

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, June 13, 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, June 13 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. May 9, 2013

IV. Scheduled Business

A. Determination of Significance

- 15 Ravine Drive – Former Sewage Treatment Plant ~ *Continued* ~
- 1881 Old Briar Road ~ *Continued* ~
- 344 Ravine Drive
- 370 Ravine Drive
- 384 Ravine Drive
- 1205 Ridgewood Drive
- 45 Oakmont Road
- 2107 St. Johns Avenue
- 2113 St. Johns Avenue

B. Landmark Nomination

- 169 Laurel Avenue
- 1427 Waverly Road

V. Discussion Items

VI. Business From the Public

VII. Other Business

A. Next meeting scheduled for July 11, 2013

VIII. Adjournment

City of Highland Park
Historic Preservation Commission
Minutes of May 9, 2013
7:30 p.m.

I. Call to Order

Vice Chairman Rotholz 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: Rotholz, Temkin, Thomas, Becker

Members Absent: Bramson, Curran, Fradin

City Staff Present: Cross, Sloan

Ex-Officio Members Present: Leah Axelrod

Student Commissioners Present: Theodosakis, Carlson

Others Present: Jean Sogin, Liza McElroy, Rick Stumpf (15 Ravine Drive), William Schuman (1881 Old Briar Road), Mark Muller 9825 Laurel) Stephanie Freeman (169 Laurel Avenue), Randy Tanner (1386 Sunnyside)

III. Approval of Minutes

Vice Chairman Rotholz asked for approval of the minutes from the April 11, 2013 HPC meeting. Commissioner Becker moved to approve the minutes as submitted. Seconded by Commissioner Temkin The motion was approved by a unanimous vote (4-0).

IV. Scheduled Business

A. Determination of Significance – 1386 Sunnyside

The applicant indicated the house was in severe disrepair and he was intending to rehabilitate it. The project risked crossing the threshold of an interior demolition, so a historic review by the HPC became necessary.

Vice Chairman Rotholz asked if any Commissioners wished to discuss the landmark criteria as they might apply to this house.

- Commissioner Thomas made a motion finding the structure at 1385 Sunnyside did not satisfy any landmark criteria.
- Seconded by Commissioner Becker
- Vote: 4-0 Motion passes

1 **B. Determination of Significance – 1881 Old Briar Road**

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3 The applicant, William Schuman, was present to answer questions about the petition. Vice Chairman
4 Rotholz indicated he walks by the house frequently and asked about an old garage. Mr. Schuman
5 indicated the former owners lost the house through foreclosure. As he understood it, the garage was
6 demolished as a condition of a repurchase of the house at some point thereafter. Commissioner
7 Temkin presented documentation verifying the garage had been designed by architect John Van
8 Bergen. Planning Manager Sloan confirmed that the garage was demolished in 2010 without the
9 benefit of a permit from the City.

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11 Vice Chairman Rotholz asked if any Commissioners wished to discuss the landmark criteria as they
12 might apply to this house. Commissioner Becker felt the house has some aesthetic appeal, which falls
13 under Criterion 6. Vice Chairman Rotholz indicated that the house must also exhibit innovative design
14 or cultural significance to fully satisfy landmark standard 6. Commissioner Temkin felt the house has
15 features that appear Van Bergen-esque and charming.

- 16
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 - Motion by Commissioner Thomas finding the house does not satisfy any landmark
 - 18 standards.
 - Motion fails for lack of a second.

19
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21
 - Motion by Commissioner Becker finding the house satisfies landmark standard #6
 - 22 • Seconded by Commissioner Temkin
 - 23 • Vote: 2-2
 - 24 • Motion fails

25
26
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 - Motion by Commissioner Temkin to continue the discussion on 1881 Old Briar Road to
 - 28 the next meeting on June 13th.
 - Seconded by Commissioner Becker
 - 29 • Vote: 4-0
 - 30 • Motion carries
 - 31

32

33 **C. Determination of Significance – 825 and 833 Laurel Avenue**

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35 The Commission discussed these properties, noting that additions over the decades have eroded any
36 historical character they may have had. The applicant, Mark Muller, indicated that both houses were
37 in terrible condition. Ex-Officio member Julia Johnas noted the brick on 833 Laurel is probably local
38 and encouraged the applicant to reuse it on the redevelopment project on the site.

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 - Motion by Commissioner Becker finding the house at 825 does not satisfy any landmark
 - 41 criteria.
 - Seconded by Commissioner Thomas
 - 42 • Vote: 4-0
 - 43 • Motion carries

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45
46
 - Motion by Commissioner Temkin finding the house at 825 does not satisfy any landmark
 - 47 criteria.
 - Seconded by Commissioner Becker
 - 48 • Vote: 4-0
 - 49 • Motion carries
 - 50

51

1 **D. Determination of Significance – 15 Ravine Avenue**

2 Staff discussed historical research on the old sewage treatment plant. Jean Sogin, 1092 Wade Street,
3 indicated that the architecture isn't as significant as the role the structure played in the history of
4 Highland park. An informational sign would be ideal to educate residents about the structure's
5 important history. Rick Stumpf, Park District of Highland Park, indicated that original architectural
6 drawings for the plant are available. Executive Director Liza McElroy indicated the Park District's
7 intent is to maintain Millard Park as a passive recreation area, create open space along the shoreline,
8 and eventually connect the stream to the lake. Vice Chair Rotholz encourage the Park District to
9 recognize the importance of what's there in some manner. Ms. McElroy indicated support for that.

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11 Commissioner Temkin indicated the design of the facility was innovative for its time and the
12 engineers/designers were well-reputed. Commissioners Temkin and Thomas stated they would like to
13 see the old sewage treatment plant preserved.

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15 Vice Chairman Rotholz asked the Commission to consider the landmark criteria in Chapter 24.
16 Commissioner Temkin indicated criteria 1, 7, and 9 may be appropriate. Commissioner Thomas
17 thought 8 and 9. Commissioner Becker indicated 1 and 8 may be satisfied, and that costs related to any
18 renovation or rehabilitation of the building would be very expensive.

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20 Jean Sogin stated that the review in this case is less about a question of a demolition delay and more
21 about the question of how to tell the story of the plant's history. Ex-Officio member Julia Johnas
22 stated there was value to restoring the park to how it looked in Millard's day, which was as pristine
23 lakefront beach area.

- 24
25
 - Motion by Commissioner Temkin finding the former sewage treatment plant at 15 Ravine
 - 26 Drive satisfies landmark standards 1,7, and 8.
 - 27 • Seconded by Commissioner Thomas
 - 28 • Vote: 3-1 (Rotholz voting nay)
 - 29 • Motion carries

- 30
31
32
 - Motion by Commissioner Becker to terminate the demolition delay on 15 Ravine Drive.
 - 33 • Motion fails for lack of a second

34
35 Commissioner Temkin asked the Park District to propose a historical marker for the facility.

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 - Motion by Commissioner Becker to continue discussion about terminating the demolition
 - 38 delay for 15 Ravine Drive to the next HPC meeting on June 13th, 2013
 - 39 • Seconded by Commissioner Thomas
 - 40 • Vote: 4-0
 - 41 • Motion Carries

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43 **E. Landmark Nomination – 169 Laurel Avenue**

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45 Stephanie Freeman, owner of 169 Laurel, indicated she was still interested in pursuing the
46 landmark designation, but had concerns about the extent of renovations she could pursue and still
47 be eligible for the State of Illinois' tax incentives. The Commission encouraged Mrs. Freeman to
48 contact the IHPA to resolve her concerns. Mrs. Freeman thanked the Commission and requested
49 that consideration of her landmark nomination be tabled to the next meeting.

- 1 • Motion by Commissioner Temkin to continue discussion the landmark nomination for 169
- 2 Laurel to the next HPC meeting on June 13th, 2013
- 3 • Seconded by Commissioner Becker
- 4 • Vote: 4-0
- 5 • Motion Carries
- 6

7 **IV. Discussion Items**

- 8 1) Educational Outreach Programs:
 - 9 a. The Commission agreed that a workshop at the Library about how to learn about
 - 10 your home would be beneficial and help introduce people to the historic fabric of
 - 11 Highland Park.
- 12 2) Upcoming Items: Staff indicated that a landmark nomination for 1427 Waverly Road
- 13 would be discussed at the next meeting. Attendance would be very important for all
- 14 Commissioners.
- 15

16 **V. Business from the Public**

17 **VI. Other Business**

18 **VII. Adjournment**

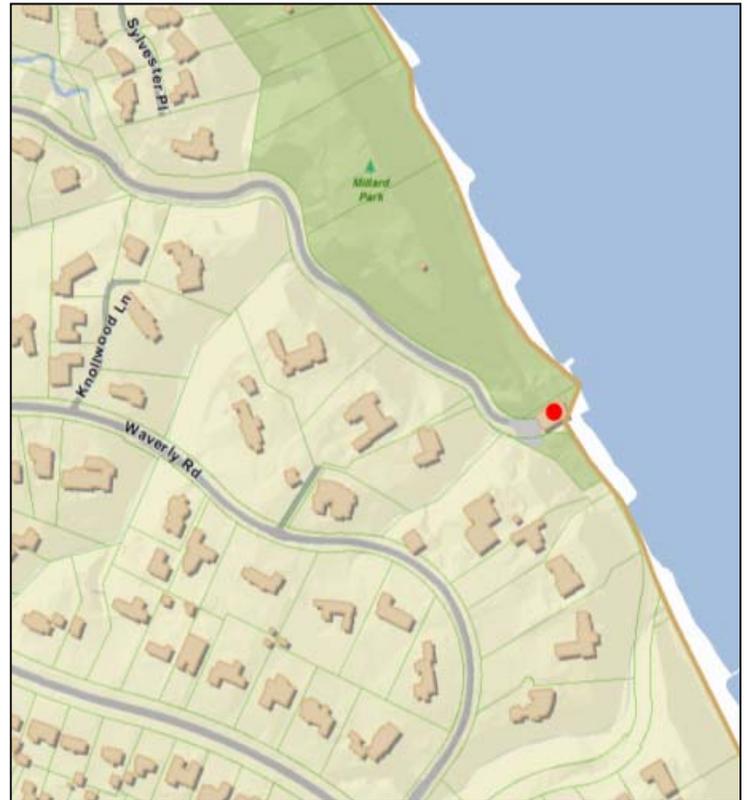
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22 Vice Chair Rotholz adjourned the meeting at 9:48 pm.

Historic Preservation Commission

15 Ravine Drive Demolition Review

To: Historic Preservation Commission
From: Andrea West, Andy Cross
Date: 6/13/2013

<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.

Previous Consideration

The demolition review of this structure appeared on the HPC's May 9, 2013 agenda. Liza McElroy and Rick Stumpf represented the Park District and explained the intent to return Millard Park back to a passive recreation area with the removal of the former sewage treatment

Historic Preservation Commission

facility. The Commission discussed the important role the plant played in the City's history. There was consensus that the contribution the facility made to Highland Park should be recognized even if the building isn't preserved. Some type of historical or interpretive display at the site would be appropriate to explain the role the sewage treatment plant served in its time. Former Chairwoman Jean Sogin attended the meeting and indicated that a discussion about finding the best way to tell the facility's story may be more appropriate than a discussion about a one-year vs. six-month demolition delay on the building. The Park District was amenable to the idea of an interpretive display about the history of the building and offered to bring a concept design to a future HPC meeting.

There was discussion about whether the rear portion of the treatment plant could be converted into an asset for Millard Park, such as a patio or a pavilion. Liza McElroy indicated that the District's intent is to create as clean and pristine a beach at Millard Park as possible.

After extensive discussion, the Commission found by a majority vote (3-1) that the old sewage treatment plant satisfied three landmark criteria:

- (1) It demonstrates character, interest or value as part of the development, heritage or cultural characteristics of the City, county, state or country;
- (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;

As a result of these findings, a one-year demolition delay is currently in place on this structure. The vote making this finding was followed by a motion to terminate the demolition delay, but the motion failed for lack of a second. The Commission continued the discussion to the June 13th HPC meeting to allow the Park District time to propose an interpretive display for the site, as well as to give more Commissioners the opportunity to discuss the demolition delay.

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 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,

Historic Preservation Commission

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:

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

Historic Preservation Commission

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.
- 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.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Historic Preservation Commission

Recommended Action

The Commission is asked to consider terminating the one-year demolition delay currently in place on the former sewage treatment building at 15 Ravine Drive. As stated in Chapter 170.040, "the Commission may terminate its review period at any time in the event that it determines, based upon a showing by the Applicant, that a bona fide, reasonable, and unsuccessful effort has been made to sell the Structure for which a Demolition permit has been sought, and/or that *further time will not reasonably be expected to result in a sale or otherwise to result in the avoidance of the necessity to demolish the Structure.*"

Attachments

Minutes from the May 9, 2013 HPC meeting

Conceptual Interpretive Display Content from the Park District

Letter From the Illinois Historic Preservation Agency dated January 3, 2013

Location Map

Architectural Survey Entry

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

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Historic Preservation Commission
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Ex-Officio Members Present: Leah Axelrod

Student Commissioners Present: Theodosakis, Carlson

Others Present: Jean Sogin, Liza McElroy, Rick Stumpf (15 Ravine Drive), William Schuman (1881 Old Briar Road), Mark Muller 9825 Laurel) Stephanie Freeman (169 Laurel Avenue), Randy Tanner (1386 Sunnyside)

III. Approval of Minutes

Vice Chairman Rotholz asked for approval of the minutes from the April 11, 2013 HPC meeting. Commissioner Becker moved to approve the minutes as submitted. Seconded by Commissioner Temkin The motion was approved by a unanimous vote (4-0).

IV. Scheduled Business

A. Determination of Significance – 1386 Sunnyside

The applicant indicated the house was in severe disrepair and he was intending to rehabilitate it. The project risked crossing the threshold of an interior demolition, so a historic review by the HPC became necessary.

Vice Chairman Rotholz asked if any Commissioners wished to discuss the landmark criteria as they might apply to this house.

- Commissioner Thomas made a motion finding the structure at 1385 Sunnyside did not satisfy any landmark criteria.
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- Vote: 4-0 Motion passes

1 **B. Determination of Significance – 1881 Old Briar Road**

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3 The applicant, William Schuman, was present to answer questions about the petition. Vice Chairman
4 Rotholz indicated he walks by the house frequently and asked about an old garage. Mr. Schuman
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6 demolished as a condition of a repurchase of the house at some point thereafter. Commissioner
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33 **C. Determination of Significance – 825 and 833 Laurel Avenue**

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35 The Commission discussed these properties, noting that additions over the decades have eroded any
36 historical character they may have had. The applicant, Mark Muller, indicated that both houses were
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22 stated there was value to restoring the park to how it looked in Millard's day, which was as pristine
23 lakefront beach area.

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 - Motion by Commissioner Temkin finding the former sewage treatment plant at 15 Ravine
 - 26 Drive satisfies landmark standards 1,7, and 8.
 - 27 • Seconded by Commissioner Thomas
 - 28 • Vote: 3-1 (Rotholz voting nay)
 - 29 • Motion carries

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 - Motion by Commissioner Becker to terminate the demolition delay on 15 Ravine Drive.
 - 33 • Motion fails for lack of a second

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35 Commissioner Temkin asked the Park District to propose a historical marker for the facility.

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 - 41 • Motion Carries

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43 **E. Landmark Nomination – 169 Laurel Avenue**

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45 Stephanie Freeman, owner of 169 Laurel, indicated she was still interested in pursuing the
46 landmark designation, but had concerns about the extent of renovations she could pursue and still
47 be eligible for the State of Illinois' tax incentives. The Commission encouraged Mrs. Freeman to
48 contact the IHPA to resolve her concerns. Mrs. Freeman thanked the Commission and requested
49 that consideration of her landmark nomination be tabled to the next meeting.

