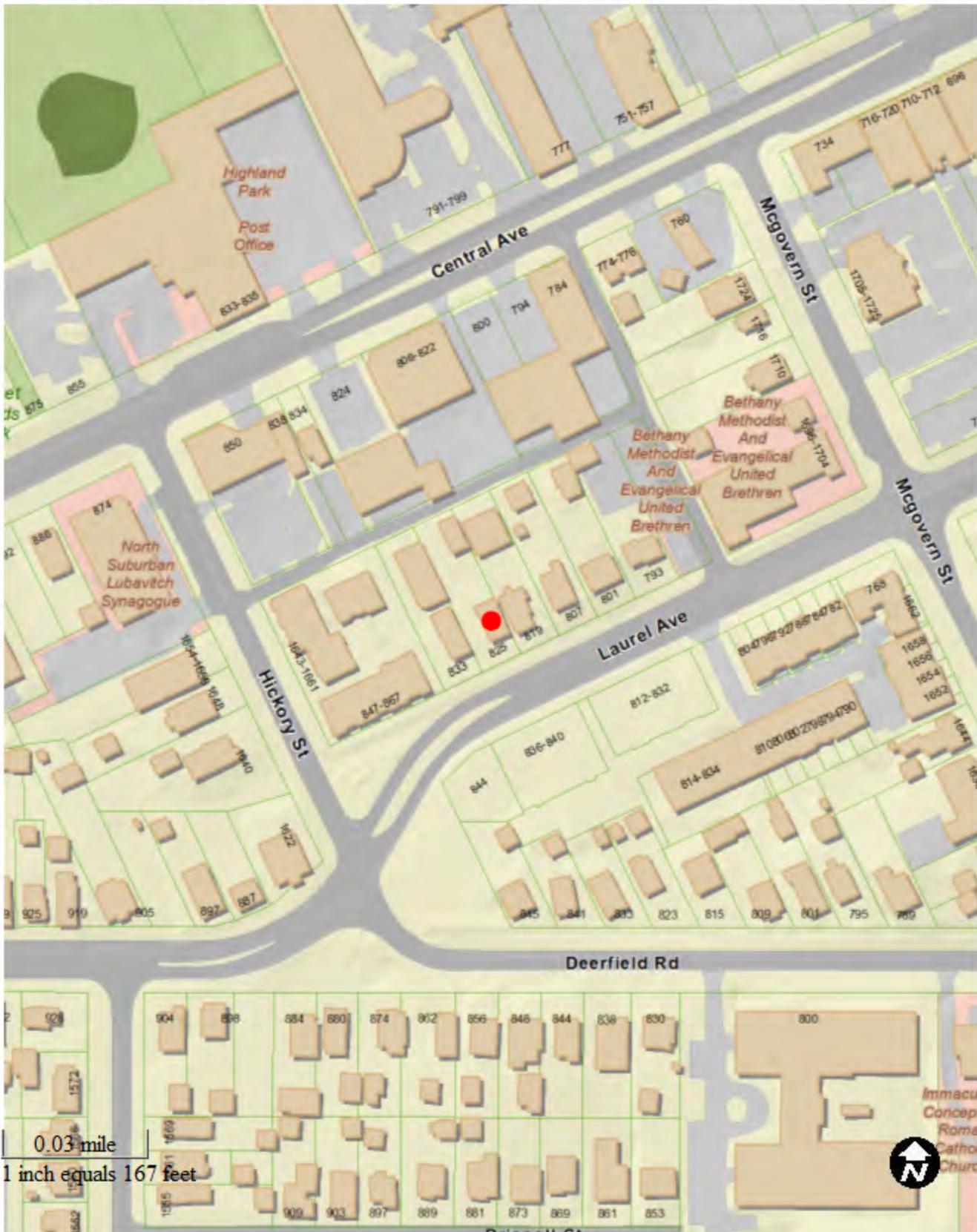
Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.

Property Sales History

Date of Sale

Sale Amount

Qualified Sale



Historic Preservation Commission

833 Laurel Avenue Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 5/9/2013

<i>Year Built:</i>	c. 1900/1909
<i>Style:</i>	Gable Front Cottage
<i>Structure:</i>	Single Family Residence
<i>Size:</i>	2,554 square feet
<i>Original Owner:</i>	Unknown
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Brick segmental arch lintels, original first story façade
<i>Alterations:</i>	<ul style="list-style-type: none">• Addition of half second story with stucco and half-timbering (undated)• Removed porch (1961)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 833 Laurel Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 833 Laurel Avenue; 833 Laurel Avenue is located within Central East survey area, and has a survey rating of “Contributing,” and is noted as a “Contributing” structure to a (potential) National Register district. The Lake County Tax Assessor’s data states the house was built in 1900. The City of Highland Park Building Division records do not have information dating back to this date and therefore no original construction permits are available.

The Central East survey states the following about the community surrounding the subject property:

The Central Avenue/ Deerfield Road Area is an eight block area of approximately 54 acres, lying roughly in the triangle formed from where Central Avenue and

Historic Preservation Commission

Deerfield Road divide, east to First Street on the south, and McGovern Street on the north. This is part of the area west of the Chicago and North Western railroad tracks that was first platted in 1869 by the Highland Park Building Company as part of the business district and for lower cost housing. Within this flat, triangular area the streets are laid out in a traditional grid with rear alleys, and relatively small lots, typically 40-50 feet wide. The block of First Street in the survey area is directly across from the train station. There are a few commercial structures on this block on both First Street and around the corner on Laurel Avenue. Central Avenue between Deerfield Road and First Street is a mix of commercial and residential structures, including some residential structures that have been converted for commercial use. The mixed blocks on Central west of McGovern have been included in the survey area.

Architectural Analysis

The 1900 appearance of the original structure can be seen on the first floor of the front façade. The “Gable Front Cottage” style describes the most basic form of the house, its front-gable roof and small “cottage” scale.

The Central East survey provides the following summary of the “Gable Front Cottage” style within the Central Avenue/Deerfield Road sub-survey area:

There are 42 Gable Front house and cottages in the Central Avenue/Deerfield Road survey area and three Gable Front houses with side bay, mostly dating from c. 1870 through the early 1900s. Of these, four have been ranked locally significant. They include the Gable Front houses at 1658 and 1670 McGovern Street [both demolished], one with Italianate details and the other with Queen Anne details; and two Gable Front cottages at 841 Deerfield Road and 844 Laurel Avenue [demolished]. Most Gable Front houses in the area have suffered from alterations over the years, particularly artificial siding, non-historic porches, window changes, and in the case of some of the smaller cottages, oversized attic dormers. Seven of these have been ranked non-contributing because they have had such major alterations that their original historic character is no longer recognizable. These most frequently include large side, front, or second story additions, in some cases completely blocking the original front of the house. One Gable Front house at 838 Central has a commercial addition on the front.

Because so few of the Gable Front houses retain their original character and materials, those that have been ranked significant become particularly interesting. 1658 McGovern Street [demolished] is a Gable Front house whose Queen Anne features distinguish it from other houses of this type. The c.1895 building is a 2½-story brick house with a full front porch. It has brick segmental arch lintels and a half-round attic window. Queen Anne features include the stained glass transom over the central first floor window, and the turned porch columns.

Historic Preservation Commission

The c.1900 Gable Front cottage at 841 Deerfield Road is a very simple house, but is notable because of its high degree of integrity, very rare for Highland Park's vernacular house types. It retains its original wood clapboard siding, four paneled front door, cornice board, and corner boards. It also has the original four light wood storm windows.

Biographical Information

The owner of the home in 1961 was Joseph Boylan; previous owners are unknown. Mr. Boylan was a member of the long-time Highland Park family of the same name. His father, Mr. James C. Boylan, was born in Highland Park in 1882. His family was featured in the book Highland Park, The First Hundred Years:

James C. Boylan was born in Highland Park in 1882, the son of a government worker in Chicago. He married Margaret McClory. Mr. Boylan was the son of Terrance Boylan. The first Boylan Highland Park home was at 121 North St. Johns Avenue. William McClory, father of Margaret McClory Boylan, purchased the property from A. T. Dorothy family on August 12, 1899, the Boylans lived in an apartment in the parents house.

There were four children. John F. Boylan, Joseph W. Boylan, and Agnes Boylan Hickey live in Highland Park. Dorothy Boylan McKillip lives in Lake Forest.

Joseph Boylan followed in the family trade; he served as the city fire chief in starting in 1957 after 28 years of service with the department. A 1958 article credits Boylan with assisting in a rescue of two children and a mother in Highland Park that took the life of another fire fighter.

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, County, State, or Country.

Historic Preservation Commission

- 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

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

Permit Card

Architectural Survey Entry

County Assessor Data

Chicago Tribune - Jan 2, 1958 - Promote Highland Park Assistant Fire Chief

Chicago Tribune - Dec 27 1958 - FIREMAN DIES AFTER HELPING IN RESCUE OF 3



City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 833
 STREET Laurel Ave
 ROLL # 3
 FRAME #s 15
 ROLL # 6
 FRAME #s 14

GENERAL INFORMATION

<u>CLASSIFICATION</u>	building	<u>PRESENT USE</u>	commercial	<u>CONDITION</u>	good
<u>SECONDARY STRUCTURES</u>	detached garage	<u>ORIGINAL USE</u>	single-family	<u>INTEGRITY</u>	major alterations

ARCHITECTURAL INFORMATION

<u>ARCHITECTURAL STYLE/TYPE</u>	Gable Front	<u>NO. OF STORIES</u>	2
<u>ARCHITECTURAL DETAILS</u>		<u>EXT. WALLS (current)</u>	brick
<u>ORIGINAL CONSTRUCTION DATE</u>	c. 1880	<u>EXT. WALLS (original)</u>	brick
<u>SOURCE</u>	surveyor	<u>FOUNDATION</u>	brick
<u>OVERALL SHAPE OR PLAN</u>	rectangular	<u>ROOF (type & materials)</u>	gable asphalt shingle
<u>LANDSCAPE FEATURES</u>	10' setback; residential avenue; mature trees; side driveway	<u>WINDOW MATERIAL, TYPE(S)</u>	wood aluminum double hung; picture 1/1;2/2; 1 lt
		<u>PORCH</u>	removed

SIGNIFICANT FEATURES: Brick segmental arch lintels

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Stucco/half timbering on side and 2nd story; enlarged front window to picture window & removed porch in 1961(permit)



CITY OF HIGHLAND PARK
DEMOLITION PERMIT APPLICATION
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING DIVISION
 1150 HALF DAY ROAD, HIGHLAND PARK, ILLINOIS 60035
 (847) 432-0808 • FAX (847) 926-8885
 Web: www.cityhpi.com

RECEIVED
 APR - 5 2013
 City of Highland Park
 Building Dept.

833 Laurel Avenue
 Site Address _____ Date _____

17 13
 Lot Number _____ Block No. _____ Subdivision _____

16-23-313-012-0000
 Perm. Index No. (PIN) _____

Residential
 Building Use _____

Fulton Developers
 Owner _____

600 Central - Ste 385 847.266.0122
 Owner Address _____ Owner Phone _____

Herky's Trucking Inc
 Excavator _____

P.O. Box 216 Libertyville 60048 847.362.0700
 Excavator Address _____ Excavator Phone _____

Herky's Trucking Inc
 Demolition Contractor _____

P.O. Box 216 Libertyville 60048 847.362.0700
 Demolition Contractor Address _____ Demolition Contractor Phone _____

HTP Mechanical
 Plumbing Contractor _____

470 Jennings Dr. Lake In the Hills 847.815.7671
 Plumbing Contractor Address _____ Plumbing Contractor Phone _____

Bond: 14721421 6/30/13

No. W 301EM-13-00481

Issued By _____

Date Approved _____

Approved By _____

Zoning _____

Demolition Tax
 \$ _____

Demolition Fee
 \$ 750.00

\$ 1,000.00
 Guarantee Deposit

BL60-13-07730
 Number

Note: Permits expire 12 months from date of issuance.

NOTE: A plumbing permit application shall be submitted and approved, and plumbing disconnection work completed and inspected, prior to beginning any demolition. The Guarantee Deposit provides for replacement of any existing improvements damaged by reason of the work and for the maintenance of the public streets and surrounding property in a clean and orderly condition. Any work done by the City to repair or maintain such conditions will be deducted from said deposit. A street obstruction bond is required whenever use is made of any portion of the City street, including walks, parkway and/or paving. This permit is issued with the express stipulation that if the existing sidewalk is in bad repair, it shall be re-laid at the owner's expense.

CONDITIONS: This permit authorizes only work for which a FEE has been noted and paid. The contractor shall construct work in accordance with the Building Code of Highland Park, Illinois, and all other pertinent ordinances in the Installation, alteration or repair work of any such work.

NOTICE OF UNDERGROUND PUBLIC UTILITY FACILITIES. Before excavating, grading or ANY other work below the surface of the ground, the undersigned is responsible to notify the following utilities, securing location of an protection for all underground public utility facilities.

- NORTH SHORE GAS CO. 866-556-6004
- COM ED 432-2900 / 800-334-7661
- AT&T 800-244-4444
- CITY PUBLIC WORKS 847-432-0809

Owners Signature: _____

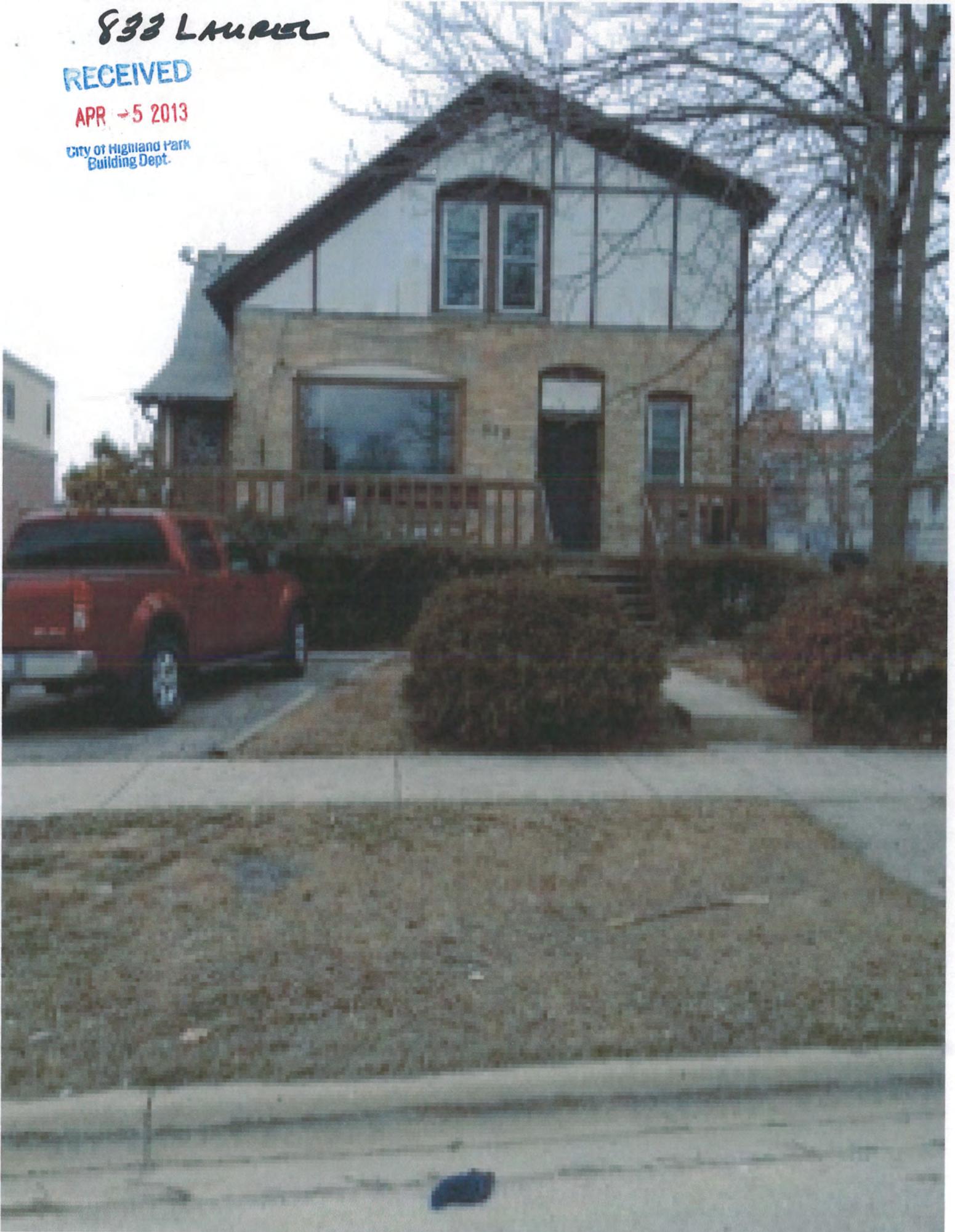
By signing this document you acknowledge and agree that all the information provided is true and accurate on your behalf. You further acknowledge that you have read and accept all responsibilities listed in the conditions and notices found on the back of this sheet referred to as page 2.

833 LAUREL

RECEIVED

APR → 5 2013

CITY OF HIGHLAND PARK
BUILDING DEPT.















DATE PERMIT ISSUED July 26, 1961		BUILDING ADDRESS 833 Laurel Avenue		BUILDING PERMIT NUMBER 11356	
BUILDING ON _____ OF LOT 17 BLOCK 13 SUBDIVISION _____					
NAME OF OWNER Joseph Boylan		ADDRESS 833 Laurel Ave.		PHONE NUMBER ID 2-4085	
ARCHITECT		ADDRESS		PHONE NUMBER	
GENERAL CONTRACTOR Owner		ADDRESS		PHONE NUMBER	
PERMIT ISSUED TO Same		ADDRESS		PHONE NUMBER	
TYPE OF CONSTRUCTION Fr. SFD 4BL3 2nd Fl. Addit. liv. rm.		SQUARE FEET	CUBIC FEET	LOT AREA	
BUILDER'S ESTIMATE \$	BUILDING DEPT. EST. \$ 3,500.00	PERMIT FEE \$ 13.00	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NUMBER	
TYPE OF HEAT	PERMIT NUMBER	MAKE OF BURNER	DATE INSTALLED	LOCATION	
DRIVEWAY PERMIT NO.	DEPOSIT NUMBER	DATE ISSUED	CONTRACTOR		
SITE INSPECTION		7-27-61	BY	T. Pottenger	
FOOTING AND FOUNDATIONS		None.	BY		
FRAMING		12-15-61	BY	Pottenger	
ROOFING			BY		
HEATING			BY		
DRIVEWAY			BY		