- 1 • Motion by Commissioner Temkin to continue discussion the landmark nomination for 169
- 2 Laurel to the next HPC meeting on June 13th, 2013
- 3 • Seconded by Commissioner Becker
- 4 • Vote: 4-0
- 5 • Motion Carries
- 6

7 **IV. Discussion Items**

- 8 1) Educational Outreach Programs:
 - 9 a. The Commission agreed that a workshop at the Library about how to learn about
 - 10 your home would be beneficial and help introduce people to the historic fabric of
 - 11 Highland Park.
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- 13 would be discussed at the next meeting. Attendance would be very important for all
- 14 Commissioners.
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16 **V. Business from the Public**

17 **VI. Other Business**

18 **VII. Adjournment**

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21 Vice Chair Rotholz adjourned the meeting at 9:48 pm.
22

On May 29, 1909, the citizens of Highland Park voted in favor of a bold plan: the establishment of a park district to acquire and maintain open space—in particular this lakefront park at the end



of Ravine Drive. Everett Millard, president of North Shore Gas and a member of the influential City Club, was a crusader for public access to the lakefront. In 1908, he founded, with Jens Jensen, The Prairie Club, whose members celebrated the region's still wild places with field trips and campouts. The ravines and lakefront of Highland Park, Glencoe and Lake Forest were frequent destinations. Millard served on the early park board and succeeded Frank Cushing, the first board

president, and worked in that capacity for more than 10 years. Millard Park, originally part of his estate, was dedicated in his name in 1977, on the 100th anniversary of his birth.

The surrounding area was once a small sawmill called Stowell's Pier. In 1854 the local settlement was wiped out by a Cholera outbreak – a result of residents using Lake Michigan for both its drinking water and its sewage. By 1916 there was a primitive sewage treatment system in Highland Park which diverted wastewater further into Lake Michigan.

This spot once occupied the Ravine Drive Sewage Treatment Plant, built in 1935 and demolished in 2014. These plants ended the cholera threat but led to further devastation of the Lake ecosystem.



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 plants on the Lake. By 1977, this building was de-commissioned and granted to the Park District who already owned the land.



Illinois Historic
Preservation Agency

FAX (217) 782-8161

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • www.illinois-history.gov

Lake County

Highland Park

Demolition of Former North Shore Sanitary District Building

35 Ravine Dr.

IHPA Log #015121212

January 3, 2013

Steven Meyer

Park District of Highland Park

636 Ridge Road

Highland Park, IL 60035

Dear Mr. Meyer:

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

Our review of the records indicates that no historic, architectural or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

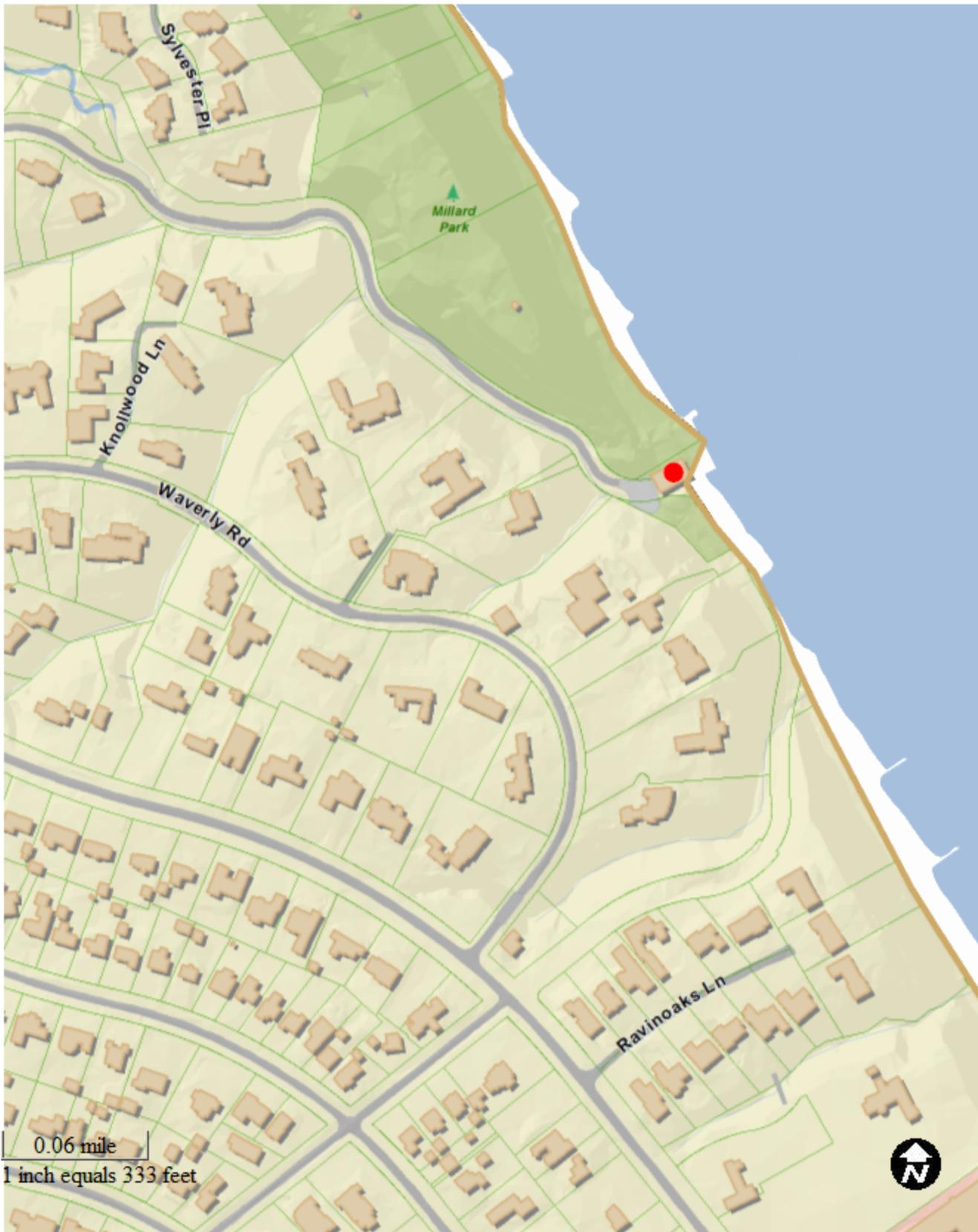
If you have any further questions, please contact me at 217/785-5027.

Sincerely,

Anne E. Haaker

Deputy State Historic

Preservation Officer



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

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

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

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.

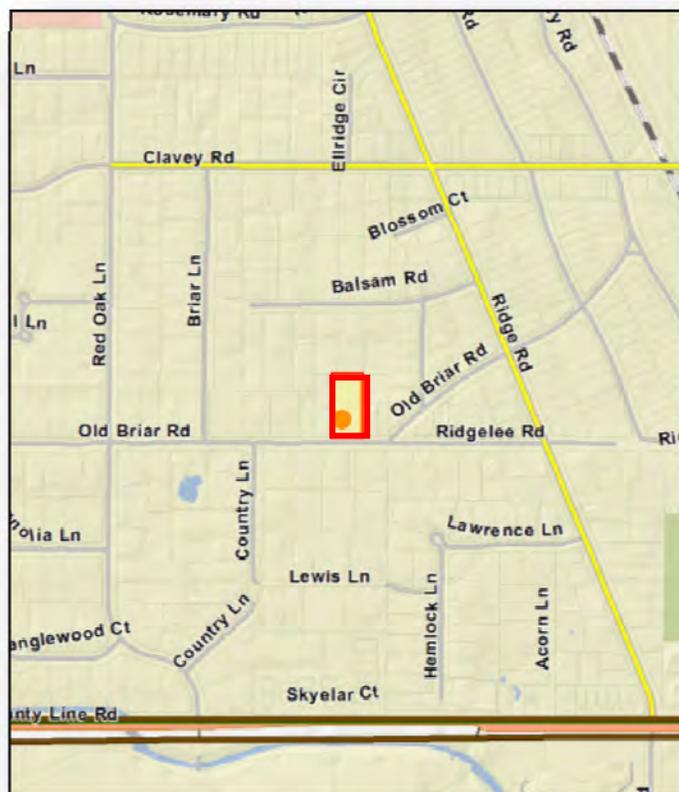
In 1977 the NSSD gave the building at the foot of Ravine Drive to the Park District of Highland Park and also gave the Park District \$39,100 to clean up the site. Presumably that paid for taking out the settling tank and removing the glass. What had been the storage area at the front of the building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

Historic Preservation Commission

1881 Old Briar Road Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 6/13/2013

<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

Previous Consideration

The HPC discussed this petition at the May 9, 2013 meeting. One discussion point was a garage built on the property in 1947. Research by Commissioner Temkin revealed the garage was designed by John S. Van Bergen. Sadly the garage was demolished in 2010 and no traces of it remain on the property.

The Commission discussed the house on the property, indicating it had aesthetic appeal but may not satisfy Landmark Standard #6 related to culturally significant or innovative architectural design.

A motion was made finding the structure at 1881 Old Briar Road did not satisfy any landmark standards, but the motion failed for lack of a second. Another motion was made finding the house satisfied Landmark Standard #6, but the motion failed on a (2-2) vote. A final motion was made to continue the item to the June 13th HPC agenda so more Commissioners could discuss it. That motion carried by a (4-0) vote.

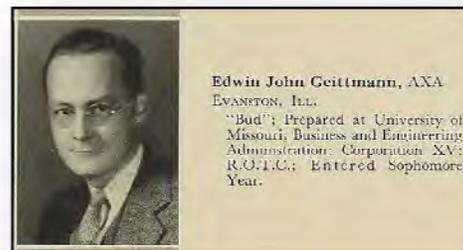
Architectural Analysis

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.

Historic Preservation Commission

- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, 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.
- 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 (E)(1) Demolition of Dwellings, 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

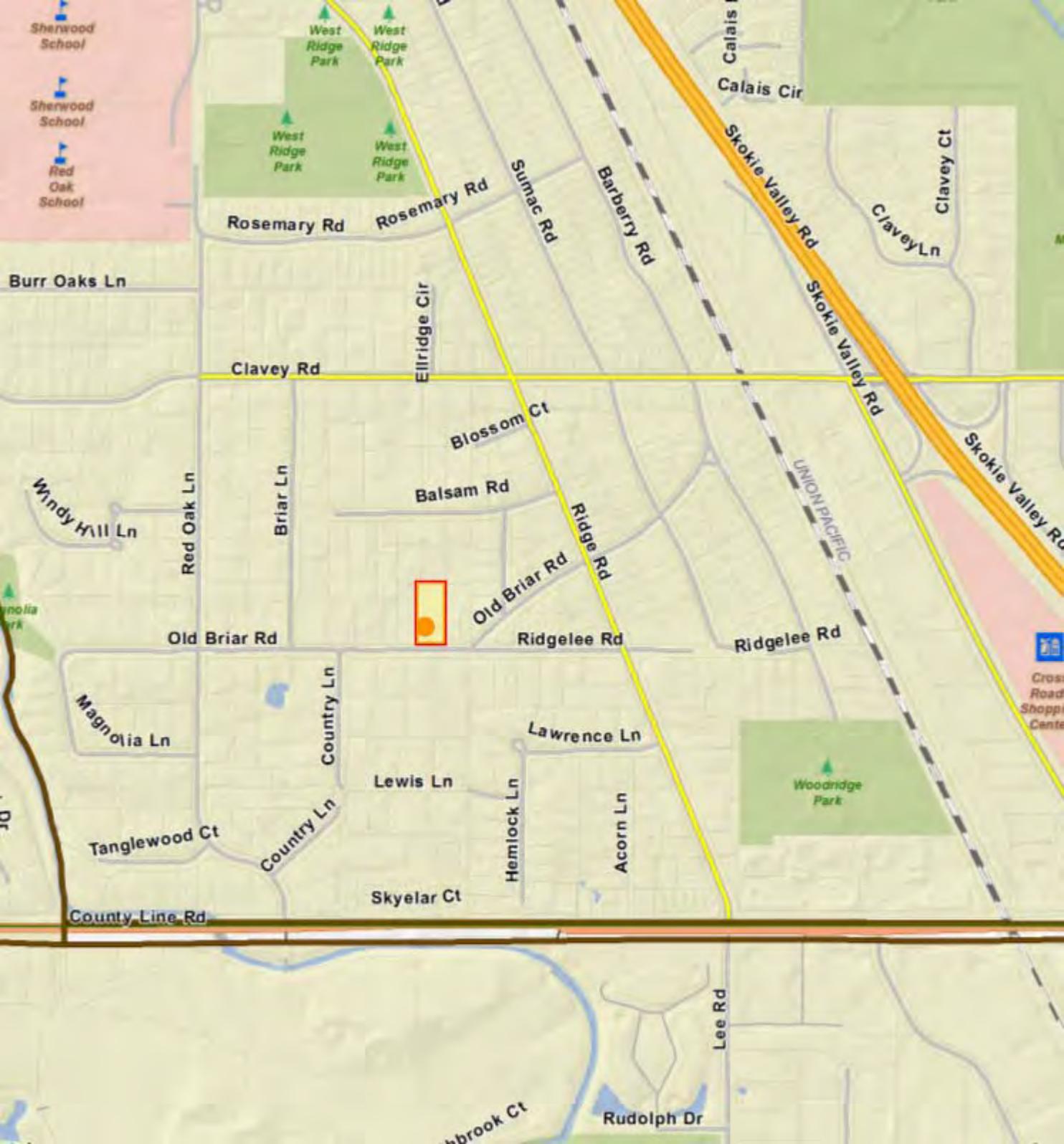
Location Map

Site Photos

County Assessor Data

Original Building Permit (1941)

1947 Building Permit Application for a Garage



Sherwood School
Sherwood School
Red Oak School

West Ridge Park
West Ridge Park
West Ridge Park
West Ridge Park

Calais Cir
Calais Cir

Rosemary Rd

Rosemary Rd

Sumac Rd

Barbery Rd

Skokie Valley Rd

Clavey Ln
Clavey Ct

Burr Oaks Ln

Clavey Rd

Ellridge Cir

Blossom Ct

Balsam Rd

Ridge Rd

Windy Hill Ln

Red Oak Ln

Briar Ln

Old Briar Rd



Ridgelee Rd

Ridgelee Rd

UNION PACIFIC

Skokie Valley Rd

Old Briar Rd

Magnolia Ln

Country Ln

Lawrence Ln

Lewis Ln

Hemlock Ln

Acorn Ln

Woodridge Park

Tanglewood Ct

Country Ln

Skyelar Ct

County Line Rd

Lee Rd

Brook Ct

Rudolph Dr

Cross Road Shopping Center











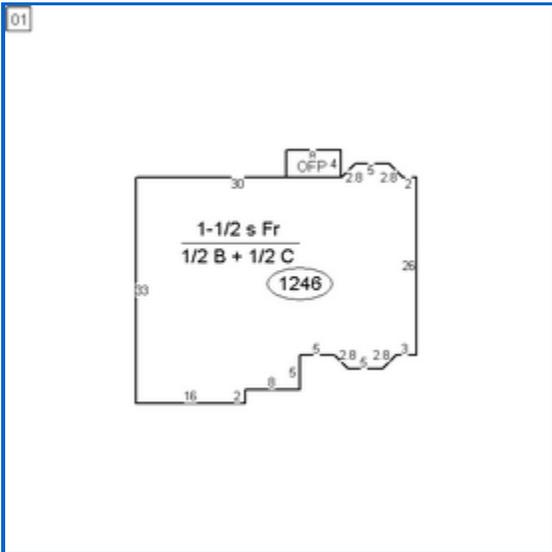


Lake County, Illinois

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

Date SEPT. 15 1934

Clear 3/18/42
2206
CITY OF WILMETTE

Building Permit No. 4445
See # 5283(R)

Location of Building—No. 1881 246 Street RIDGELEE RD.