Lake County, Illinois

Property Tax Assessment Information by PIN

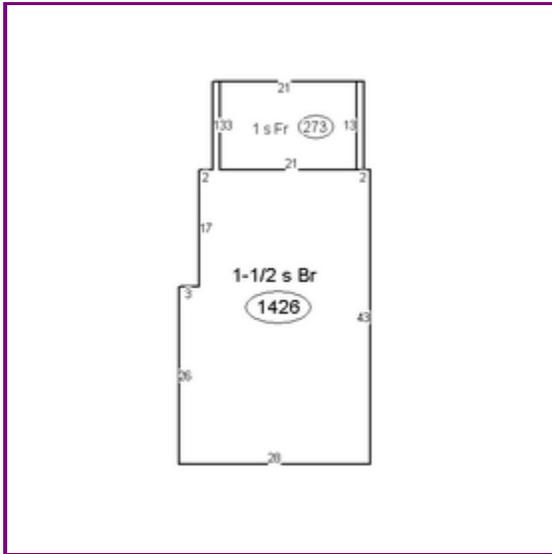
Property Address		Property Characteristics	
Pin:	16-23-313-012	Neighborhood Number:	1823020
Street Address:	833 LAUREL AVE	Neighborhood Name:	Green Bay/McGovern/Hickory
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$56,802	Total Land Square Footage:	9500
Building Amount:	\$71,632	House Type Code:	22
Total Amount:	\$128,434	Structure Type / Stories:	1.5
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2012	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1900 / 1909
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	2554
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	1426
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	3
Number of Half Bathrooms:	0
Fireplaces:	0
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:	0 / 0
Porches Open / Enclosed Area:	0 / 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	Sale valuation definitions
8/15/2007	\$807,620	Unqualified	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.

<http://apps01.lakecountyyil.gov/SPassessor/comparables/PTAIPIN.aspx?PIN=1623313012>

HIGHLAND PARK FIRE CHIEF ENDS 31 YEAR CAREER

William J. Hennig, Highland Park fire chief since 1943, put in his last day yesterday. Today Hennig will start a 45 day leave of absence which will end Dec. 31, the day he will resign from the department.

Hennig was a volunteer from 1922 until 1926 when he became a full time fireman with the establishment of the suburb's fire department. A son, William C., is a Highland Park fire lieutenant.

Hennig will be succeeded by Joseph Boylan, who joined the department in 1929 and has been assistant chief since 1946. The city council is expected to confirm Boylan's appointment before the end of the year.

FIREMAN DIES AFTER HELPING IN RESCUE OF 3

A Highland Park fire lieutenant who helped rescue a mother and her two small daughters from their burning home died Friday in Highland Park hospital. Doctors said death was due to a brain hemorrhage caused by smoke inhalation and overexertion.



Perry

The lieutenant was William Perry, 41, of 1285 Taylor st., Highland Park, the father of seven children. He had been a fireman since 1943.

Trapped by Smoke

Those rescued were Mrs. Joyce Isaacs, 32, of 1802 Elmwood dr., in the suburb, and her children, Jill, 6, and Jan, 3. They were taken to the same hospital, where Mrs. Isaacs was reported in good condition. She suffered smoke inhalation. The daughters were released after treatment.

Fire Chief Joseph Boylan said firemen were summoned by Mrs. Isaacs, who said they were trapped by smoke on the second floor. He said he and Perry broke down the front door, then rushed upstairs.

Boylan grabbed Jill as Perry picked up Mrs. Isaacs. As the two men made their way downstairs, other firemen had put a ladder to the second floor and rescued Jan.

Collapses at Scene

As the firemen worked to extinguish the fire, Perry collapsed alongside a pumper. He lost consciousness en route to the hospital, and never revived.

Boylan said the fire started in the basement and spread to a first floor room in the frame home. He blamed the oil heating unit, which he said had either overheated or had defective controls. Damage was estimated at \$3,000.

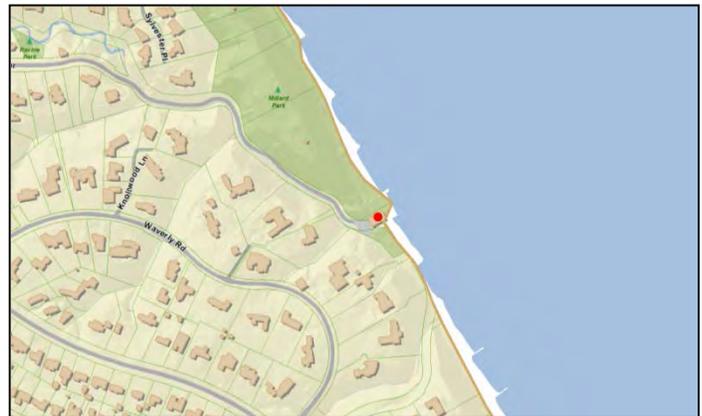
The fire broke out about 8 a. m., shortly after the husband, Roger D. Isaacs, 33, a partner in Public Relations Board, 75 E. Wacker dr., an industrial relations firm, left for work.

Historic Preservation Commission

15 Ravine Drive Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 5/9/2013

<i>Year Built:</i>	1935
<i>Style:</i>	Gothic Revival
<i>Structure:</i>	Sewage Treatment/Residence
<i>Size:</i>	Approx. 3,875 square feet
<i>Original Owner:</i>	North Shore Sanitary District (NSSD)
<i>Architect:</i>	Greeley and Hansen
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Brick lintels, buttresses at corners, decorative stone work including, stone keystones, stone front entry surround, hipped roof
<i>Alterations:</i>	<ul style="list-style-type: none">• Boarded windows• Bricked front window openings• Replacement doors & windows
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 15 Ravine Drive and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the structure at 15 Ravine Drive, formerly the Ravine Drive Sewage Treatment Plant located at the base of the ravine on Lake Michigan. The structure is within the Central East Survey area and is listed as C – Contributing.. The North Shore Sanitary District, the original builder and owner of the plant, is a municipal corporation organized in 1914 under the North Shore Sanitary District Act of 1911. The District is charged with the responsibility of providing sewage treatment and disposal to participating municipalities in Lake County, including Highland Park.

Historical Information

Since 1977 the structure has been owned by the Park District of Highland Park and a portion of the structure utilized as an apartment. The District plans to demolish the structure as part of the

Historic Preservation Commission

master plan for Millard Park. The building was donated to the Park District along with a small sum of money to clean up the structure and the surrounding grounds by the North Shore Sanitary District.

The Federal Clean Water Act and a general increasing awareness of protecting natural resources ended the use of interceptors to clean waste water and pump it into Lake Michigan. The attached Chicago Tribune article from November of 1936, *Clean Lake Is Life Saver: Ideal Sewage Disposal Program Needed for Chicagoland*, shows how even in the earliest of its construction, the plants days were number and the mentality of Chicagoland residents about the importance of a clean lake.

Former chairwoman Jean Sogin's narrative, as drafted in 2012 for the Hazel-Ravine Walking Tour, provides a comprehensive history of the subject property and is included in the attachments to this memo.

Architectural Analysis

Portions of the Sewage Treatment Plant contain elements of the "Gothic Revival" style often found in municipal and institutional buildings. The book, A Field Guide to American Houses dates the use of Gothic Revival residential architecture in the United States primarily between 1840 and 1880. The "gingerbread" and castellated details of gothic residential architecture were left behind, but the more simplified detail of the Colligate Gothic Revival remained prevalent in the design of churches, municipal structures and sky scrapers; for example, the Neo-Gothic Tribune Tower was constructed in 1923. Schools, libraries, and churches are still built in post-modern adaptations of the style to this day.

The Central East Survey provides the following description of the "Collegiate Gothic Revival Style":

As distinguished from Victorian Gothic Revival architecture, the Collegiate Gothic style was patterned after the late-Gothic universities of England, especially Oxford and Cambridge. (37*) It was popularly used for North American universities and other institutional buildings including churches, beginning in the late 19th century through the 1920s. It is typically characterized by towers and battlements with engaged buttresses and crenellations. Windows and door openings have Gothic (pointed) or Tudor (flattened) arches; some may have drip molds. Institutional buildings are frequently ashlar stone, or brick with stone trim, string courses, and window surrounds.

*37 - John C. Poppeliers, *What Style Is It?* Washington D.C.: The Preservation Press, 1983. p. 40

The Highland Park Presbyterian Church at 330 Laurel Avenue, designed by Charles Frost of Frost and Granger in 1911 is listed as the only Collegiate Gothic Revival style structure within the survey area, however, the corners of the front façade of the subject property features diagonal, or 'French' buttresses, a significant feature also found on the Presbyterian Church.

One of the most attractive elements of the treatment facility is its picturesque surroundings. The Central East Survey states the following about the topography of the ravines in the survey area:

Historic Preservation Commission

The topography of the Central East area is gently rolling, and marked by a network of ravines which lead to Lake Michigan. At the lake edge itself, residential lots are sited on bluffs that overlook the lake. The street pattern includes Central Avenue, which was laid out in a formal manner as a straight, wide avenue from the train station to the Lake, and Prospect Avenue, which branches off from Central Avenue on a diagonal. The streets on either side of Central are laid out in a rectilinear pattern. However, south of Laurel they are curved to take advantage of the ravines. Many of the residential lots in this area face the street, and overlook ravines in the rear. Typically there are driveways which lead to side attached garages or detached garages in the rear of the property. The area is wooded in many parts and has a variety of ground cover, shrubs, and various low-lying vegetation. Sheridan Road forms the southern boundary of the survey area and is a residential street, although one which is heavily traveled. There are three parks adjacent to the survey area: Memorial Park, a small triangular park where Laurel and Prospect divide, Millard Park, along Ravine Drive and the Lake, and Central Park, where Central Avenue meets the Lake.

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.
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- 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.

Historic Preservation Commission

- 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.
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Recommended Action

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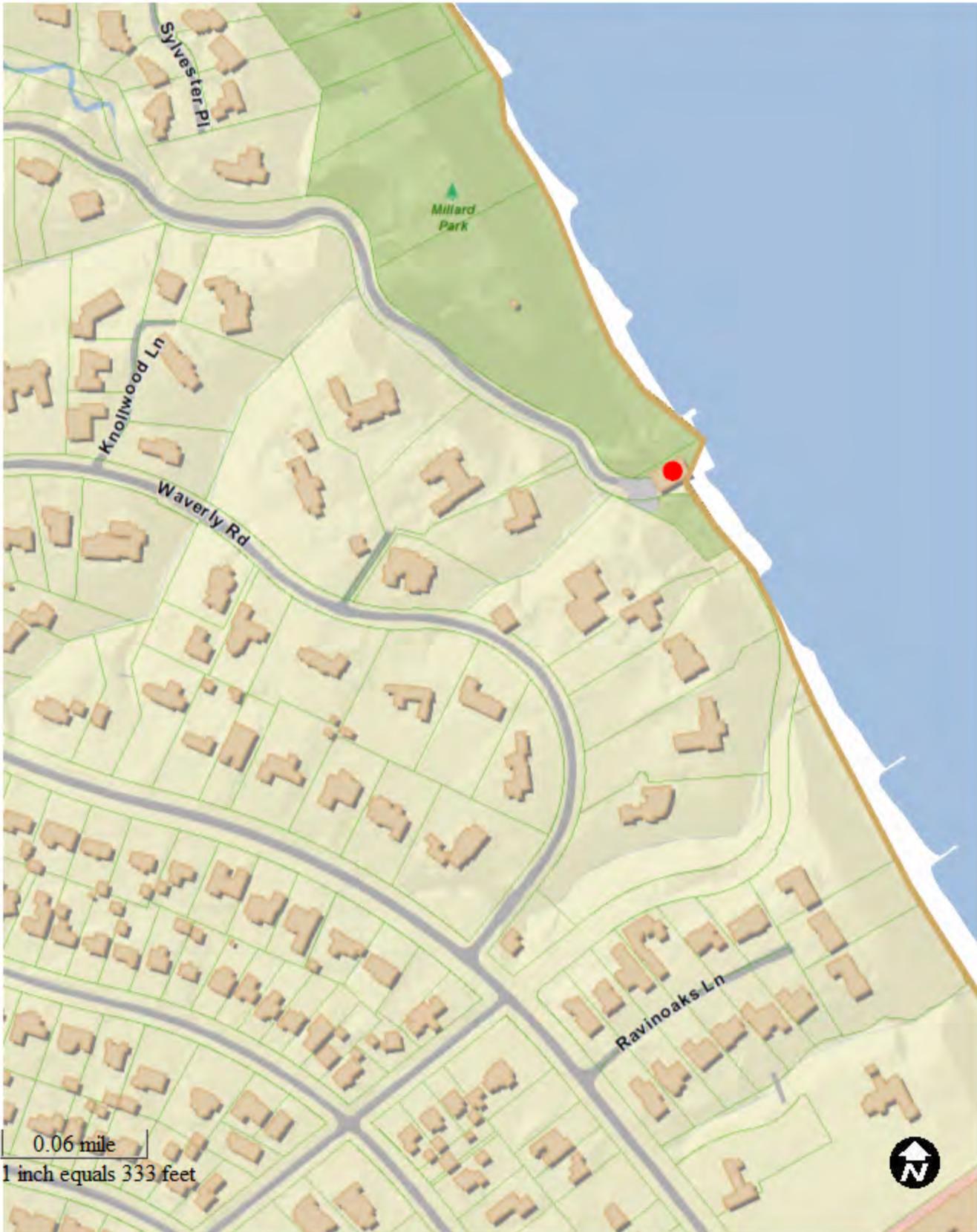
Attachments

Location Map

Architectural Survey Entry

Hazel-Ravine Walking Tour: Ravine Drive Sewage Treatment Plant, By Jean Sogin

Chicago Tribune, November 1936, *Clean Lake Is Life Saver: Ideal Sewage Disposal Program Needed for Chicagoland*



City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 15
 STREET Ravine Dr
 ROLL # 26
 FRAME #s 27a
 ROLL #
 FRAME #s

GENERAL INFORMATION

CLASSIFICATION building PRESENT USE public works CONDITION excellent
SECONDARY STRUCTURES ORIGINAL USE public works INTEGRITY minor alterations

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Water pumping station	NO. OF STORIES	2
ARCHITECTURAL DETAILS		EXT. WALLS (current)	brick
ORIGINAL CONSTRUCTION DATE	c. 1915	EXT. WALLS (original)	brick
SOURCE	surveyor	FOUNDATION	poured concrete
OVERALL SHAPE OR PLAN	rectangular	ROOF(type & materials)	hipped asphalt shingle
LANDSCAPE FEATURES	At end of Ravine Drive along Lake Michigan; ravined landscape surrounding property	WINDOW MATERIAL, TYPE(S)	wood double hung; boarded 1 lt
		PORCH	

SIGNIFICANT FEATURES: Brick lintels, buttresses at corners, and decorative work; stone keystones; stone front entry surround; one story wing at rear

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Boarded up windows; bricked in front window openings, one with awning window; downsized front entry opening

SIGNIFICANCE



LOCAL SIGNIFICANCE RATING: C

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

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) N
Criteria _____

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

Contributing secondary structure? (C or NC) -

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

RESEARCH INFORMATION

HISTORY

ARCHITECTURE

HISTORIC NAME: _____

ARCHITECT _____

COMMON NAME: _____

SOURCE _____

HISTORIC INFORMATION:

BUILDER _____

COST _____

OTHER ARCHITECTURAL INFORMATION:

AREA Central East

SURVEYOR Jennifer Kenny

DATE 12/07/1998

PIN _____

RESEARCHER _____

DATE _____

Clean Lake Is Life Saver

Ideal Sewage Disposal Program Needed for Chicagoland

FROM Michigan City, Ind., on the south, to Milwaukee, Wis., on the north, with Chicago situated approximately in the middle, stands one of the world's greatest and fastest-growing metropolitan areas. Between these points, and including them, exist 6,000,000 human beings and many thousand vital industries and businesses.

They probably could not and almost surely would not exist where they do but for one mighty important factor.

That factor is Lake Michigan.

All are dependent alike upon this great natural reservoir. It is their water supply. It is fresh. It is cool. It covers 22,400 square miles; it is therefore inexhaustible. By every rule of measurement it is a most wonderful and most bountiful water supply.

And yet it falls short of merited perfection.

The imperfection is not nature's, but man's. It comes from a practice, that should be obsolete, of piping industrial, human, and other wastes into the lake. This disease-creating sewage impairs the potential purity of the water. It actively menaces the public health of hundreds of thousands of people.

The imperfection can be corrected.

All that is required—and the remedy is not so difficult as it may seem—is to keep waste and sewage entirely out of the lake.

A plan to this end has been studied for several years by competent engineers who have in mind the value of a clean lake, the benefit of a glass of sparkling, bacteria-free, and tasteless water, and, above all, the protection of public health. If the plan were carried out, everybody from Michigan City through to Milwaukee would be assured of pure water every day of the year. Diseases attributable to tainted water would decline and disappear. Many innocent lives would be saved.

Briefly, the idea would be for the Wisconsin cities to divert their wastes, after treatment, into the Fox river, the cities of Lake county, Illinois, to do likewise, or join the Chicago sanitary district system; and the Indiana cities to divert their sewage, also after treatment, into the Kankakee river. This would assure a clean Lake Michigan.

To understand the importance of "making Lake Michigan clean" it is well to have some knowledge of Chicago's and the metropolitan area's water problems, past and present.

Wise nature in the long ago, with the help of glaciers and other forces, carved out the groundwork for Lake Michigan, then filled it with sweet, fresh water. Tens of centuries later men appeared upon the scene. They recognized the lake's life-sustaining and commercial values. In time they built the string of communities and cities that now fringe its shores.

Until men came Lake Michigan was as pure as any large

By FRANK CIPRIANI

natural body of water could be or can be. Thenceforward it changed. Men became the despoilers. In the beginning they got their drinking water from wells. They used the lake for shipping and for sewage. They sent city wastes into the Chicago river, and that river carried the wastes into the lake.

As Chicago grew the people turned from wells to the abundant and adjacent lake for their drinking water. They knew little about sanitation. This concession must be made, however: The sewage sent into the lake during the city's early years returned no great peril; the population was small and the lake more than large enough for sewage disposal.