Name of Owner E. J. GEITTMANN

Present Address 403 EASTWOOD AVE. Phone W. P. 4552

Type of Construction BRK & FRA' Remodeling

General Contractor L. M. GINNIS Address 1343 RIDGE RD. Phone WIL 5064
WILMETTE

Permit issued to OWNER to construct a SINGLE FAMILY DWELLING

building on Lot 11 Blk. Sub'n DEEKE'S WOODS

Builder's estimate \$ 7,500.00 Permit fee \$ 26.00

Location on Lot verified 9/16 1934 by S. M. Water a survey

Other inspections

Deposits JO # 3159 \$ 50.00 Sidewalks planked

Remarks

Job completed 3/19/42 Receipt for returned plans Owner

ARCHT - NONE

Moved to
Feb 14 1922

2 Hubs cracked - just above floor in both stacks
Ed Murphy showed them to me.

Electrical Contractor **VETTER ELECT. SER.** Address **556 DETAMBLE AVE. H.P. 227**
Wiring Permit No. **3418** Issued **12/3/41** Fixture Permit No. **3418** Issued **12/3/41**
1st Inspection **3/18** 1934 by **Stm** **16 FIXTURES**
2nd Inspection 193 by _____
Size of main wire _____ Size of branch wire **14** System **P. 20**
No. of Openings **46** No. Sockets _____ No. Circuits **2** No. Motors _____ No. Ranges _____
Certificate of Inspection Issued _____ 193 No. _____
Date of Public Service Tap _____ Remarks _____
Plumbing Contractor **MURPHY & SCHWALL** Address **H.P. 2637**
Water Tap No. **3691** Sewer Tap No. **3214** Job Order No. **3764** Issued **9/15/41** Paid **70.00**
Inspected **11/13** 1934 by **SJM**
Inspected 193 by _____
No. Catch Basins **Blank** No. Lavatories **1** No. Toilets **1**
No. Baths **1** No. Sinks **1** No. Laundry Tubs **1**
No. Shower Baths _____ No. Stacks **2** Other Items **1**
Certificate of Inspection Issued _____ 193 No. _____
Downspouts connected to _____
Kind of Heat **Gas Heat** Name of Burner _____
Tank Inspection **leak with gas**

C10
I

NOTE:—No Permit will be issued until this application has been Submitted to the building department, completely filled in. Print or type

Building Department, City of Highland Park, Lake County, Illinois APPLICATION FOR BUILDING PERMIT

Permit No. 5253

I, ALBERT RAMOND, Highland Park, Illinois, Aug 16 1947, the undersigned owner hereby apply to the Building Department of the City of Highland Park, Illinois, for a permit to erect, alter, construct or enlarge the structure or part thereof hereinafter described, and if granted the permit applied for I will comply with all the requirements of the City Ordinances relating thereto and pay the fees required by said Ordinances.

The building or structure is, (or is to be), used for the purpose of GARAGE ^{Class "I"} (Private) Single Family Dwelling, Business, etc. and is (or is to be), located on lot 911 block — Subdivision — or —

Street address 2465 Ridgely Rd Give any other legal description See speakers records

CONSTRUCTION DATA

Average width of lot 121.0 Average depth of lot 297.9 Area of lot 36,045.9
List below all buildings, existing and contemplated, and show whether dwelling, etc. or accessory buildings.

Buildings	Width Over All	Length Over All	Height Grade to Peak	Height A.I.A. Standards	Ground Area of Building	Volume Cubic Feet
<u>Class I Garage</u>	<u>22'</u>	<u>34'</u>	<u>19'</u>		<u>748.4</u>	<u>9,000</u>

NEW BUILDINGS

The building is to be constructed of Frame No. of stories 1 1/2 No. of rooms 2 No. of bath rooms — No. of plumbing fixtures —, bath tubs — lavatories —, toilets —, shower stalls —, showers over tubs —, kitchen sinks —, slop sinks —, laundry tubs —, floor drains —

Heating — Any Other — Warm Air, Hot Water, etc.

Fuel — Is building Air Conditioned? — Artificial ventilation? — Basement? — Attic? —
Oil, Gas, Coal, etc. Yes or No Yes or No Yes or No Yes or No

Utility room — Kind of foundation walls — Thickness — Depth of footing below grade — Thickness — width — Thickness of masonry walls above foundation; 1st Sty — 2nd Sty — 3rd Sty — Roof — Garage Attached
Shingle, Comp., etc., on Frame, Steel, etc. Attached or Unattached

Constructed of Frame No. of stalls 2
Frame, Brick, etc.

Following data for ALTERATIONS, ADDITIONS, ETC.

Note: Show number of buildings existing, lot data, etc., in space provided above.
Omit Cubic Contents

C11
I

The work contemplated consists of.....
Interior work - add'l rooms - dormers - exterior add's, add'l baths, etc.

and is to be of.....
Frame, brick, concrete, etc., or any combination thereof

No. of rooms in present building..... No. rooms added..... Total when completed.....
Ground area of additions..... Total ground area of existing building and additions..... No. bath rooms added.....
No. bath tubs..... Lavatories..... Toilets..... Shower stalls.....
Showers over tubs..... Kitchen sinks..... Slop sinks..... Laundry tubs....., any other.....
New electric work:..... Heating additions?..... Fuel.....
Yes or No Yes or No Oil, Gas, Coal, etc.

Remarks—for any additional information clarifying work to be done.....

The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances, and all other necessary expenses to completely erect, alter, construct or enlarge the building or structure. Such cost is itemized as follows:

PRINT OR TYPE

Unit of Contract	Name of Contractor	Address	Phone	Amount of Contract
General	Maurie DeBore	735 Geneva Ave	H.Pk 474	\$ 4,500
Excavating				\$
Concrete				\$
Masonry				\$
Plumbing				\$
Carpentry				\$
Electric				\$
Sheet metal				\$
Structural iron				\$
Plastering				\$
Heating				\$
Painting				\$
Others Not Listed Above				\$
Total Cost of Building				\$
Owner's name	J. S. VanBuren	Address	Barrington Ill	Phone
Architect		Address		Phone

15
14,500

Fee 4.16 -

C12
I

To Be Filled in by Building Department

Building Class I Garage Zone C
 Plans checked by [Signature] Date 8/13, 1947 Application checked by [Signature] Date 8/13, 1947
 Permit authorized by [Signature] Date 8/13, 1947 Permit issued, date 8/13, 1947 Permit No. 5283
 Street deposit job order No. _____ Amount of deposit \$ _____ Date _____, 19____
 Street obstruction Permit No. _____ Date _____, 19____ Street obstruction Bond No. _____
 Street number 2465 Ridgley Issued by [Signature] Date _____, 19____

CITY OF HIGHLAND PARK

Building Permit

Permit No. **5283**

Estimated total cost \$ 4,500.00 Fee \$ 16.00 Date August 18, 1947
(Exclusive of lands and landscaping)

Permission is hereby granted to Maurice DeBona Name of Contractor
 to Const. (G²) α Frame (Class I Garage) Building on lot 11
Construct - Remodel - Alter Frame - Masonry - Etc.
 Block --- Subdivision Soefkers Woods

No. 2465 St. Ridgley Road
 Owner's name Albert Ramond Building Class I Garage Zone C

This permit is granted, subject to information submitted by the owner on proper application forms and on plans and details submitted therewith. No error or omission in either the said application or plans, as filed with the Building Department, whether approved or not, shall relieve the applicant from conforming with all the ordinances of the City of Highland Park relating thereto. Any change or alteration from the application or plans as submitted must be referred to the Building Inspector before being made.

R. E. Cole (up)

— PLOT PLAN —

C13
I

12 16

PRESENT HOUSE

40'-

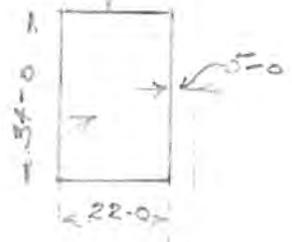
APPROX 0'-33"

247.90
Lot

99'-0"

247.91

PROPOSED GARAGE



North

No error or omission in either the plans or application, whether said plans and application has been approved by the building department or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this City, relating thereto. The owner having read the application for the building permit and for certificate of occupancy and having checked the plot plan hereon shown and fully understanding the intent thereof, declares that the statements made and the drawings shown are true to the best of his or her belief.

Do not sign unless you have read and checked this application and everything is complete.

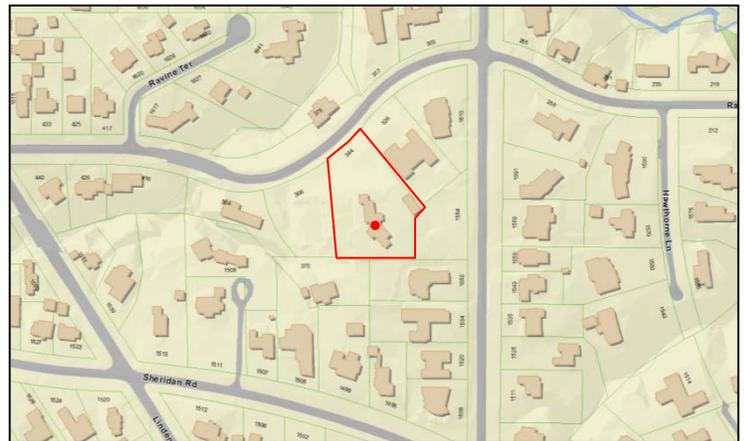
Signature of owner Albert Raymond
 Present address (...) Phone

Historic Preservation Commission

344 Ravine Drive, Halcyon Hall, Demolition Review

To: Historic Preservation Commission
 From: Andrea West, Planner
 Date: 7/13/2013

<i>Year Built:</i>	1918-1923
<i>Style:</i>	Tudor Revival
<i>Petitioner:</i>	Cal Bernstein on behalf of Craig Bondy, contract purchaser
<i>Size:</i>	8,855 square feet
<i>Original Owner:</i>	Ross J. Beatty and Family
<i>Architect:</i>	Louis Henri de Puysegur (Vade)
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Slate roof, decorative brick course on gable peaks, ornamental stone panels at center of crenellations, rounded wing, classical balustrade along terrace, stone label molds over windows, Tudor archway with French doors and decorative stonework
<i>Alterations:</i>	<ul style="list-style-type: none"> • Window replacement • Renovation of entrance way/interior stairs (1951)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 344 Ravine Drive and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the single family home at 344 Ravine Drive, also known as Halcyon Hall. The subject property, originally 260 Ravine, is located within the Central East survey area and is a “S”, Significant, contributing property. The subject property is listed on the National Register of Historic Places as part of the Highland Park Multiple Resources Nomination from 1982. The construction began on the home in 1918 and took approximately 3 years to complete because of the size and detail of the craftsmanship. City permit files indicate that the subject property has had some alterations to the entrance and stairs, a one room addition above the kitchen, interior renovations and replacement windows. The 1999 Central East Survey states the following about Halcyon Hall:

Historic Preservation Commission

Halcyon Hall, 1918-23, at 344 Ravine Drive, is one of Highland Park's most elegant houses. It was designed by French architect M. Pasquay [Louis Henri de Puysegur (Vade)] for Inland Steel executive Ross J. Beatty. The large brick Tudor Revival residence has a slate roof on its gable sections, combined with a flat roof section with crenellated parapet. There are Tudor arches on the several entries that have French doors and decorative stonework. Also featured are decorative brick string courses around the gable peaks and stone rectangular molds over the windows. There are two sets of leaded windows. The south section of the house and the coach house are half-timbered. Two of the sandstone bas-reliefs on the house bear the name, "Halcyon Hall."

Architectural Analysis

The subject property, 344 Ravine Drive, is listed as one of the more exemplary Tudor Revival homes in Highland Park. The 1999 Central East Survey defines the Tudor Style as follows:

The Tudor Revival style is based on a variety of late medieval models prevalent in 16th century Tudor England. Although there are examples dating from the mid-1890s, the style was particularly popular during the 1920s and 1930s. Associated with the country's early English settlers, it was second in popularity only to Colonial Revival. All sizes of English homes appealed to the American family. The English manor house served as a prototype for estate houses,



Figure 1: Halcyon Hall, 344 Ravine Drive

and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, sometimes with stucco. Half timbering, with flat stucco panels outlined by wood boards, is common. The stucco is a veneer, however, unlike that found on the Tudor prototype. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature prominent exterior stone or brick chimneys. Tudor Revival houses tend to have an irregularly shaped footprint.

The book, Highland Park: American Suburb at Its Best, features the home, stating that the structure is "one of Highland Park's most lavish houses, and in design features elements of the

Historic Preservation Commission

English Gothic, Tudor and the Classical Revival.” Also noted are several of the homes “modern conveniences” from the original design: a central vacuum system and water filtration.

Ex-Officio member Julia Johnas provided the following article from the Highland Park Press dated June 27, 1918 showcasing the French architect hired to design one of Highland Park’s more unique homes:

French Architect of Mr. Beatty's Residence

Reconstruction Work Behind French Lines to be Task of the Eminent Engineer, U.S. Citizen Mr. Vade Louis, the architect of Mr. R. J. Beatty's new home on Ravine Avenue, is an interesting and most artistic French gentleman. He is now an enthusiastic American citizen, but in the past has served his turn in the French army. Next September, Mr. Louis counts upon returning to France to participate as an engineer in the gigantic task of reconstruction work back of the lines in France. We are fortunate in having a worthy memento of this gifted architect in the graceful residence now in process of erection on the commanding site of the former Gump property.

Mr. Vade Louis is actually Louis Henri de Puysegur (Vade). According to census records he was born in France and immigrated to the States in 1904. He was naturalized in Chicago, but eventually relocated to Los Angeles where he died in 1963. As is noted in the Highland Park Press clip above, Mr. Vade was both a civil engineer and architect. He was not registered with the national or Chicago chapter of the American Institute of Architects. Several records incorrectly name Mr. Vade as “M. Pasquay,” a possible misspelling of his French surname.

Figure 2: Mr. Beatty & Mildred in Mississippi



Biographical Information

Ross James Beatty died a resident of Highland Park in 1950 at the age of 96. His obituary from the Chicago Tribune tells the story of how he became a prominent resident and industrialist. Born in Beaver Falls, Pennsylvania in 1854 on a farm, he left home at age 14 to work in the steel mills of Pittsburg. He later relocated to Muncie, Indiana where he worked in natural gas fields, an emerging industry at the time. With the money he made from gas, in 1901 he was part of a group which purchased the Inland Steel Company, a small Chicago organization. The first mill was constructed in Indiana Harbor and Ship Canal in northern Indiana and the factory produced steel under the Inland name between 1893 and 1998. The Beatty’s had three surviving children: John T. and Ross J. Jr., and a daughter, Veronese.

After achieving professional success as an executive, Mr. Beatty no longer was required to report daily to

Historic Preservation Commission

the mills in northern Indiana and settled his growing family on the North Shore in Highland Park. While planning their dream home, Halcyon Hall, the family lived in a Victorian on Sheridan Road; this property is also listed on the National Register for its architectural merit. He retired as the vice-president of Inland Steel in 1925. Mildred Beatty passed in 1962.

Highland Park: The First 100 Years (1969), explains how the Beatty family came to settle in Highland Park:

The Beattys came to Highland Park in 1907. They settled here because of the “natural charm and beauty,” and also because of their friends Mr. and Mrs. George Bard. [The Beatty’s] home was at 535 [1499] Sheridan Road.

Ex-Officio member Julia Johnas provided some additional biographical information about the Beatty family from the 1917, Book of Chicagoans. Mr. Beatty was a graduate of the class of 1873 from the Iron City Business College in Pittsburgh. He married the former Ms. Mildred Veronese, in Muncie, Indiana on September 12, 1894. They relocated their family to Highland Park in 1907. While a resident of Highland Park he was a member of the Exmoor Country Club, Union League and enjoyed “outdoor diversions.” The Book of Chicagoans also included the following summary of his professional experience:

Employed in mercantile business, Pittsburgh, 1873-80; treas. and bookkeeper, Portsmouth (O.) Iron & Steel Co., 1880-4; gen. sales agt. Leechburg Iron Works and Chartiers Iron & Steel Co., Pittsburgh, 1884-8; gen. sales agt. W. Dewees Wood Co., mfrs. of planished iron, Pittsburgh, 1888-92; organized Midland Steel Co., 1891-2, and built a steel plant and rolling mill at Muncie, Ind.; was pres. and gen. mgr. until Apr. 30, 1901; gen. mgr. and dir., 1901-11, and since vice pres. Inland Steel Co. of Chicago.

Mrs. Beatty was the daughter of a Muncie lawyer. Her father, John Weller Ryan was born in 1837 in Ohio. He served as 1st Lieutenant of the 34th Indiana Volunteer Infantry during the Civil War. He was accepted into the Bar Association and made a career out of corporate and contractual law for industrial development. The discovery of natural gas was also a significant factor in the prominence of the Ryan family. The Ryan family photo collection at Ball State University contains many photos of the newly married Ross and Mildred, and members of the Bard family of Highland Park, the family which welcomed the Beatty’s to the Highland Park area.

Subsequent owners of the property have been the Gellman and Manaster families. Ms. Bertha Gellman applied for permits to construct an addition over the kitchen, alter the entrance, and reconfigure the stair way in 1951, a year after Mr. Beatty’s death.

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.

Historic Preservation Commission

- 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.
- 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.

Historic Preservation Commission

Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

National Register Nomination

Selected Photos from the Marsh and Ryan Family Photograph Collection, Ball State University

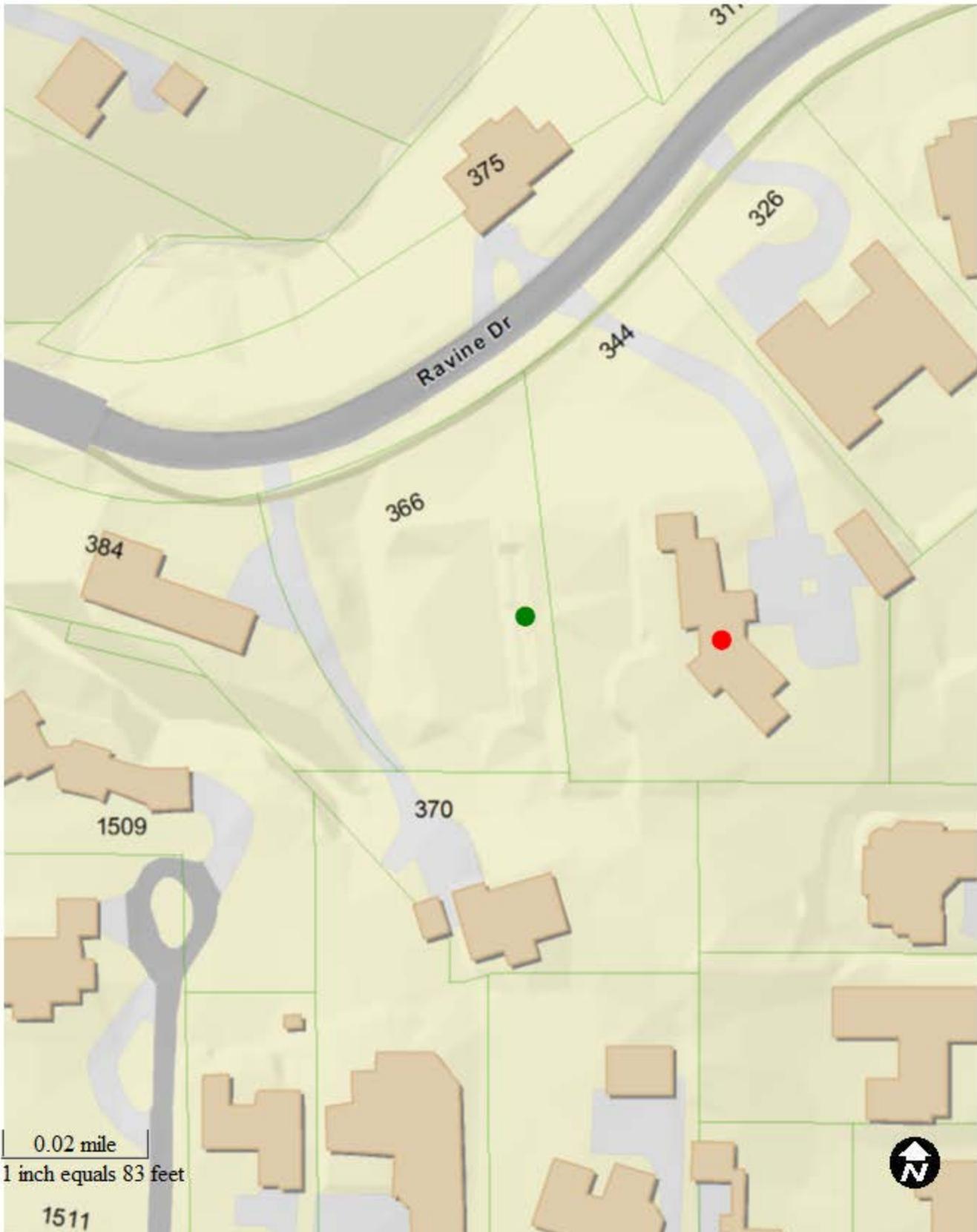
(<http://libx.bsu.edu/cdm/landingpage/collection/MarsRyan>)

Chicago Tribune – Obituary: Ross James Beatty, 1950

Chicago Tribune – Photos of the Beatty Children, Various Articles and Dates

344 Ravine Drive – Halcyon Hall – By Jean Sogin

Plat of Survey













City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 344
 STREET Ravine Dr
 ROLL # 13
 FRAME #s 1-2
 ROLL #
 FRAME #s

GENERAL INFORMATION

CLASSIFICATION building PRESENT USE single-family CONDITION excellent
SECONDARY STRUCTURES coach house ORIGINAL USE single-family INTEGRITY minor alterations

ARCHITECTURAL INFORMATION

<u>ARCHITECTURAL STYLE/TYPE</u>	Tudor Revival	<u>NO. OF STORIES</u>	2.5
<u>ARCHITECTURAL DETAILS</u>		<u>EXT. WALLS (current)</u>	brick
<u>ORIGINAL CONSTRUCTION DATE</u>	1918-23	<u>EXT. WALLS (original)</u>	brick
<u>SOURCE</u>	Highland Park, p. 47	<u>FOUNDATION</u>	poured concrete
<u>OVERALL SHAPE OR PLAN</u>		<u>ROOF (type & materials)</u>	gable/hip slate
<u>LANDSCAPE FEATURES</u>	House is on embanked lot; brick and stone gate posts with ornamental lighting; circular drive; tennis courts with brick wall	<u>WINDOW MATERIAL, TYPE(S)</u>	aluminum casement 1 light; multi
		<u>PORCH</u>	terrace

SIGNIFICANT FEATURES: Slate roof; decorative brick stringcourse and around gable peak; ornamental stone panels at center of crenellations; rounded wing; classical balustrade along terrace; stone label molds over windows; tudor archway with french doors and decorative stonewor

ALTERATIONS (removals, replacements, additions, date (if known), etc.): One light metal casements; remodeling in 1951 (permit)



Lake County, Illinois

Property Tax Assessment Information by PIN

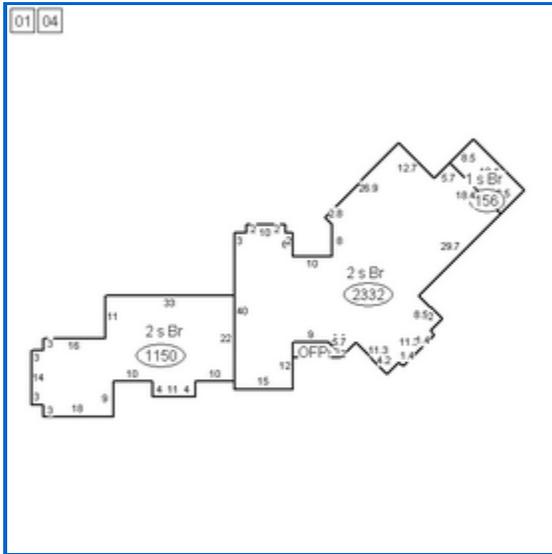
Property Address		Property Characteristics	
Pin:	16-26-204-007	Neighborhood Number:	1825314
Street Address:	344 RAVINE DR	Neighborhood Name:	EAST Lincoln
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$225,807	Total Land Square Footage:	51011
Building Amount:	\$483,230	House Type Code:	22
Total Amount:	\$709,037	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2012	Multiple Buildings (Y/N):	Y



Year Built / Effective Age:	1925 / 1925
Condition:	Average
Quality Grade:	HV3
Above Ground Living Area (Square Feet):	8855
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	2873
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	6
Number of Half Bathrooms:	1
Fireplaces:	3
Garage Attached / Detached / Carport:	0 / 1 / 0
Garage Attached / Detached / Carport Area:	0 / 572 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	1 / 0
Porches Open / Enclosed Area:	42 / 0
Pool:	850

[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

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
---------------------	--------------------	-------------------------	------------------------

No Previous Sales Information Found.

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.lakecountyil.gov/SPassessor/comparables/PTAIPIN.aspx?PIN=1626204007>

UTM
Z 16/E434 780/N 4670 000

WASHINGTON

HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

PROPERTY NAME Second Ross J. Beatty House "Halcyon Hall"
ADDRESS 344 Ravine Drive CITY/TOWN/VICINITY Highland Park
COUNTY Lake STATE Illinois ZIP 60035

OWNER'S NAME Ronald Manaster
ADDRESS 344 Ravine Drive CITY/TOWN/VICINITY Highland Park
STATE Illinois ZIP 60035

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

VERBAL BOUNDARY DESCRIPTION Lot 4 in Beatty's Resubdivision. High on hill.
House faces east/west. North end faces Ravine Drive.
House was originally on 8 acres to west down to ravine.

APPROXIMATE ACREAGE 1-3/4 acres, irregularly shaped lot. PIN: 16-26-204-007

DATE OF CONSTRUCTION c. 1909 ARCHITECT AND/OR BUILDER Pasquay

ARCHITECTURAL STYLE (IF RELEVANT) Tudor Revival

PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY The floor plan of the house is irregular. There are 2 stories with basement and a 3rd floor under the roof. The foundation is stone and concrete, and the house sits on part of the original foundation of the house at 1514 Forest, which originally stood on this property. The construction is brick over red tile, gypsum block and then plaster. The roof is asphalt tile and is both hipped and gabled and irregular. There are 3 dormers on the east side and 3 offset chimneys. The south section of the house is half timbered as is the coach house front and sides. There are sandstone bas reliefs around the house in the brick, one bearing a coat-of-arms and 2 with "Halcyon Hall". Others are decorative after Graeling-Gibbons. There are two sets of leaded windows. All trim is birch painted (Over*)

OVERALL CONDITION: EXCELLENT ___ GOOD X FAIR ___ DETERIORATED ___ RUIN ___

INTEGRITY: UNALTERED ___ ALTERED X

DATE AND NATURE OF ALTERATIONS: 1981: Driveway redone. Front steps were removed and new ones added. Two planters were also added. There seems to have been alterations to the front door portico. Other changes have been made to the grounds.

ALTERATIONS (cont'd)

USE: ORIGINAL USE Single family residence
PRESENT USE Single family residence

OUTBUILDINGS AND/OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)
Coach house with 4 garages, apartment above and greenhouse attached
Gazebo

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

This elegant Tudor mansion, with its impressive siting and exquisite interior and exterior detailing, reflects a lifestyle not often seen today. It was the second Highland Park home of Inland Steel executive Ross J. Beatty. The architect, Pasquay, designed a home for Beatty exemplifying a scale and a quality of craftsmanship that would be difficult to duplicate.

*brown. (It was originally turquoise.) The stucco has been restored to its original rose pink. The brick is hand made and runs from brown to pink red. All mortar is tinted pink.

FORM PREPARED BY Debra Manaster
344 Ravine Drive, Highland Park

TEL (312) 432-3329



PROPERTY NAME HALCYON HALL - 2nd ROSS J. BEATTY HOUSE
LOCATION 344 RAVINE DRIVE CITY/TOWN/VICINITY H.P.
FACING NORTH DATE SEPTEMBER 1981
PHOTOGRAPHER H. X. ARENBERG
LOCATION OF NEGATIVE 636 RIDGE ROAD



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

OCT 5 1982

IN REPLY REFER TO:

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places during the week beginning September 26 and ending October 2, 1982. For further information call (202) 272-3504.

STATE, County, Vicinity, Property, Address, (date listed)

- ARKANSAS, Ashley County, Crossett, Wiggins Cabin, City Park (09/30/82)
ARKANSAS, Clark County, Arkadelphia vicinity, Hudson-Jones House, E of Arkadelphia on SR 2 (09/30/82)
ARKANSAS, Pulaski County, Little Rock, LaFayette Hotel, 525 S. Louisiana St. (09/30/82)
ARKANSAS, Sharp County, Evening Shade, Shaver, Charles W., House (Evening Shade MRA), Court St. (09/30/82)
- GEORGIA, Appling County, Baxley, Deen, C. W., House, 413 N. Main St. (09/30/82)
GEORGIA, Coweta County, Newnan, Cole Town District, Roughly bounded by Washington, Thompson, and Davis Sts., and Hooligan Alley (09/30/82)
GEORGIA, DeKalb County, Atlanta vicinity, Cameron Court District, E of Atlanta on Braircliff Rd. (09/30/82)
GEORGIA, Effingham County, Guyton, Guyton Historic District, Bounded by city limits on the E, S, and W, and Alexander Ave.. on the N (09/30/82)
GEORGIA, Fulton County, Atlanta, Farlinger, 343 Peachtree St., NE (09/30/82)
GEORGIA, Hall County, Gainesville, Candler Street School, Candler St. (09/30/82)
GEORGIA, Lincoln County, Lincolnton, Lamar-Blanchard House, N. Washington and Ward Sts. (09/30/82)
GEORGIA, Muscogee County, Columbus, Hofflin & Greentree Building (Columbus MRA), 1128--1130 Broadway (09/30/82)
- ILLINOIS, Lake County, Highland Park, Adams, Mary W., House (Highland Park MRA), 1923 Lake Ave. (09/29/82)
ILLINOIS, Lake County, Highland Park, Beatty, Ross J., House (Halcyon hall) (Highland Park MRA), 344 Ravine Dr. (09/29/82)
ILLINOIS, Lake County, Highland Park, Beatty, Ross, House (Highland Park MRA), 1499 Sheridan Rd. (09/29/82)
ILLINOIS, Lake County, Highland Park, Braeside School (Highland Park MRA), 142 Pierce Rd. (09/29/82)
ILLINOIS, Lake County, Highland Park, Campbell, Albert, House (Highland Park MRA), 434 Marshman (09/29/82)
ILLINOIS, Lake County, Highland Park, Churchill, Richard, House (Highland Park MRA), 1214 Green Bay Rd. (09/29/82)
ILLINOIS, Lake County, Highland Park, Dubin, Henry, House (Highland Park MRA), 441 Cedar (09/29/82)
ILLINOIS, Lake County, Highland Park, Evert House (Highland Park MRA), 2687 Logan (09/29/82)
ILLINOIS, Lake County, Highland Park, Florsheim, Harold, House (Highland Park MRA), 650 Sheridan Rd. (09/29/82)
ILLINOIS, Lake County, Highland Park, Gevso, Mrs. Frank, Houses (Highland Park MRA), 450 and 456 Woodland Rd. (09/29/82)
ILLINOIS, Lake County, Highland Park, Granville-Mott House (Highland Park MRA), 80 Laurel Ave. (09/29/82)

Title: Mildred Ryan Beatty

Creator: Neiswanger, C. W.

Original Date: 1907

Link:

<http://libx.bsu.edu/cdm/compoundobject/collection/MarsRyan/id/240/rec/20>



Title: Ross J. and Mildred Ryan Beatty

Creator: Neiswanger, C. W.

Original Date: circa 1894-1910

Link:

<http://libx.bsu.edu/cdm/compoundobject/collection/MarsRyan/id/237/rec/7>





Title: Mildred Ryan Beatty and Ross J. Beatty at the Tryst, Natchez, Mississippi

Original Date: 1895-04

Original caption: The Tryst. Mildred and Ross on one of the picturesque drives of Natchez, April 10/20, 1895.

Link: <http://libx.bsu.edu/cdm/singleitem/collection/MarsRyan/id/119/rec/5>



Title: Mildred Ryan Beatty, Ross J. Beatty and Mildred Marsh at hotel in Natchez, Mississippi

Original Date: 1895-04-10

Original caption: "Peek-A-Boo" Mildred and Ross Beatty on the balcony of Hotel Natchez at Natchez, Mississippi, April 10, 1895.