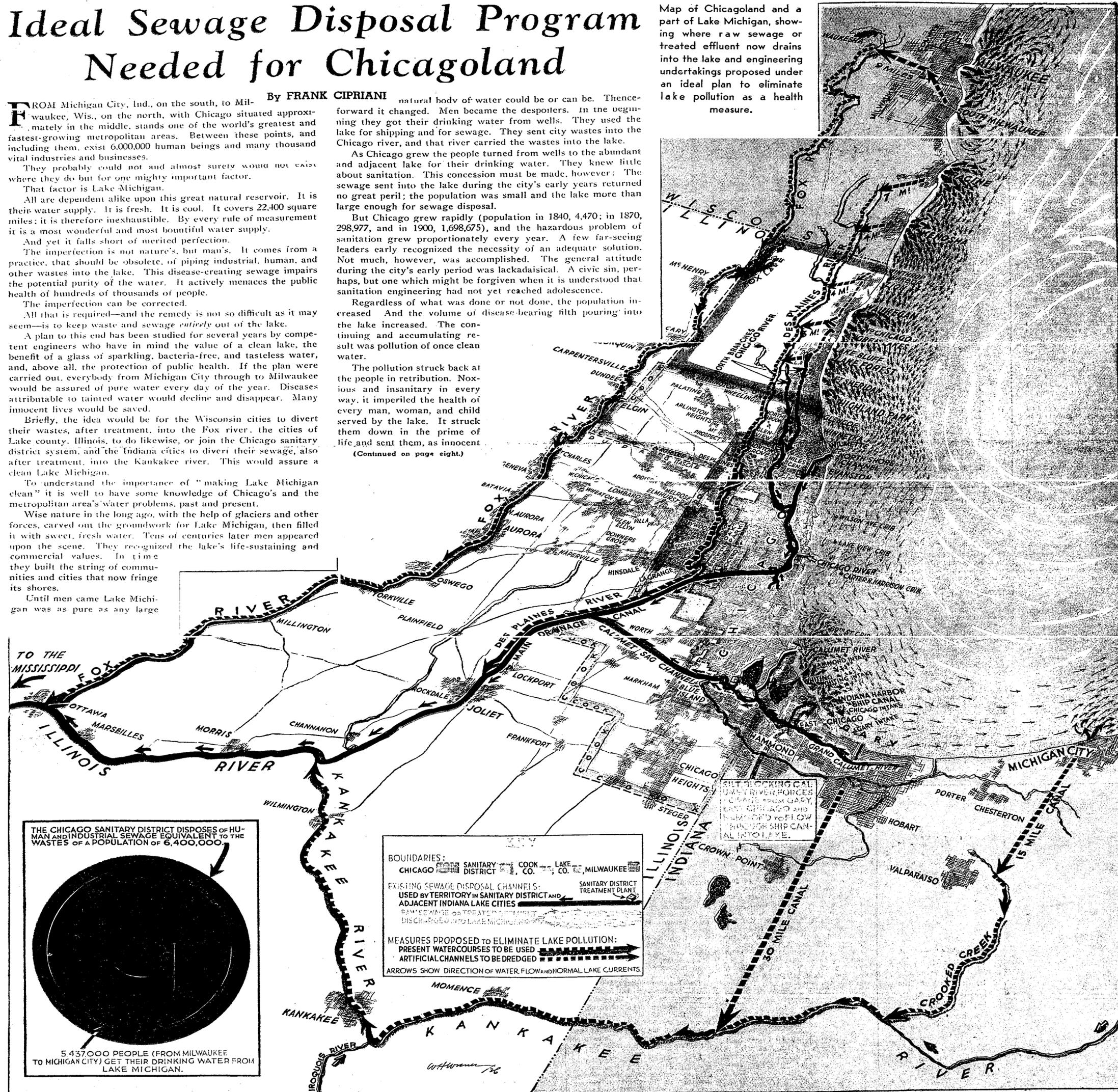
But Chicago grew rapidly (population in 1840, 4,470; in 1870, 298,977, and in 1900, 1,698,675), and the hazardous problem of sanitation grew proportionately every year. A few far-seeing leaders early recognized the necessity of an adequate solution. Not much, however, was accomplished. The general attitude during the city's early period was lackadaisical. A civic sin, perhaps, but one which might be forgiven when it is understood that sanitation engineering had not yet reached adolescence.

Regardless of what was done or not done, the population increased. And the volume of disease-bearing filth pouring into the lake increased. The continuing and accumulating result was pollution of once clean water.

The pollution struck back at the people in retribution. Noxious and insanitary in every way, it imperiled the health of every man, woman, and child served by the lake. It struck them down in the prime of life and sent them, as innocent

(Continued on page eight.)

Map of Chicagoland and a part of Lake Michigan, showing where raw sewage or treated effluent now drains into the lake and engineering undertakings proposed under an ideal plan to eliminate lake pollution as a health measure.



Health of Chicagoland's People Depends on Clean Lake

Ideal Sewage Plan Would Insure Germ-Free Water

(Continued from page one.)

Health department records give incriminating evidence of what tainted, typhoid-bearing water meant. They show that during the late '80s and the early '90s the annual death rate from typhoid fever, spread by unclean water, was 175 per 100,000 population. Quick arithmetic shows what that means. In 1890 Chicago's population stood at the magnificent figure of 1,099,000. Thus in the year 1890-91 approximately 1,900 men, women, and children must have succumbed to typhoid.

These people were killed by a dirty lake. They were killed by the inadequacy of sanitation. They were killed, it might be inferred, by the inefficiency of designated public guardians, paid to protect them. Typhoid fever is preventable. Its presence in civilized communities today is considered inexcusable. As a former sanitary district official once explained, "For every death from typhoid somebody ought to be shot."

Those typhoid deaths were directly attributable to raw sewage in the lake. By way of emphasizing that some danger from that source still remains it may be pointed out that the raw sewage from at least 335,120 persons still is being pumped into the lake today. This does not include the industrial wastes that are the equivalent of a population the size of Detroit's.

It is not necessary to go back to the '90s to learn how an unclean lake can affect the health of a large city. Last April a mysterious epidemic ran through Milwaukee. At its peak it affected 120,000 persons, or one out of every five. The source was ultimately traced to contaminated water which had somehow escaped treatment in Milwaukee's sewage plant on Jones Island. Dr. John J. Koehler, city health commissioner, cautioned the people to boil all drinking water before use; that ended the epidemic.

Two generations ago Chicago took the first uncertain steps to build a sewage system that would save two principal purposes—first, to divert wastes from the lake; second, to assure clean drinking water.

City officials built intake cribs four miles out in the lake, hoping to get beyond the reach of pollution. They sought to divert sewage into the old Illinois and Michigan canals. The cribs did not fulfill all their hopes. Often the pollution drifted four miles out and the cribs returned much of it into the city's drinking system. The old canal proved helpful to a degree, but not enough, even though it was twice deepened and its pumping power twice increased.

These were starts, and in 1889 the state legislature by special act created a separate municipal corporation identified as the sanitary district of Chicago. Nine elected trustees were to constitute its board. They were to provide a suitable and adequate drainage system for Chicago.

The trustees and their engineers studied plans, schemes, and designs from the world over. In the end they got an inspiration for their aims at home. The inspiration, and a practical one, came from the old Illinois and Michigan canal.

The officials decided upon a new canal. The Chicago river, bearing the city's wastes, would be connected by this canal with the Des Plaines river and the Illinois river. Through the Illinois river the sewage would pass into the Mississippi river and ultimately into the Gulf of Mexico. This rather daring enterprise called for a unique engineering feat—reversal of the Chicago river's flow; its natural flow was into the lake.

The district's program was carried through. The drainage canal was opened in 1900. The Chicago river, flowing away from the lake instead of into it, carried city wastes away from the city. The benefits were instantaneous. For one thing, wholesale typhoid fatalities came to an abrupt end. From 175 per 100,000 population in 1891 the rate dropped to 1 per 100,000 immediately after 1900. Chicago had partially solved—and solved almost—a dangerous sanitation and public health problem.

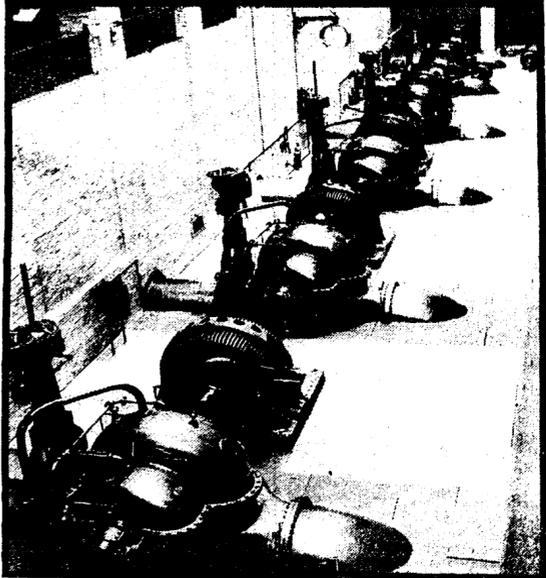
A digression permissibly may fit here. The question might be asked why New York and London, larger than Chicago, have not faced and do not face similar problems. The answer is that those cities have entire oceans of salt water as waste depositories. Since salt water is undrinkable, they need not worry about pollution on that score. Moreover, the ocean is large enough to dilute wastes and make them generally harmless.

Coastal cities must, however, exercise some caution, big though their oceans may be and small the immediate risk of contamination. The case of New York City is apropos. For years New York had been dumping garbage and sludge from barges into the ocean ten miles off the New Jersey coast. Sludge may be defined as soft mud or dirty snow or sewage. New Jersey sued for an injunction, complaining that the sludge was polluting the state's waters and beaches.

This is important. There was no question of drinking water involved. The lower courts, and finally the United States Supreme court in 1933, sustained New Jersey. It was ruled that New York must build adequate treatment plants and cease dumping sludge off the Jersey coast. A permanent injunction enforcing the halt will be put into effect when the treatment plants now under construction are finished. It can be readily understood that if New York must not dump wastes into an ocean of salt water, where drinking water is not involved, met river to the main channel at Sag.

The main canal was completed in 1900. The north shore (Wilmette) channel was opened in 1910. The Calumet-Sag channel was opened in 1922. This latter bit of engineering reversed the flow of the Calumet river. The Chicago and the Calumet rivers had to be widened and deepened. Intercepting sewers had to be constructed along the shores of the lake, and sewage which had poured into the lake had to be pumped into the canals. The job was tremendous, but it was done.