Link: <http://libx.bsui.edu/cdm/singleitem/collection/MarsRyan/id/120/rec/1>



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Title: Mildred Ryan Beatty's sitting room

Original Date: 1896-12-21

Original caption: Mildred Beatty's sitting room. 607 East Jackson Street, December 20, 1896

Link: <http://libx.bsu.edu/cdm/singleitem/collection/MarsRyan/id/435/rec/23>



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Title: Mildred Ryan Beatty and Ross J. Beatty's wedding day

Original Date: 1894-09-12

Link: <http://libx.bsu.edu/cdm/compoundobject/collection/MarsRyan/id/144/rec/6>



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Title: Ryan and Bard family members

Original Date: 1899-07-02

Original caption: The Bards and us. J. W. Ryan, J. R. Marsh, Mildred R. Beatty, Mrs. Bard, Carleton Marsh, George M. Bard, Rodney Marsh, Mildred Marsh, R. J. Beatty, Roy Bard and Susan R. Marsh, July 2, 1899.

Link: <http://libx.bsu.edu/cdm/singleitem/collection/MarsRyan/id/466/rec/12>

ROSS J. BEATTY, 96, DIES; STEEL AND GAS PIONEER

Ross James Beatty, 96, of 260 Ravine dr., Highland Park, who pioneered in the natural gas fields in northern Indiana and was one of the first officers of the Inland Steel company, died yesterday in Highland Park hospital.



Beatty

Mr. Beatty was born in Beaver Falls,

Pa., in 1854. At the age of 14, he went to Pittsburgh, where he worked in the steel mills. Later he migrated to Muncie, Ind., where he was one of the first to develop the natural gas fields. In 1901 he was one of a group which bought the Inland Steel company, then a small organization in Chicago, and built its first mill in Indiana Harbor, Ind. In 1925 he retired as vice president.

Surviving are his widow, Mildred; two sons, John T. and Ross J. Jr.; a daughter, Mrs. Warner Atkins of Cincinnati, and nine grandchildren.

Services will be held tomorrow in the home, with burial in North Shore Garden of Mercy cemetery, North Chicago.

Cigaret Girls for North Shore Party



These three attractive misses, Virginia Melody, Mary Mavor, and Veronese Beatty, are being entertained at a tea that Mrs. Malcolm Yail is giving in her Highland Park home today for the ticket sellers for the Potpourri party that the Highland Park and Ravinia Infant Welfare societies are giving Oct. 28 at the Moraine hotel in High-

land Park. While Miss Melody, Miss Mavor, and Miss Beatty are selling tickets now, they are pictured in the costumes they will wear when selling cigarets at the gay affair on the 28th. Miss Janet Bard is the fourth cigaret girl.

(TRIBUNE Photo.)

J.T. Beatty; parts firm ex-president

PRIVATE SERVICES for John Townsend Beatty, 83, a retired Chicago manufacturer, will be held Wednesday in Winter Haven, Fla. Mr. Beatty, formerly of Winnetka, died Sunday in Orlando, where he had lived since 1965.

He was the former president of United Specialties Co., a manufacturer of automotive parts. In 1954, he was named the top American industrial executive by the National Association of Foremen.

Mr. Beatty, a native of Muncie, Ind., went to work in the steel mills of Pennsylvania in 1924 and later gathered land claims for a land syndicate in 1926. He worked for Black Hills Tin Co. in South Dakota, in 1927 and 1928, before joining United Air Cleaner Co., which later became United Specialties. The firm was formerly at 9705 Cottage Grove Ave.

HE ALSO was the former chairman of the Mechanical Engineering Division of Illinois Institute of Technology, and a past director of Pullman Trust & Savings Bank; Naylor Pipe Co.; and the National Labor-Management Foundation.

He was past president of the Employers Association of Chicago and a former director of the Illinois



John Townsend Beatty in 1954

Manufacturers Association.

He was the son of the late Ross James Beatty, who pioneered the development of the natural gas fields in northern Indiana before the turn of the century and was one of the first officers of Inland Steel Co., which he and a group of investors purchased in 1901.

Mr. Beatty is survived by his wife, Jane; four sons, John Jr., Calvin, David and E. Stark; a daughter, Candace Howard; a brother, Ross Jr.; a sister, Veronese Atkins; and five grandchildren.

JANET AYER WED IN CHURCH TO ROSS BEATTY JR.

Myra Little Is Married to New Englander.

BY ELEANOR PAGE.

Miss Janet Ayer, daughter of Mr. and Mrs. Walter Ayer of East Walton street, became the bride yesterday afternoon of Ross James Beatty Jr., son of Mr. and Mrs. Ross J. Beatty of Highland Park. The wedding service was read by the Rev. Dr. John Timothy Stone at 4:30 o'clock in the chapel of the Fourth Presbyterian church. A large reception followed at the Casino club.

The bride, who is petite, brunette, and chic, wore a simple gown of ivory satin made with leg o' mutton sleeves, a row of buttons down the front, and a long train. Her cap and veil were perfectly simple in design, of ivory tulle, and she carried gardenias and lilies of the valley fashioned into a bouquet identical to the one her mother, the former Phoebe McCormick, carried when she was married to Mr. Ayer.

Bride Has Two Attendants.

Mrs. James McMillar Gibson of Washington, D. C., the former Patsy McCormick Goodhart, cousin of the bride, and Miss Veronese Beatty, sister of the bridegroom, were the only attendants. They wore peacock blue rough satin dresses, tailored in style, with half sleeves, small felt hats to match, and carried yellow roses. John Townsend Beatty served his brother as best man, and Eugene Swigart and John L. Fortune Jr., assisted the guests to seats in the chapel.

The receiving line formed in the Casino club's celebrated fountain room. Mrs. Ayer wore a stunning gown of deep grape color with a matching hat and an orchid corsage. The bridegroom's mother wore chartruese green.

When the guests had left the reception, several members of the family and a few of the bride and bridegroom's friends remained for a bridal dinner which was given last night instead of on the eve of the wedding. Mr. Beatty and his bride will live on the near north side when they return from a wedding trip.

Little-Gettys Ceremony.

The large, high hall in the Charles G. Littles' Evanston residence was hung impressively with gold, brown, and white tapestry and silver cloth last night for the marriage of their daughter, Miss Myra Little, to Briggs Gettys of Pittsfield, Mass., son of Mrs. Frances McHeldin Gettys. The bride and bridegroom repeated their vows at 8:30 o'clock before an improvised altar decorated with white roses and lighted by white tapers.

The bride wore an ivory satin gown trimmed at the waist by a pearl ornament that adorned her mother's wedding gown, and her cap and veil were of old rose point lace that belong to her aunt, Mrs. Morris K. Wilson. Instead of a bouquet she carried a red velvet prayer book that was her grandmother's, the late Mrs. Hugh K. Wilson.

Her sister and only attendant, Miss Edith Little, wore ruffled tangerine mousseline de soie and carried flowers to match. Mr. Gettys and his bride will live in Pittsfield.

Thomson-Converse Rites in Church.

Miss Dorothy Thomson also chose ivory satin for the gown in which she was married to Loren R. Converse at 8:30 o'clock last night at the Winnetka Congregational church. It was made in redingote style with a chantilly lace yoke. She carried white roses, white orchids, and lilies of the valley in a shower bouquet.

The six bridesmaids wore frocks of canary yellow chiffon over apricot taffeta slips and carried blue delphinium and talisman roses. The matron of honor, Mrs. J. Warner Kellogg of Mount Clemens, Mich., wore delphinium blue chiffon over a matching taffeta slip and carried roses and delphinium. The bride is the daughter of Judge and Mrs. Charles M. Thomson, who gave a reception at their Winnetka home after the ceremony. The bridegroom's parents are Mr. and Mrs. Arlan Converse.

Coleman-Holt Marriage.

White flowers covered the altar and filled the chancel of the Church of the Mediator last night for the marriage of Miss Rebecca Ann Coleman to George Chandler Holt, son of President Hamilton Holt of Rollins

DEPART ON HONEYMOON



Ross J. Beatty Jr. and his bride, the former Miss Janet Ayer, after their marriage yesterday afternoon in the Fourth Presbyterian church.

[TRIBUNE Photo.]

college, Winter Park, Fla. The bride wore a gown of white taffeta trimmed with velvet bows, made in old-fashioned style with puffed sleeves and a wide train, and she carried gardenias and lilies of the valley. Her lace veil belonged first to her great-grandmother, the late Mrs. Adelbert E. Coleman.

The bride's eight attendants wore ivory moire and carried bronze chrysanthemums. After the church service Mr. and Mrs. Benjamin Ray Coleman gave a reception for their daughter and her husband in their home at 10552 South Seeley avenue. Mr. Holt and his bride will live in Winter Park.

Bersbach-Hutchinson.

Miss Barbara Bersbach, daughter of Mrs. Frank J. Bersbach of Indian Hill road, Winnetka, was married at 4:30 o'clock yesterday afternoon in Winnetka Congregational church to William B. M. Hutchinson of New York. A reception was held in the Bersbach home. The bride wore the dress in which the bridegroom's mother, Mrs. Robert Park Hutchinson, was married.



Mrs. William B. M. Hutchinson.
[Paul Stone-Raynor Photo.]

344 Ravine Drive - Halcyon Hall

In 1918, when he was 60 years old, Ross Beatty and his wife Mildred moved into their new home, this imposing 9000 square-foot Tudor Revival house, designed by a French architect, Louis Vade. "Halcyon" means idyllically calm and peaceful and the name, Halcyon Hall, is etched in stone above the doorways.

The house is unusual because it is more like a grand country estate than a suburban house. A suburban house has one front façade and the house usually lines up with other houses on the street. This house has two front facades: one to the east on the driveway side and one on the west overlooking the terraces. Originally it had about 5 acres of landscaped grounds, and the house is sited back from the street which gives it considerable privacy.

Beatty had founded a steel company in Muncie, Indiana and after it was bought out in 1900 he was hired by Inland Steel to be the general manager. The couple moved to Highland Park in 1907. Their first house was on Sheridan Road and they had four children, Ross Jr, John, Evelyn and Veronese. Writing in 1969, here's how their son, John Beatty remembers it:

535 Sheridan is right, I am sure. (*the current address is 1495 Sheridan*) The address on Forest I can't recall. You remember father moved the house that was on Ravine Drive to Forest in about 1914 and we lived there before and during the building of 260 Ravine (*that's the number of this house before 1950*) which was completed in 1918. Father bought the Sheridan Road piece and the Ravine Drive and the Forest Avenue pieces, which were all joined in the central section of the block, from the Gump family who were among the oldest in Highland Park... We had come to Highland Park in 1907 from Hyde Park. Father's work was pretty well completed at the mill in Indiana Harbor by that time, so he did not need to go there every day. Sheridan Road was a dirt road then, and was it dirty! Board sidewalks were the rule. Few ravines were bridge. The forests and flowers in the ravines were beautiful. Ravine Drive wound to the lake. It was twisting and steep with rocky, sharp turns and made for dangerous sledding. So naturally it became everyone's favorite sledding hill.

Their story raises three questions. Why did they choose Highland Park? Why an unknown, young French architect to design an English manor house? Why such a huge house?

The Beattys could have chosen to live anywhere in the Chicago metropolitan area. The North Shore suburbs are not the most convenient location for a job in Gary, Indiana. Phillip Block, the owner of Inland Steel lived on the South Side of Chicago.

Why Highland Park? According to their other son, Ross Junior, they liked the natural charm and beauty and they chose a home a block away from their good friends, Mr. and Mrs. George Bard.

Although Louis Vade had not designed many buildings in Chicago, he was educated at the Ecole des Beaux Artes in Paris, which at the time was regarded as the best architecture school in the world. The facts that Veronese, the youngest daughter, became a professional painter and

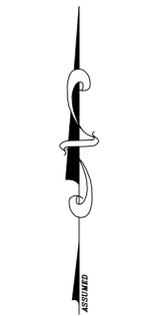
the oldest son belonged to an art appreciation group suggest that the Beatty household valued the fine arts, The education at the Ecole des Beaux Artes emphasized learning the Classical and Renaissance architectural systems and at the same doing drawings in the studio of a practicing architect. Graduates of the Ecole des Beaux Artes were known for beautiful drawings and buildings inspired by historical antecedents. In the case of Halcyon Hall, the inspiration was Tudor England rather than Rome or Paris.

Why such a big house? Here we can only guess. It took three years to build this house. Perhaps being in steel mills which are a gigantic scale, Mr. Beatty just preferred to have things big. The sale of the steel mill in Muncie had probably made them independently wealthy; perhaps they just decided to enjoy themselves. It looks Old World on the outside, but the interior of Halcyon Hall was filled with all the modern conveniences of 1918 including a central vacuum system.

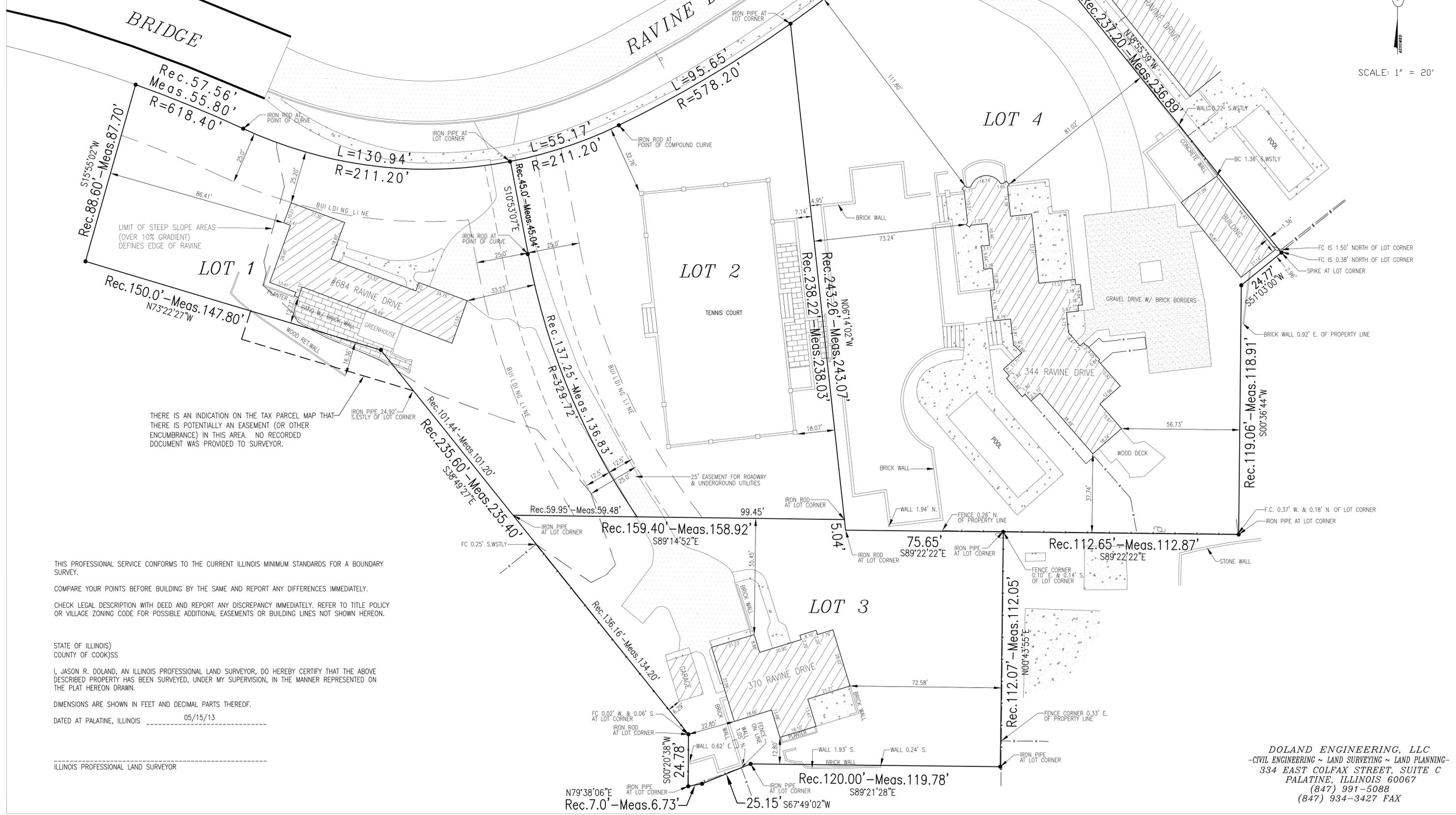
PLAT OF SURVEY

-OF-

LOTS 1, 2, 3 AND 4 IN BETTY'S RESUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1941 AS DOCUMENT 495587-1, IN LAKE COUNTY, ILLINOIS.



SCALE: 1" = 20'



THERE IS AN INDICATION ON THE TAX PARCEL MAP THAT THERE IS POTENTIALLY AN EASEMENT (OR OTHER ENCUMBRANCE) IN THIS AREA. NO RECORDED DOCUMENT WAS PROVIDED TO SURVEYOR.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE YOUR POINTS BEFORE BUILDING BY THE SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.

CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. REFER TO TITLE POLICY OR VILLAGE ZONING CODE FOR POSSIBLE ADDITIONAL EASEMENTS OR BUILDING LINES NOT SHOWN HEREON.

STATE OF ILLINOIS
COUNTY OF COOK/SS

I, JASON R. DOLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED AT PALATINE, ILLINOIS 05/15/13

ILLINOIS PROFESSIONAL LAND SURVEYOR

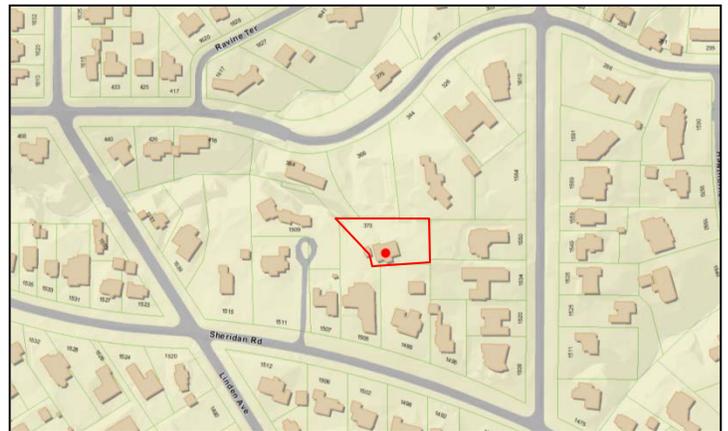
DOLAND ENGINEERING, LLC
- CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING -
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088
(847) 934-3427 FAX

Historic Preservation Commission

370 Ravine Drive Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 6/13/2013

<i>Year Built:</i>	1954
<i>Style:</i>	Split Level
<i>Petitioner:</i>	Cal Bernstein on behalf of Craig Bondy, contract purchaser
<i>Size:</i>	2,245 square feet
<i>Original Owner:</i>	Carl F. Massopust
<i>Architect:</i>	Eugene Ferdinand Henry Stoyke
<i>Original Cost:</i>	\$33,529
<i>Significant Features:</i>	Paired casement windows, attached garage
<i>Alterations:</i>	<ul style="list-style-type: none">• Enclosed sun porch (1964)• Demolition of barn (1979)• New garage (1979)• Replacement windows (1973)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 370 Ravine Drive and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 370 Ravine Drive; 370 Ravine Drive is located within the Central East survey area and is listed as Non Contributing, however, a secondary structure was considered Contributing. This Contributing structure is not named on the survey form. The Lake County Tax Assessor's data indicates the house was built in 1954, and the City of Highland survey records inaccurately state that the home was constructed in the 1970s. The home was built for Mr. Carl F. Massopust and designed by architect Eugene Stoyke.

Architectural Analysis

The Highland Park Central East Survey describes 370 Ravine Drive as a "Split Level" style. The Central East survey describes the trend of Split Level homes:

Historic Preservation Commission

After 1930, during the modern period, popular house types included the Ranch, the Raised Ranch, and the Split level. During the post-World War II years, Ranch houses were built all over the country by the hundreds of thousands. A great many of these Ranch houses have Colonial detailing; others are clearly contemporary, with few stylistic features. Some were architect-designed. Split levels, generally devoid of much historic detailing, were particularly popular from the 1950s to the 1970s.

A Field Guide to American Houses, a great resource on contemporary housing types, describes the Split Level style in the national context:

The earliest of these, the Minimal Traditional style, was a simplified form loosely based on the previously dominant Tudor style of the 1920s and '30s. Like Tudor houses these typically have a dominant front gable and massive chimneys, but the steep Tudor roof pitch is lowered and that façade is simplified by omitting most of the traditional detailing. These houses first became popular in the late 1930s and were a dominant style of the post-war '40's and '50s..... Also during the 1950s the closely related Split Level style, with half story wings and sunken garages, began to emerge. These generally have some traditional decorative detailing but their unusual form clearly marks them as modern houses.

This example of an early Split Level home was architect designed; the 1954 permit card notes Chicago architect and engineer Eugene Ferdinand Henry Stoyke as the designer. Stoyke was born in Germany in 1912, studied at the University of Illinois, and lived in Evanston. He passed in 1993. Stoyke was a member of both the Chicago and national AIA organization. Entries within the 1956, 1962 and 1970 AIA directories credit him with a number of commercial, institutional and residential projects including dating from 1955 to the 1960s, including churches, a school and several convalescent homes.

Biographical Information

The original owner of the home, Mr. Carl F. Massopust, was the Director of Research and Development of the Plastics Division at General Transportation Corporation, a Chicago based designer and manufacturer of freight train equipment.

Landmark Criteria

Below are the landmark criteria from the City Code:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.

Historic Preservation Commission

- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, 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.
- 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.

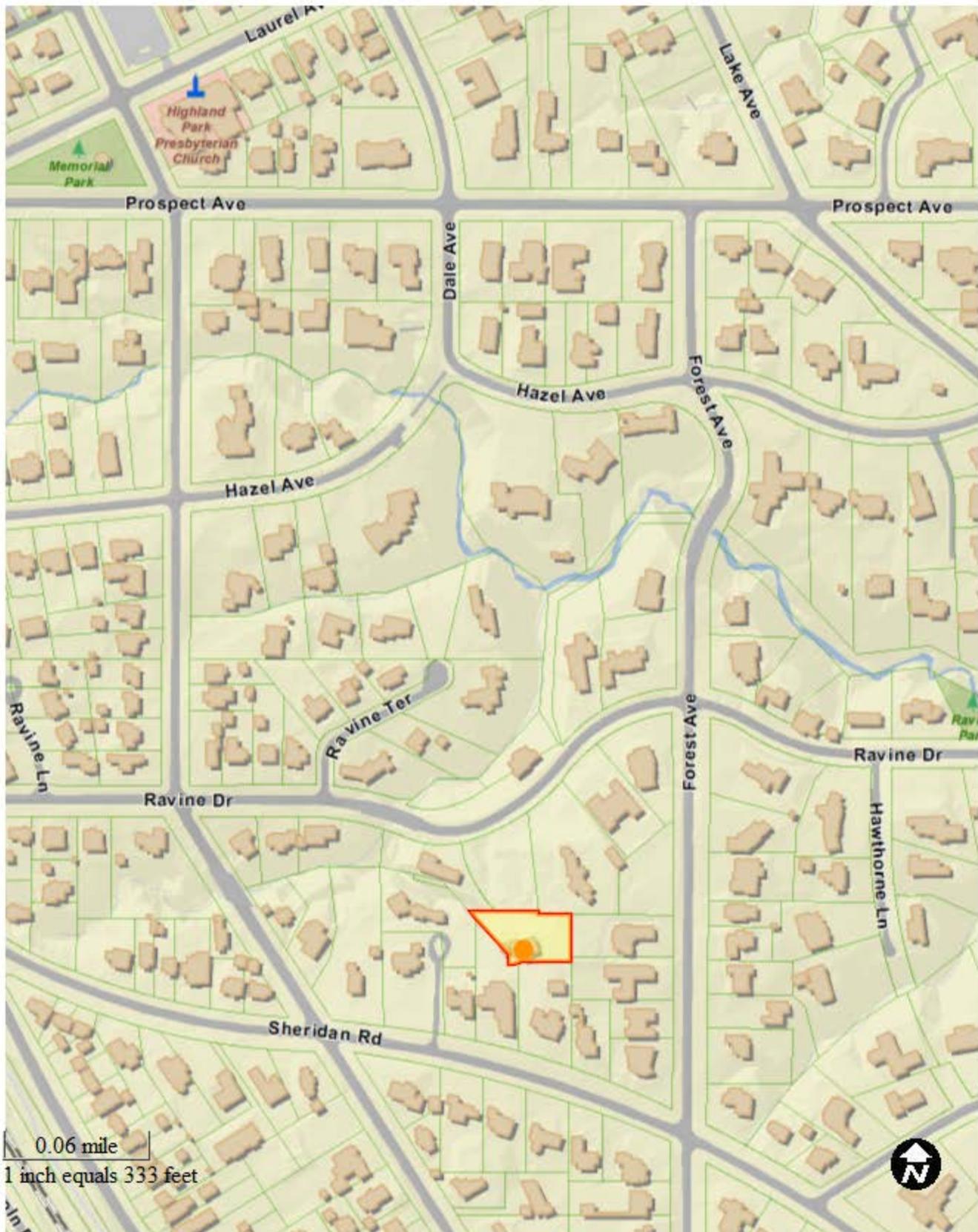
Recommended Action

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
Architectural Survey Entry
County Assessor Data
Permit Files







City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 370
 STREET Ravine Dr
 ROLL # 13
 FRAME #s 4-5
 ROLL #
 FRAME #s

GENERAL INFORMATION

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

ARCHITECTURAL INFORMATION

<u>ARCHITECTURAL STYLE/TYPE</u>	Split Level	<u>NO. OF STORIES</u>	2
<u>ARCHITECTURAL DETAILS</u>		<u>EXT. WALLS (current)</u>	brick
<u>ORIGINAL CONSTRUCTION DATE</u>	1970s	<u>EXT. WALLS (original)</u>	brick
<u>SOURCE</u>	surveyor	<u>FOUNDATION</u>	poured concrete
<u>OVERALL SHAPE OR PLAN</u>	rectangular	<u>ROOF (type & materials)</u>	gable asphalt shingle
<u>LANDSCAPE FEATURES</u>	House is not visible from street and is setback along a private driveway	<u>WINDOW MATERIAL, TYPE(S)</u>	wood casement 1 light
		<u>PORCH</u>	

SIGNIFICANT FEATURES: Paired casement windows; attached garage

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

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: NC

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

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) N

Criteria _____

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

Contributing secondary structure? (C or NC) C

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



RESEARCH INFORMATION

HISTORY

HISTORIC NAME: _____

COMMON NAME: _____

HISTORIC INFORMATION:

ARCHITECTURE

ARCHITECT _____

SOURCE _____

BUILDER _____

COST _____

OTHER ARCHITECTURAL INFORMATION:

AREA Central East

SURVEYOR Jennifer Kenny

DATE 12/07/1998

PIN _____

RESEARCHER _____

DATE _____



Lake County, Illinois

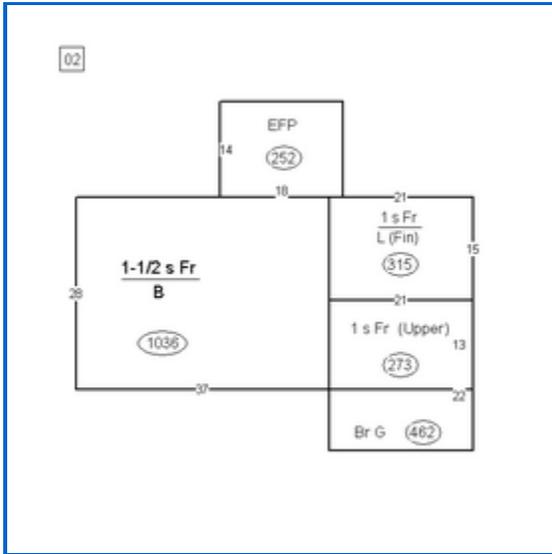
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-26-204-014	Neighborhood Number:	1825314
Street Address:	370 RAVINE DR	Neighborhood Name:	EAST Lincoln
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$135,266	Total Land Square Footage:	21464
Building Amount:	\$77,213	House Type Code:	72
Total Amount:	\$212,479	Structure Type / Stories:	Tri
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2012	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1954 / 1954
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	2245
		Lower Level Area (Square Feet):	315
		Finished Lower Level (Square Feet):	315
		Basement Area (Square Feet):	1036
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	3
		Number of Half Bathrooms:	0
		Fireplaces:	1
		Garage Attached / Detached / Carport:	1 / 1 / 0
		Garage Attached / Detached / Carport Area:	462 / 240 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 1
		Porches Open / Enclosed Area:	0 / 252
		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

[Sale valuation definitions](#)

Date of Sale Sale Amount Sales Validation Compulsory Sale

No Previous Sales Information Found.

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.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1626204014>

DATE PERMIT ISSUED 6-30-64		BUILDING ADDRESS 370 Ravine Drive		BUILDING PERMIT NO. 12836	
BUILDING ON		OF LOT	BLOCK	SUBDIVISION	
NAME OF OWNER Vincent & Adrianna Geimer		ADDRESS 370 Ravine Drive		PHONE Id. 3-0419	
ARCHITECT		ADDRESS		PHONE	
GENERAL CONTRACTOR owner		ADDRESS		PHONE	
TYPE OF CONSTRUCTION wood frame		USE GROUP L3	FIRE GRADING 4B	ZONING DISTRICT	
BUILDER'S ESTIMATE \$ 1,000.00	BUILDING DEPT. EST. \$	PERMIT FEE \$ 5.00	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NO.	
PLUMBING CONTRACTOR		ADDRESS		PHONE	
PLUMBING PERMIT NO.	TOTAL FEE	NEW FIXTURES	REPLACE FIXTURES	OTHER	
SEWER & WATER CONTRACTOR		ADDRESS		PHONE	
WATER TAP NO.	SIZE	FEE	SANITARY SEWER NO.	INSP. FEE	TAP CHARGE
HEATING & AIR COND. CONTRACTOR owner		ADDRESS		PHONE	
HEATING PERMIT NPL 1080	TOTAL FEE \$5.00	HEATING TOTAL BTU 100,000		AIR CONDITIONING TONS	
ELECTRICAL CONTRACTOR		ADDRESS		PHONE	
ELECT. PERMIT NO.	TOTAL FEE	OUTLETS NO.	FIXTURES NO.	MOTORS H.P.	HEAT KWH
DRIVEWAY PERMIT NO.	TOTAL FEE	DEPOSIT NO. AMT.	CONTRACTOR		

Date Nov. 26 1954

Building Permit No. 8071

Inspected by _____ Date _____

For certificate of occupancy

Location of Building — No. 370 Street Ravine Dr 1

Name of Owner Carl F. Massopust

Present Address 135 So. La Salle - c/o Gen. Am. Trans. Corp. Phone _____

Type of Construction Brick-Veneer

Architect E. J. Stoyke Address 605 N. Michigan - Chicago Phone _____

General Contractor owner Address _____ Phone _____

Permit issued to owner to construct a _____

building on Lot 3 Blk. _____ Sub'n. _____

Builder's estimate 33,529 Permit fee 112.77 Job Order No. 7965 Amt. \$ 112.77-50

Location of building on Lot verified _____ 19 _____ by _____

Sanitary provisions approved by _____

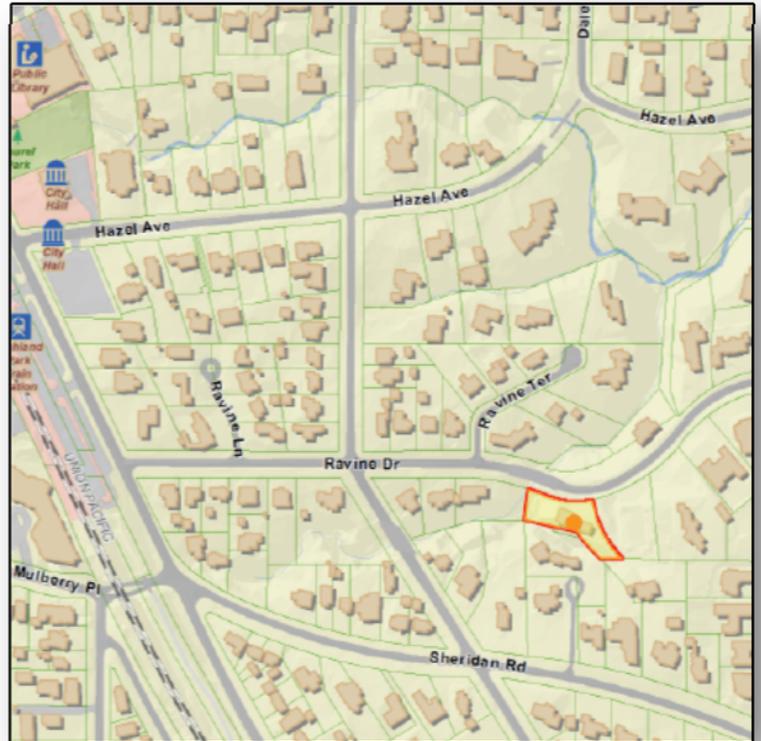
Other Inspections _____

Historic Preservation Commission

384 Ravine Drive Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 6/13/2013

<i>Year Built:</i>	1956
<i>Style:</i>	Wrightian
<i>Petitioner:</i>	James Desnick
<i>Size:</i>	1,725 square feet
<i>Original Owner:</i>	Murray Rosenthal
<i>Architect:</i>	Robert Rosenthal
<i>Original Cost:</i>	\$31,000
<i>Significant Features:</i>	Covered walkway, flat roof, half-story has rows of awning windows
<i>Alterations:</i>	<ul style="list-style-type: none">• Detached cement block garage (1950)• Porch addition (1955)
<i>Historical Status:</i>	NC – Non-Contributing
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 874 Ravine Drive.