All in all the channel and canal system of sanitation was nothing more nor less than a "dilution system." That is, it treated raw



Battery of centrifugal sewage pumps in Chicago's west side treatment plant of the sanitary district.

wastes ought not to be allowed in Lake Michigan, where drinking water is involved.

But returning to Chicago and 1900. The drainage canal more than justified its expense and was properly appreciated by a grateful city. It was, however, only one, although the primary, feature embodied in a far-seeing and contemplated program.

This program called for drainage and sewer systems to the north and to the south. A canal was to be built from the lake at Wilmette to the north branch of the Chicago river. The Calumet-Sag channel was to be developed from the Calu-



"The Calumet-Sag channel was opened in 1922 . . . reversed the flow of the Calumet river." The photograph reproduced here shows the Calumet river at night from the 92d street bridge, a great industrial plant in the background. (Tribune photos.)

met river to the main channel at Sag. The main canal was completed in 1900. The north shore (Wilmette) channel was opened in 1910. The Calumet-Sag channel was opened in 1922. This latter bit of engineering reversed the flow of the Calumet river. The Chicago and the Calumet rivers had to be widened and deepened. Intercepting sewers had to be constructed along the shores of the lake, and sewage which had poured into the lake had to be pumped into the canals. The job was tremendous, but it was done.

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water in 1930 ordering that the diversion of water from Lake Michigan into the Chicago river be reduced to 1,300 cubic feet a second on Dec. 31, 1938. It should be mentioned here that sewage disposal plants are to some extent overrated. It can be asserted without fear of refutation that not one such plant has operated with 100 per cent success. True, those plants can produce an effluent which is not a nuisance, but they cannot be depended upon to produce an effluent that is not deadly or at least harmful. The Jones Island plant, most assuredly a good one, is a case in point. However, the plants in general serve some useful purposes.

Large sewers and intercepting sewers, plus treatment plants, represented Chicago's next progressive step to keep Lake Michigan clean. Filtration plants came in for important consideration. In this regard Chicago lagged; it now possesses only one experimental station, although it is working on a permanent one. Several other cities, however, operate filtration plants. In this connection it should be mentioned that filtering can be effective only in proportion to lake pollution; there are a number of unfilterable viruses.

Michigan City, Winnetka, Evanston, Whiting, and East Chicago drink filtered water. The treatment consists of coagulation, sedimentation, filtration, and chlorination. Michigan City's filtration plant cost \$400,000 and has been in operation less than a year. It is interesting to know that Michigan City's waterworks were constructed after Indiana state health officials warned the city that it was "on dangerous ground" under the old system of dumping raw wastes into the lake. No complaint is made against these filtration plants unless it be that there are not enough. Those just enumerated serve less than 15 per cent of the metropolitan area population.

By far the great majority of the population depends on out and out chlorination for the safety of its drinking water. Chicago, Waukegan, Kenosha, Racine, South Milwaukee, Milwaukee, Hammond, and Gary, whose combined population exceeds 4,000,000, are served chlorinated water. Chlorination is effective only when the water in its raw state is relatively free from impurities.

Engineers admit that chlorination will eventually be inadequate at the rate industrial and human filth is being dumped into the lake. This is a tacit way of saying that eventually sewage must be kept entirely out of the lake.

This has been the drainage board's aim. Faster progress might, of course, have been achieved but for the sorry fact that drainage control occasionally suffered from political taint. In spite of these difficulties the sanitary district's record is commendable. Year by year it expanded until today it extends from the Indiana state line on the south to the Lake county line on the north. It contains fifty-nine incorporated cities and towns in addition to Chicago. It daily disposes of the wastes of more than 4,400,000 humans, and industrial wastes equivalent to nearly 2,000,000 more.

The importance of the Chicago sanitation system—and it cannot be too strongly emphasized—is that it sends wastes away from Lake Michigan, source of our drinking water, after proper treatment, through artificial and natural channels. These wastes, being treated beforehand, do no harm to those communities lying near or on the streams used.

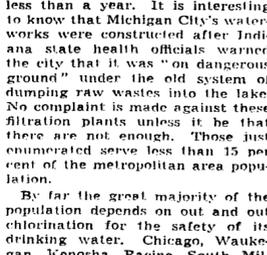
Such was the problem which existed for Chicago nearly half a century ago; thus was it solved. A similar problem exists today for the whole population around the southern half of the lake, and a large section north of the Illinois-Wisconsin line. It is a problem for all together to solve, for the wastes they

send into the lake might by a whimsical twist of the wind come back to them—as it did years ago to Chicago—or carry on to neighboring populations. The menace of a dirty lake is mutual; the benefit of a clean lake is also mutual. A number of cities, north and south, have taken or are now taking steps to remedy conditions.

A glance along the metropolitan shore line will afford some knowledge of the present situation. In Lake county, Highland Park (pop. 12,000), Lake Forest (pop. 6,300), North Chicago (pop. 8,400), Fort Sheridan, and the Great Lakes Naval Training station operate treatment plants consisting of settlement tanks and chlorination processes. But they pipe their treated sewage into the lake. Waukegan (pop. 33,500) treats only 10 per cent of its wastes and pipes the rest, 90 per cent, which is raw and perilous, into the lake.

Crossing the Lake county line into Wisconsin, one finds similar conditions. Kenosha (pop. 50,200) at present sends its raw sewage into the lake. However, it is building a large treatment plant that will be ready in eighteen months. Racine (pop. 67,500) also uses the lake as a dump, but is also working on treatment plans. South Milwaukee (pop. 10,700) sends its untreated effluent into the lake.

Milwaukee proper (pop. 378,000) possesses an excellent system of in-



Modernistic intake crib off North avenue, one of several that provide Chicago's water supply.

tercepting sewers and operates a fine treatment plant on Jones Island. This plant, like so many others, cannot accommodate overflow sewage following storms or floods, and that is its main fault. Normally, however, it is adequate. It treats the city's wastes, converts some into fertilizer and sends the rest into the Milwaukee river.

The unpleasant side of Milwaukee's system, however, is that its sewage, even though treated, is piped into the lake. The picture south of Chicago changes in consequence of huge industries. These industries contribute wastage equivalent to the population of a good-sized city.

Michigan City (pop. 26,700), as already mentioned, owns a filtration plant for drinking water. In addition it has a treatment plant for sewage, built with \$850,000 of PWA money. About 90 per cent of the city's sewage is treated and reduced to fertilizer. The rest is sent into the lake.

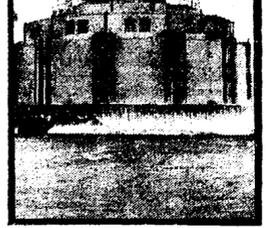
Whiting (pop. 10,000) sends its human and industrial wastes into the lake. Hammond (pop. 64,500), East Chicago (pop. 54,800), and Gary (pop. 100,400) pipe their sewage into the Grand Calumet river, which drains into the Indiana Harbor ship canal. A juncture with the Calumet river theoretically should send the drainage of these cities into the Sag canal and thence into the Illinois waterway channel.

More often than not, however, the filth does not go into the Sag, but empties into the lake. This occurs

when the silt concentrates into the Grand Calumet just north of the ship canal juncture. Federal officials some years ago estimated that domestic sewage from an estimated 163,000 persons entered the lake from Indiana Harbor and that 8,000,000 gallons of industrial waste flowed daily into the lake from plants in that area.

The point at which the bulk of these wastes are dumped into the lake is only 2 1/2 miles from the southernmost intake crib of the Chicago water system. A steady southeast or southwest wind will overcome what shore currents the lake may possess and push the wastes, largely phenol in character, to the crib. The result is a "fishy" taste known only too well by south siders, and often by north siders. This taste is a repetitious occurrence annually for the 1,200,000 humans dependent upon the 69th street crib. In November, 1931, oil refinery wastes wandered as far north as Waukegan, fifty miles away.

During such periods the Chicago waterworks add to the normal chlorine dosage. This is done to purify the water. While it imparts a disagreeable taste, it is not so disagreeable as the phenol taste, nor yet as harmful. The many indus-



Modernistic intake crib off North avenue, one of several that provide Chicago's water supply.

tries, some in South Chicago and more below the state line, took the stand some time ago that industrial wastes were not a local problem but a metropolitan problem; one that every community along the lake front must consider. Quite a few of the industries have agreed to store their wastes whenever the wind threatens a drift toward populous centers.

The attitude of the industries is quite right. The use of Lake Michigan for sewage is a Chicagoland problem, the same as half a century ago it was a Chicago problem. Working on that premise, engineers have been studying the matter in a metropolitan perspective. All of them agree that there is a solution; that solution is to keep waste entirely out of the lake. They describe it as an "ideal" plan—and a practicable plan. That plan is delineated in the colored map on page one.

Milwaukee would be the starting place. That large city already has a modern sewer system and a treatment plant. In her case, to follow

Highland Park and Fort Sheridan would naturally join the sanitary district system, according to the ideal plan, or they could go along with Lake Forest and the others and empty into Des Plaines river as preferred to the Fox. The ideal plan now skips Chicago proper and goes to the southern part of the lake. As the Fox and the Des Plaines rivers would be utilized up north, the Kankakee river would be utilized down south. Michigan City could be connected with Crooked creek by means of a large sewer or canal. It would thence go into the Kankakee river and eventually into the Illinois. Hammond, Whiting, Indiana Harbor, East Chicago, and Gary would have several excellent exits for their wastes, but engineers agree that the best way is the direct way. They favor a straight canal to the Kankakee river. This would be thirty miles long, more or less. If such a channel were deemed too long—and engineers scout this—those cities could build a shorter canal or system of sewers tying up with the Michigan City canal at Crooked creek.

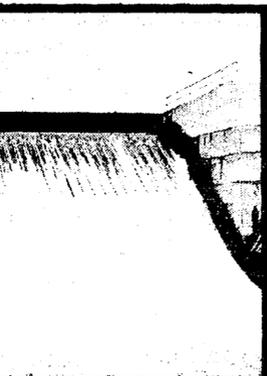
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Safety of Millions Is Vital Problem of Engineering

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"The drainage canal was opened in 1900 . . . Chicago had partially solved . . . a dangerous sanitation and public health problem." Overflow at bear trap dam of the drainage canal at Lockport.

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While studying that map it might be well to remember that 2,000 Chicagoans were marked for death every year not so long ago because they drank water from a lake used for sewage; that those Chicagoans were given a reprieve every year from the moment in 1900 that Chicago diverted its wastes from the lake.

There's considerable difference between a glass of pure Lake Michigan water and a glass of impure Lake Michigan water.

The difference can be death.



North shore drainage channel as seen from the Sheridan road bridge near Wilmette harbor.

Hazel-Ravine Walking Tour: Ravine Drive Sewage Treatment Plant

By Jean Sogin

The large brick building at the foot of Ravine Drive was built in 1935 by the North Shore Sanitary District (NSSD) as a sewage treatment plant. It was designed by the Chicago engineering firm of Greeley and Hansen. It is important not only as Highland Park history, but also as part of the national environmental movement. Sewage disposal is vital to the growth of any city and the single most important part of sewage disposal is to keep untreated sewage out of the drinking water. This presented a problem because from its very beginning, Highland Park used Lake Michigan for both its drinking water and its sewage. Today, the State of Illinois prohibits putting waste water into Lake Michigan, no matter how thoroughly it has been treated. As in the City of Chicago, Highland Park's treated waste water now goes into the river system and eventually flows into the Mississippi. (In Wisconsin, sewage treatment plants are allowed to discharge treated water into Lake Michigan.)

The foot of Ravine Drive has been associated with sewage treatment since a cholera outbreak there in 1854. At that time there was a small lumber mill on the shore, known as Stowell's Pier. They would bring in logs from the surrounding area, cut them into boards and ship them down to Chicago by boat. Not surprisingly, since their drinking water came from the same place that their waste water went, cholera wiped out this community, leaving only Port Clinton about two miles north.

By 1916 there was a basic sewage treatment system in Highland Park. There were 7 treatment plants, four on Lake Michigan and three going into the Skokie Lagoons. These plants consisted of one or two settling tanks. The solid wastes that settled out would be pumped out and taken to a land fill and the water that rose to the top went into Lake Michigan. Each of these 7 plants employed about 4-6 people, so it took about 35 people to provide sanitary service for the roughly 10,000 people who lived in Highland Park at that time. Today the NSSD employs about 100 people serving a population of about 300,000.

The building you see today was built in 1935. It was an improvement on the older system. The settling tank was on the first floor of the building. The windows are gone, but you can see by the number of window openings that the passageway around the tank had plenty of light and ventilation. The water was treated and filtered before being discharged into the Lake. The solid waste was pumped to the second floor which was covered by a glass roof. This greenhouse roof is no longer there. In the heat of the greenhouse the solid waste was further reduced in bulk before being trucked to a land fill.

The Ravine Drive plant was one of three sewage treatment plants in Highland Park discharging into Lake Michigan. The others were at the Park Avenue Beach next to the water treatment plant and at Rosewood Beach.

This sewage treatment system is primitive by today's standards, but it was good enough to protect the public health – there were no more cholera epidemics in the community. However the health of the Lake was another matter. The waste water going back into Lake Michigan contained bacteria that gobbled up oxygen, which was bad for marine life. In 1970 The North Shore Sanitary District (NSSD) was ordered by the court to either improve treatment or close their Lake Michigan Plants.

The environmental movement that led to this court order also led to the passage in 1972 of the Federal Clean Water Act. The NSSD and sewage treatment plants around the country were suddenly required to clean up their act. The NSSD chose to enlarge and modernize their plant on Clavey Road and closed their three plants on the Lake.

All the sanitary sewers on the east side of Highland Park led down to these three plants. It would have been prohibitively expensive to re-direct the sewers to the Clavey plant. Instead the NSSD buried a large sewer pipe along the beach in Highland Park. The old sewers drain into this new pipe that goes to the pumping station at Rosewood Beach which sends it on to the Clavey plant.

In 1977 the NSSD gave the building at the foot of Ravine Drive to the Park District of Highland Park and also gave the Park District \$39,100 to clean up the site. Presumably that paid for taking out the settling tank and removing the glass. What had been the storage area at the front of the building was converted into a caretaker's apartment. It is occupied by a member of Highland Park's police force.

MEMORANDUM

Date: May 9, 2013

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: **Resolution Recommending a Preliminary Landmark Designation for 169 Laurel Avenue**

At the April 11, 2013 meeting, the Historic Preservation Commission accepted a Landmark Nomination for 169 Laurel Avenue. The Commission determined that the structure met Landmark Standards #4 and #6:

(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 or indigenous materials;

(6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

The HPC directed staff to draft a Resolution recommending a Preliminary Landmark Designation. The Resolution has been drafted and is attached to this memo. The Commission is asked to review the Resolution and, if no changes are requested, approve the Resolution by a majority vote.

The next step is the review of a Planning Report that “evaluates the relationship of the proposed designation to the City’s Comprehensive plan and the effect of the proposed designation on the surrounding neighborhood.” This report gives the Commission an opportunity to review the impact of the landmark designation with regard to the surrounding properties and the City-wide Comprehensive Plan. Staff has prepared the Planning Report for 169 Laurel Avenue and attached it to this memo. The Commission is asked to review the report and “make such modifications, changes, and alterations to the report concerning the proposed Landmark designation as it deems necessary in consideration of any recommendations made in the report.” The report does not indicate that the landmark will conflict with any comprehensive planning for this part of the City. If no changes are requested, the Commission is asked to approve the Planning Report by a majority vote.

After the adoption of the Resolution and the approval of the attached Planning Report, the landmarking process will follow these steps:

- 1) When the attached resolution is adopted by the Commission, the house at 169 Laurel will become a Regulated Structure. This means that the house will be protected under the guidelines in Chapter 24 of the City Code, “Historic Preservation.”
- 2) A certified letter will be mailed to the owners of the Regulated Structure notifying them about the approval of the Resolution and the Commission’s recommendation to approve the Landmark, and requesting consent for the landmark designation.
- 3) When written consent from the owner has been received, the owners will again be notified that the Commission’s recommendation will be forwarded to the City Council for final approval.
- 4) The Resolution making a Preliminary Landmark Designation for 169 Laurel Avenue will be forwarded to the City Council, along with the Planning Report and an Ordinance designating the structure as a Local Landmark.
- 5) The landmarking process will be completed when the Ordinance has been approved by a majority vote from the City Council.

Recommended Action

The Commission is asked to adopt the Resolution making the Preliminary Landmark Designation and approve the attached Planning Report evaluating the impact of the landmark on the neighborhood.

Attachments:

- Resolution Recommending a Preliminary Landmark Designation for 169 Laurel Avenue
- Planning Report for the Landmark Nomination of 169 Laurel Avenue

**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 13-01

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION
RECOMMENDATION FOR 169 LAUREL AVENUE**

WHEREAS, on April 11, 2013, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("**City Code**"), the Chairman of the Commission received a written nomination to designate as a landmark that certain structure commonly known as Robert S. Vail House, located at 169 Laurel Avenue in Highland Park, Illinois, and by this reference made a part of, this Resolution ("**Structure**"); and

WHEREAS, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Structure, the Commission must (i) find that the proposed landmark designation satisfies at least two of the criteria set forth in Section 24.015 of the City Code, and (ii) determines that the Structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation.

WHEREAS, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the property was held on April 11, 2013, and

WHEREAS, the Commission has determined that the proposed designation of the Property satisfies the criteria for landmark designation set forth in Sections 24.015(1), 24.015(4), 24.015(6), and 24.015(7) of the City Code;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Historic Preservation Commission.

SECTION TWO: PRELIMINARY LANDMARK DESIGNATION. In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission shall, and does hereby, make a preliminary Landmark designation recommendation to designate the Structure as a landmark.

SECTION THREE: EFFECT OF DESIGNATION. In accordance with and pursuant to Section 24.025(B)(3) of the City Code, upon the effective date of this Resolution, the Property shall be considered a "Regulated Structure," as that term is defined pursuant to Section 24.005 of the City Code.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. 13-01

Gerald Fradin, Chairman

ATTEST:

Andy Cross, Commission Secretary

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HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

DATE REFERRED: May 9, 2013
ORIGINATED BY: Department of Community Development
SUBJECT: Planning Report for Landmark Nomination of 169 Laurel Avenue

SUMMARY AND BACKGROUND OF SUBJECT MATERIAL

Address: 169 Laurel Avenue
Roger S. Vail House

Owner: Stephanie S. Freeman

Zoning: R4 Low Density Single Family &
LFOZ – Lake Front Density and Character Overlay Zone

Style: Colonial Craftsman

Date of Construction: c. 1913

Architect: Unknown

ADMINISTRATIVE HISTORY

The owner of 169 Laurel Avenue has submitted a nomination form to designate her house as a local landmark. The Historic Preservation Commission considered the nomination at the April 11, 2013 meeting and directed staff to prepare a resolution recommending a landmark designation for the house. The Commission has also requested a Planning Report from the Director of Community Development per the requirements of Sec. 24.025(C) of the Historic Preservation Ordinance.