A demolition application has been submitted for the house at 874 Ravine Drive. It is accompanied by requests to demolish the adjacent homes at 370 and 344 Ravine Drive. The 384 Ravine Drive house was built in 1956 for a cost of \$31,000. It is a 1.5-story flat roofed house designed in the Wrightian style. As the name implies, the style is based around concepts used by Frank Lloyd Wright. The architect of this house is Robert Rosenthal and the house was built for Murray Rosenthal, presumably a family relation of the architect.

Architectural Analysis

The 1999 Central East area historical survey has a detailed description of the Wrightian architectural style and identifies several examples worthy of local landmark designation that were designed by Dubin & Dubin.

Historic Preservation Commission

Wrightian Style

As the name implies, Wrightian describes structures designed in the style of Frank Lloyd Wright. It refers to those homes built from the 1930s through today that embody the visual characteristics associated with the architecture of Wright and his Prairie style followers. They are typically buildings with a horizontal emphasis and broad overhangs. Though they may be more than a single story, they have a low profile. Considerably more simplified than the Prairie style buildings that inspired them, these houses incorporate wood, stone, brick and more natural materials than steel, glass or flat stucco walls into their designs. They often include broad areas of glass, but their edges are not as crisp as more International Style homes, and industrial materials such as steel are rarely used and never expressed. These homes are more closely related visually to Wright's Usonian homes of the 1930s and 1940s than to his earlier Prairie style residences.



There are eight houses in the survey area that have been classified as Wrightian. Of these, five have been ranked locally significant: the 1950 house at 166 Park Avenue by Paul Schweikher; three houses built in 1954-55 by Dubin and Dubin at 229, 233, and 239 Park Avenue; and 511 Ravine Drive, built in 1946. 239 Park Avenue was one of three houses built in 1954-1955 and designed by Dubin and Dubin. It illustrates the Wrightian style in its long and low horizontal massing, and its use of brick and vertical wood siding. The eaves have a deep overhang and the recessed front entry has a sidelight.

Alterations

There are no records of significant modifications to 384 Ravine Drive since its construction. A permit for minor utility work indicated the ownership had changed in 1961 to Warren Froelich.

Biographical Information

The house was originally owned by Murray Rosenthal. Julia Johnas researched the name and was able to confirm the following: Murray Rosenthal was born March 24, 1906 in Pennsylvania and died Dec. 11, 1993 in San Diego, Cal. His wife Ethel's obituary appeared in the Highland Park News on Jan. 24, 1963. At the time they were residing in Madison, Wisconsin. Her obituary provides no biographical details, but notes that she was a resident of HP for many years. Murray's occupation in the 1940 Federal Census says that he was the proprietor of a phonograph shop.

Historic Preservation Commission

Robert Rosenthal is credited with the design of the house at 384 Ravine Drive. Julia Johnas found obituaries for Mr. Rosenthal from two sources (see attachments). According to one, "Robert Rosenthal's creative and detailed approach to construction caused many of the best-known architects in the Chicago area to request that he build for them. He received recognition winning the Distinguished Building Award from the Chicago Chapter of the AIA multiple times and the Award of Merit from the American Institute of Architects for beautiful contemporary homes and commercial properties." He also had extensive involvement with charitable and philanthropic organizations. He passed away at age 96, survived by his daughters, four grandchildren, and nine great grandchildren.

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.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Historic Preservation Commission

Recommended Action

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

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

Attachments

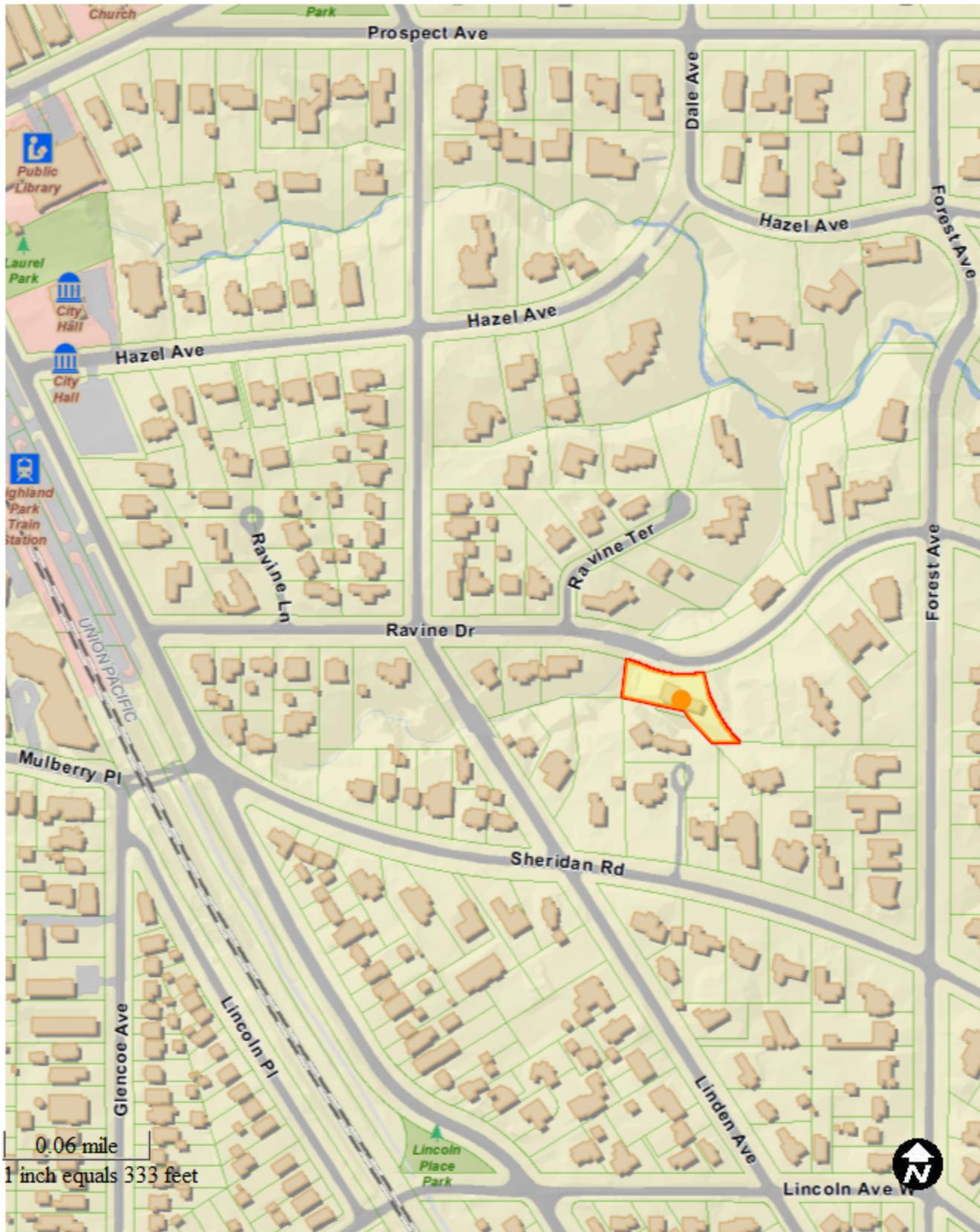
Location Map

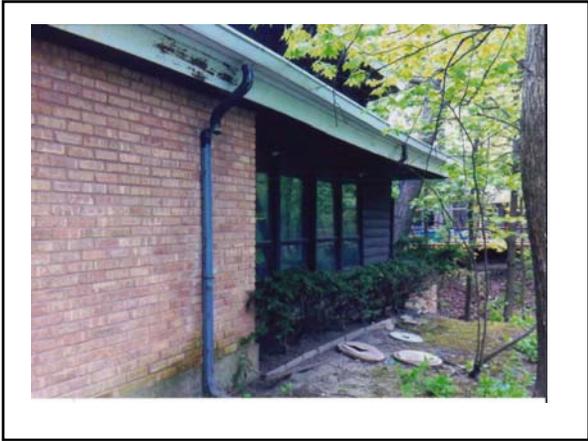
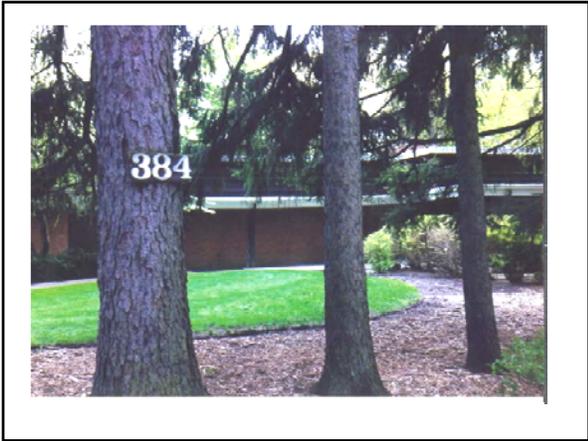
Site Photos

Architectural Survey Entry

County Assessor Data

Obituaries for Robert Rosenthal







City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



STREET # 384
 STREET Ravine Dr
 ROLL # 13
 FRAME #s 6
 ROLL #
 FRAME #s

GENERAL INFORMATION

CLASSIFICATION building PRESENT USE single-family CONDITION excellent
SECONDARY STRUCTURES ORIGINAL USE single-family INTEGRITY unaltered

ARCHITECTURAL INFORMATION

<u>ARCHITECTURAL STYLE/TYPE</u>	Wrightian	<u>NO. OF STORIES</u>	1.5
<u>ARCHITECTURAL DETAILS</u>		<u>EXT. WALLS (current)</u>	brick wood clapboard
<u>ORIGINAL CONSTRUCTION DATE</u>	1956	<u>EXT. WALLS (original)</u>	brick wood clapboard
<u>SOURCE</u>	permit-5/15/56	<u>FOUNDATION</u>	poured concrete
<u>OVERALL SHAPE OR PLAN</u>	rectangular	<u>ROOF (type & materials)</u>	flat not visible
<u>LANDSCAPE FEATURES</u>	House is next to ravine; on residential street; side driveway that is shared with 370 Ravine Drive; mature trees	<u>WINDOW MATERIAL, TYPE(S)</u>	wood awning 1 light
		<u>PORCH</u>	

SIGNIFICANT FEATURES: Covered walkway; attached garage; flat roof; 1/2 story has rows of awning windows

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

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: NC

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

POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) N

Criteria _____

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

Contributing secondary structure? (C or NC) -

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

RESEARCH INFORMATION

HISTORY

HISTORIC NAME: Rosenthal, Murray House

COMMON NAME: _____

HISTORIC INFORMATION:

Original owner was Murray Rosenthal (permit)

ARCHITECTURE

ARCHITECT Rosenthal, Robert

SOURCE permit-5/15/56

BUILDER _____

COST _____

OTHER ARCHITECTURAL INFORMATION:

AREA Central East

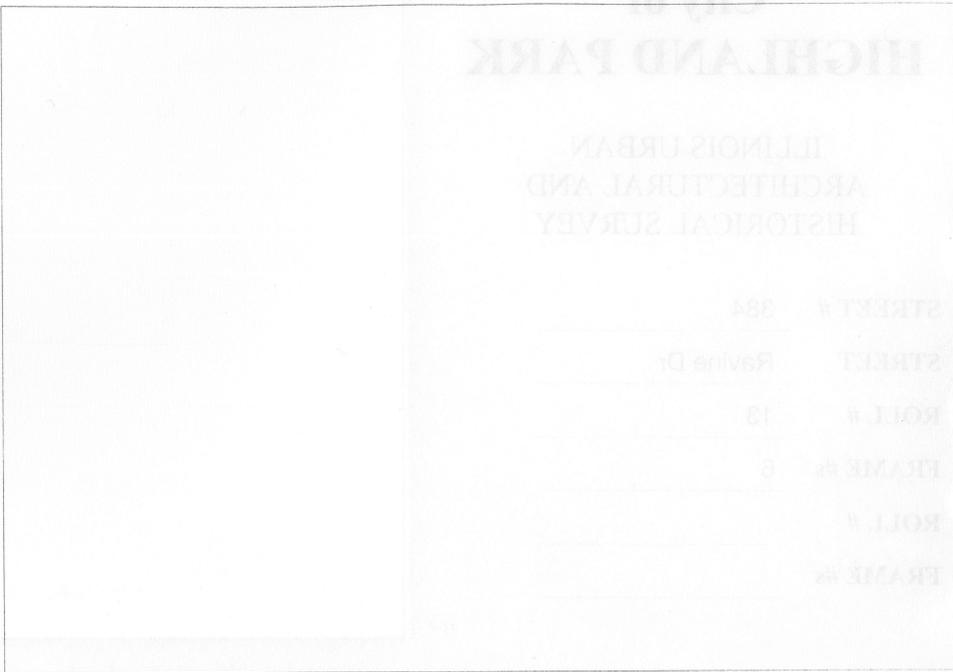
SURVEYOR Jennifer Kenny

DATE 12/07/1998

PIN _____

RESEARCHER _____

DATE _____





Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-26-204-005	Neighborhood Number:	1825314
Street Address:	384 RAVINE DR	Neighborhood Name:	EAST Lincoln
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$120,597	Total Land Square Footage:	21589
Building Amount:	\$71,105	House Type Code:	72
Total Amount:	\$191,702	Structure Type / Stories:	Tri
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2012	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1956 / 1956
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	1725
Lower Level Area (Square Feet):	935
Finished Lower Level (Square Feet):	935
Basement Area (Square Feet):	0
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	3
Number of Half Bathrooms:	0
Fireplaces:	1
Garage Attached / Detached / Carport:	1 / 0 / 0
Garage Attached / Detached / Carport Area:	457 / 0 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	1 / 0
Porches Open / Enclosed Area:	176 / 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.

Home :: Longboat Key :: Religion :: Obituary: Robert Rosenthal

Obituary: Robert Rosenthal

Date: January 16, 2013
by: Observer Staff

Robert Rosenthal, 96, resident of Plymouth Harbor, died Jan. 8.

Mr. Rosenthal was a graduate of the University of Illinois, where he majored in political science and met his wife, Mildred.

Mr. Rosenthal founded the R.H. Roberts Construction Co. in 1952 and served as its president and CEO until his retirement in 1980. His detailed approach made him one of the most sought contractors among Chicago's top architects. He won the Distinguished Building Award from the Chicago chapter of the American Institute of Architects (AIA) multiple times, as well as the AIA's Award of Merit for contemporary homes and commercial properties.