DESCRIPTION OF THE PROPERTY

The structure at 169 Laurel Avenue is a well maintained example of Colonial-Craftsman residential architecture common in the construction of early suburbs like Highland Park. The home features the formal, symmetrical traits of Colonial Revival homes, combined with rustic, cottage elements found in many north shore homes influenced by the Craftsman movement. For example, the centered front entry portico is over-whelming Colonial in theme, while the exposed rafter ends are Craftsman in origin. The use of “Stylistic Mixtures” was common in architecture of this period.

The original owner of 169 Laurel was Mr. Roger S. Vail, one of three sons of prominent Highland Park resident, Major Henry S. Vail of 190 Lakewood Place. The elder Vail was a decorate Civil War veteran and insurance actuary.

HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

Roger S. Vail was a 1902 graduate of the Rugby School in Kenilworth and a 1906 graduate of Cornell University. During World War I he served overseas, and was a captain in the reserve core. For a time, he also served as the director of the Motive Parts Company of America. Roger was a member of the Exmoor Country Club.

He passed tragically at the age of 54 in 1937. While preparing for a hunting trip in North Carolina, a rifle discharged striking him in the head. He passed shortly after, and was buried in the Lake Forest Cemetery. He was survived by his widow and three children: Roger Jr., and Henry.

FINDING OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE

The Historic Preservation Commission accepted a landmark nomination 169 Laurel Avenue at the April 11, 2013 meeting and made the preliminary determination that the Property meets the following two Landmark criteria:

- (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 or indigenous materials;
- (6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

By Code, any proposed individual landmark must meet two or more Landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation. The property at 169 Laurel has been found to meet two of nine Landmark criteria and retains sufficient integrity to qualify for local Landmark designation.

HISTORIC PRESERVATION COMMISSION POLICY

The Historic Preservation Commission discussed a preliminary Landmark designation recommendation on April 11, 2013. Upon adoption of the proposed resolution the property at 169 Laurel Avenue will become a Regulated Structure. No building permits or demolition permits shall be issued per Section 24.025(B)(3):

Upon adoption of the resolution making a preliminary landmark designation recommendation, and until provided otherwise in this Chapter, the nominated Property, Structure, Area, Object, or Landscape of Significance shall be a Regulated Structure.

The permit moratorium described above will conclude upon final disposition of the proposed Local Landmark nomination process.

HISTORIC PRESERVATION AND THE CITY OF HIGHLAND PARK MASTER PLAN

The City of Highland Park Master Plan asks that the city “sustain a philosophy of preservation,” adding a call to “maintain Highland Park’s sense of place, character, and history; maintain quality of architecture in residential and public structures,” preserving “the quality of residential neighborhoods” and protecting the City’s “natural, historic and physical resources.” The description of the built

HISTORIC PRESERVATION COMMISSION REQUEST FOR PLANNING REPORT

environment in the Lakefront Planning District identifies historic structures as an integral part of the district's character. The Plan identifies the role the Historic Preservation Commission plays in maintaining the character of the district and encourages residents to play an active role with the Commission and with preservation in the neighborhoods. Therefore, the effect of the proposed Landmark designation of the Roger S. Vail house at 169 Laurel Avenue on the surrounding neighborhood would be in keeping with the interests outlined in the City's Comprehensive Plan.

RECOMMENDATION

Based on the information presented, the Department of Community Development recommends that the Historic Preservation Commission continue with the Landmark designation of the property at 169 Laurel Avenue.

The Historic Preservation Commission's request for consent to the proposed designation will be sent to the Owners following the adoption of the attached Resolution recommending a Preliminary Landmark Designation. The Owner has 45 days after the date on which the statement is delivered to respond to the Commission's request, and the Owner may ask for an extension.

If the owner consents to the Landmark designation, the Commission's recommendation will be forwarded to the City Council. If consent is declined, or if there is a failure to give written consent, the Commission shall schedule a public hearing on the proposed designation before proceeding with the Landmark process.

ATTACHMENTS

- | | |
|-----------|---|
| Exhibit A | Map |
| Exhibit B | Photographs |
| Exhibit C | Landmark Nomination |
| Exhibit D | Preliminary Landmark Designation Resolution |





Highland Park Historic Preservation Commission
 1707 St. Johns Avenue
 Highland Park, Illinois 60035

Landmark Nomination Form

Date: *3-25-13*

1) Name of Property (original if known)			
2) Street Address:	<i>169 LAUREL AVENUE</i>		
3) Legal description or P.I.N. (Permanent Index Number):	<i>16-23-405-D19 HOUSE + LAND 16-23-405-018 LAND ONLY (W. SIDE)</i>		
4) Name and Address of Property Owner(s):	<i>STEPHENNIE S. FREEMAN 169 LAUREL AVENUE</i>		
5) Present Use:	<i>SINGLE FAMILY</i>	6) Past Use:	<i>SINGLE FAMILY</i>
7) Architect:		8) Date of Construction:	<i>1913 per ASSESSOR</i>
9) Written statement describing property and setting forth reasons it is eligible for landmark designation:			
(please include photos)			
10) This structure is eligible for designation on the basis of the following criteria (see reverse page):			
11) Name(s) of Applicant(s):	<i>STEPHENNIE S. FREEMAN</i>		
Address:	<i>169 LAUREL AVENUE</i>		
Signature(s):	<i>Stephennie S. Freeman</i>		
Address(es):	<i>169 LAUREL AVENUE</i>		
12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):	<i>OWNER</i>		

Please return this form to:
 Department of Community Development
 Historic Preservation Commission
 1150 Half Day Road
 Highland Park, IL 60035

FAX (847) 432-0964
 Attn: Andy Cross, Planner

Criteria for Determining Highland Park Landmarks

In making decisions about which sites or structures qualify as Highland Park Landmarks the Historic Preservation Commission will decide within 45 days whether the nominated property meets one or more of the following criteria:

(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; *ROBERT S. VAIL*

(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; *CRAFTSMAN STYLE*

(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, county, state, or country;

(6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative; *CRAFTSMAN STYLE*

(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; and/or

(9) It possesses or exhibits significant historical and/or archaeological qualities.

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 169
 STREET Laurel Ave
 ROLL # 10
 FRAME #s 23a
 ROLL # 25
 FRAME #s 25a

GENERAL INFORMATION

CLASSIFICATION building PRESENT USE single-family CONDITION excellent
SECONDARY STRUCTURES detached garage ORIGINAL USE single-family INTEGRITY minor alterations

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE	Craftsman	NO. OF STORIES	2.5
ARCHITECTURAL DETAILS	Colonial Revival	EXT. WALLS (current)	stucco
ORIGINAL CONSTRUCTION DATE	c. 1915	EXT. WALLS (original)	stucco
SOURCE	surveyor	FOUNDATION	not visible
OVERALL SHAPE OR PLAN	rectangular	ROOF (type & materials)	side gable asphalt shingle
LANDSCAPE FEATURES	50' setback; residential street; mature trees; central driveway	WINDOW MATERIAL, TYPE(S)	wood double hung 9/1;6/1;4/1
		PORCH	front entry

SIGNIFICANT FEATURES: Shed roof dormers with exposed rafter ends and 4/1 wood double hung windows; 9/1 & 4/1 wood double hung windows; flanged segmental arch canopy over front entry; front door with sidelights

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Second story side addition in 1932 (permit); fixed louvered shutters; garage built in 1926 (permit)

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: S

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

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.) No



RESEARCH INFORMATION

HISTORY

HISTORIC NAME: _____

COMMON NAME: _____

HISTORIC INFORMATION:

Original addresss: 217. Original owner was Robert S. Vail

ARCHITECTURE

ARCHITECT _____

SOURCE _____

BUILDER _____

COST _____

OTHER ARCHITECTURAL INFORMATION:

AREA Central East

SURVEYOR Jennifer Kenny

DATE 11/19/1998

PIN _____

RESEARCHER _____

DATE _____

**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 13-01

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION
RECOMMENDATION FOR 169 LAUREL AVENUE**

WHEREAS, on April 11, 2013, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("**City Code**"), the Chairman of the Commission received a written nomination to designate as a landmark that certain structure commonly known as Robert S. Vail House, located at 169 Laurel Avenue in Highland Park, Illinois, and by this reference made a part of, this Resolution ("**Structure**"); and

WHEREAS, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Structure, the Commission must (i) find that the proposed landmark designation satisfies at least two of the criteria set forth in Section 24.015 of the City Code, and (ii) determines that the Structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation.

WHEREAS, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the property was held on April 11, 2013, and

WHEREAS, the Commission has determined that the proposed designation of the Property satisfies the criteria for landmark designation set forth in Sections 24.015(1), 24.015(4), 24.015(6), and 24.015(7) of the City Code;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Historic Preservation Commission.

SECTION TWO: PRELIMINARY LANDMARK DESIGNATION. In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission shall, and does hereby, make a preliminary Landmark designation recommendation to designate the Structure as a landmark.

SECTION THREE: EFFECT OF DESIGNATION. In accordance with and pursuant to Section 24.025(B)(3) of the City Code, upon the effective date of this Resolution, the Property shall be considered a "Regulated Structure," as that term is defined pursuant to Section 24.005 of the City Code.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. 13-01

Gerald Fradin, Chairman

ATTEST:

Andy Cross, Commission Secretary

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