Mr. Rosenthal served on many boards, including Technion, the Israel Institute for Technology and the Jewish Institute for National Security Affairs. In Florida, he helped the Catholic Diocese of Venice launch a program for children living in migrant work camps, worked on the Catholic-Jewish studies at St. Leo University and served as chairman of Longboat Key's Code and Enforcement Board. He loved boating with the Coast Guard Auxiliary and the Sarasota Power Squadron.

His philanthropic endeavors included the Robert and Mildred Rosenthal Endowed Undergraduate Scholarship Fund, the Robert and Mildred Rosenthal Aerospace Engineering Research Fund, at Technion and the Robert and Mildred Rosenthal Cardiology Research Fund, at the University of Chicago. Mr. Rosenthal was preceded in death by his wife, Mildred.

He is survived by his daughters, Nancy Goodman and Diane Rosenthal; four grandchildren; and nine great-grandchildren.

A memorial reception was held Jan. 12, at Plymouth Harbor. Memorial contributions may be made to the United States Coast Guard Auxiliary and Sarasota Power Squadron.



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Robert H. Rosenthal

Obituary

Rosenthal, Robert H.
 May 19, 1916 - Jan. 8, 2013

Robert H. Rosenthal of Sarasota died at the age of 96 on January 8, 2013. His children, grandchildren, and great grandchildren love him so much and are immensely proud of all of his accomplishments, generosity, and service to the communities of Flossmoor, Illinois and Longboat Key and Sarasota, Florida. He was born in Chicago, Illinois on May 19, 1916, the only child of Ann and Alan Rosenthal. Following graduation from Senn High School he attended the [University of Illinois](#), where he majored in Political Science and was a member of Tau Epsilon Phi. It was in Champagne-Urbana where he met his beloved Mildred Clein. They were married in 1938 and had two daughters, Nancy and Diane. They celebrated their seventieth anniversary in Sarasota. Mildred died in Sarasota on March 25, 2010.

Robert founded the R. H. Roberts Construction Company in 1952 serving as President and CEO until his retirement in 1980. Robert's creative and detailed approach to construction caused many of the best known architects in the Chicago area to request that he build for them. He received recognition winning the Distinguished Building Award from The Chicago Chapter of the American Institute of Architects multiple times and the Award of Merit from the American Institute of Architects for beautiful contemporary homes and commercial properties. Mr. Rosenthal was actively involved with the American Jewish Committee, Technion-the Israel Institute for Technology, The Jewish Institute for National Security Affairs, and The American Israel Public Affairs Committee serving on the Boards of many of them. Bob helped launch, through the Catholic Diocese of Venice, a program helping children who lived in migrant work camps and served children in our area through his work as a Guardian ad Litem. He was involved with Catholic-Jewish studies at St. Leo University and closely collaborated often with his friend Bishop Emeritus John Nevins of the Diocese of Venice.

He served his community, Longboat Key, as chairman of its Code and Enforcement Board and as a member of the Longboat Key Planning and Zoning Board. He brought his love of boating to the Coast Guard Auxiliary and The Sarasota Power Squadron.

With Mildred his philanthropic endeavors include the Robert and Mildred Rosenthal Endowed Undergraduate Scholarship Fund and the Robert and Mildred Rosenthal Aerospace Engineering Research Fund at Technion. In appreciation for his medical care he established the Robert and Mildred Rosenthal Cardiology Research Fund at the University of Chicago. Recently they named an apartment in the Technion's new Graduate Student Village in honor of their twin great granddaughters of Sarasota, Kaia and Sophia Yturalde.

Robert will be missed by his daughters and their husbands, Nancy R. Goodman and Louis W. Goodman of Bethesda, MD., and Diane Rosenthal and Dan Friedlander (recently deceased) of Boulder, CO. He will be missed by his grandchildren and great grandchildren, Elizabeth Goodman and David Brown of Brooklyn, NY, with Ella, Isaiah, and Julian; Jennifer Goodman

Remembered with great love and we will miss him dearly. In lieu of flowers, memorial contributions can be made to United States Coast Guard Auxiliary and Sarasota Power Squadron. A memorial reception will be held at Plymouth Harbor in his apartment at 3:00 PM on Saturday, January 12th.

Guest Book

2 entries

"Dad, I miss you and will always remember you and your..."

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Date May 15 19 56

Building Permit No. 8988

Inspected by L01720 Date 7-1-57

For certificate of occupancy 3272

Location of Building - No. 384 Street Ravine Drive

Name of Owner Murray Rosenthal

Present Address 4738 N. Lawndale Ave., Chicago, Ill Phone TN 3-5884

Type of Construction BF1 1/2 R7 BSTWA 0 AG2

Architect Robert Rosenthal Address 4738 N. Lawndale Phone

General Contractor owner Address Phone

Permit issued to owner to construct a single family dwelling

building on Lot 1 Blk. Sub'n. Beatty Rehub.

Builder's estimate \$31,000.00 Permit fee \$104.34 Job Order No. 1183 Amt. \$104.34/50

Location of building on Lot verified 19 by

Sanitary provisions approved by

Other Inspections FTGS, WALLS 6-27-56 MES SANITARY & STORM &

Drain 7140 7-12-56

FOR FINAL MUST - TAPE JOINTS IN GARAGE - ~~Outside Wall in garage~~ - TAPE JOINTS IN UTILITY ROOM - ~~PLAT OF SURVEY~~ OK 5-22-57

Electrical Contractor G. & M. electrical Co. Address 2214 N. Western Avenue Chgo.

Wiring Permit No. 6795 Issued 10-18-56 No. Fixtures 34

Floor Area..... No. 15 Amp. Circuits required No. 20 Amp. Circuits required

Size of main wire Size of branch wire System

No. of Openings 91 No. Sockets No. Circuits No. Motors No. Ranges

Other Appliances

Inspected by Date

Plumbing Contractor Alvin Lerner Address 783 Old Trail Road

Water Tap No. 6391 Sewer Tap No. 5472 Job Order No. 1323 Issued 7-10-56 Paid 183.15/\$50.

Work Order No. 2424 Storm Tap No.

No. Catch Basins 1 No. Lavatories 3 No. Toilets 3

No. Baths 3 No. Sinks 1 No. Laundry Tubs 1

No. Shower Baths 1 No. Stacks 1-4" 2-1/2" Other Items

Inspections 8-27-56 HES

Downspouts connected to Storm to drain 7-12-56 19. No.

Kind of heat #2684 5-15-56 Name of Burner

Tank and Burner Inspection

Driveway Permit No. 2076 Date 5-15-56 19. Contractor

Type

Historic Preservation Commission

1205 Ridgewood Road Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 6/13/13

<i>Year Built:</i>	c. 1925
<i>Style:</i>	Bungalow
<i>Petitioner:</i>	Ravinia Renovations, LLC
<i>Size:</i>	1,043 square feet
<i>Original Owner:</i>	Unknown
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Front gable roof, gabled front porch roof (now enclosed), 3/1 windows
<i>Alterations:</i>	<ul style="list-style-type: none">• Front porch enclosed (date unknown)• North-side dormer• Aluminum siding• Fretwork on front gable
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1205 Ridgewood Road and how it may satisfy any of the landmark criteria in Chapter 24.



A demolition application has been submitted for the house at 1205 Ridgewood Road. The house is located in old neighborhood with many houses dating back to the early 1900's, but few records remain for this particular structure. It is listed in the 2004 Bob-O-Link historical survey as "C – Contributing", but no building permits or architectural plans for the house have survived. The house may have had some stylistic detailing when it was originally built, but alterations over the decades have eroded most defining characteristics.

Nearby houses are identified in the historic survey as Bungalows and a few of their details are reflected on the house at 1205 Ridgewood. The low-pitched gabled roof, especially as echoed on the gabled porch, is indicative of the style. The original open porch, before it was closed in,

Historic Preservation Commission

may have identified the original style as Craftsman-inspired. The house has an original south-facing dormer that may be original. But the larger north-facing gable appears to be an unsympathetic addition.

Architectural Analysis

The term “bungalow” is used to broadly describe houses that reflect some key architectural details. These are typically:

- Usually 1 – 1 1/2 stories
- Low-pitched roof, often with broad eaves
- Entry typically opens directly into living room
- Often has a large front porch that creates an outdoor room
- Easy access to outdoor spaces like verandas, porches, and patios
- Open floor plan maximized for efficiency and flow from room to room with minimal space wasted on hallways
- Often small with reliance on built-ins for organization¹

There is a strong association with Greene & Greene’s Craftsman style. In fact, according to “A Field Guide To American Houses”, one-story vernacular examples of Craftsman homes are often simply called bungalows or the Bungalowoid style (pg. 454).

On 1205 Ridgewood, the high-style details of Craftsman are absent, but the massing, symmetry, and front-facing gables are reminiscent of the style. Sadly, the addition of the dominant north-facing dormer and the enclosure of the front porch have robbed the house of some of its original flair.

Current Condition

The applicants have indicated that the 95-year old house is in disrepair. When asked to share some of the issues with the old house, the following list was provided:

- The house needs new plumbing throughout the walls and floors, as the existing plumbing leaks and is outdated.
- There is no insulation in the house, it feels really cold in winter or very hot in summer months.
- The house needs a new roof
- The HVAC and water heater are very inefficient.
- The framing of the house has been damaged from water leaks and is rotten
- The windows are very old
- There is no garage; there is one full bath and three bedrooms.

¹ <http://www.antiquehomestyle.com/styles/bungalow.htm>

Historic Preservation Commission

Biographical Information

Julia Johnas was very helpful in tracking down the following biographical information about the original owner of the house: The house was built by a William Patrick Cawley in 1927 or 1928. The family consisted of his wife Hazel and two daughters, Helen and Mary. Mr. Cawley, born Sept. 4, 1894, was an electrician for the Public Service Company (according to WW I draft card) and was a "jobber" for plumbing supplies according to the 1930 Federal census. No obituaries could be located for either of the Cawleys in the local newspaper.

William was born in Highland Park to Patrick and Annie Cawley who lived on 2nd Street. William and Hazel moved to 1166 Hyacinth Place sometime in the late 1930s or early 1940s. William died in Pompano Beach, Florida in Dec. 1967.

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.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Historic Preservation Commission

Recommended Action

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

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

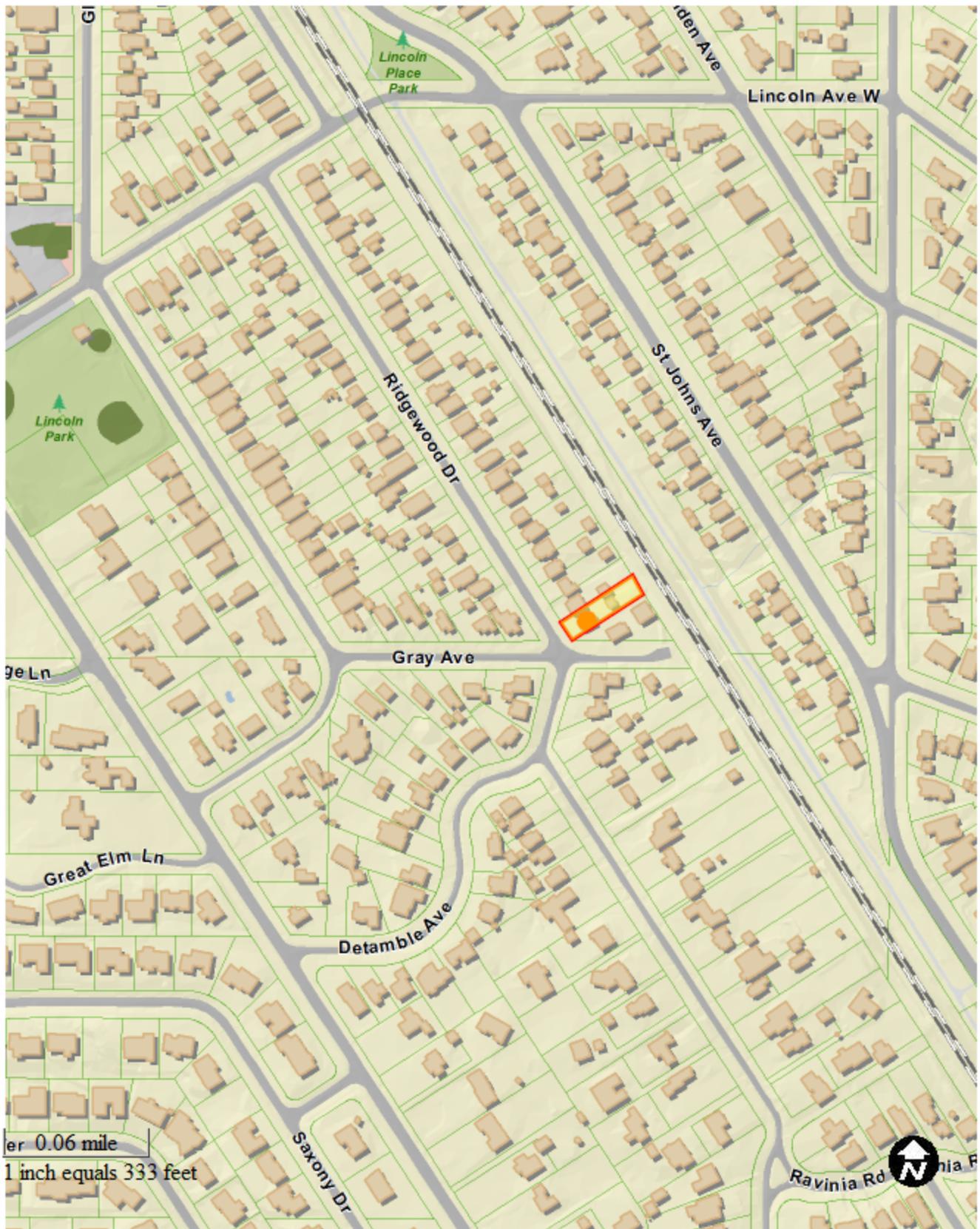
Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data













STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="minor alterations and addition(s)"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="detached garage"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

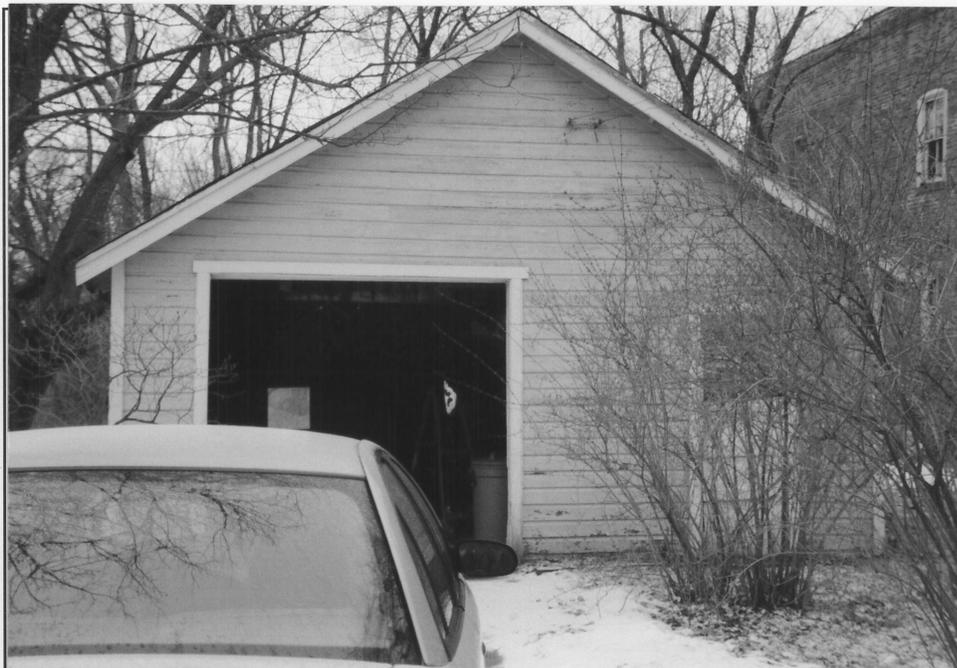
ARCHITECTURAL CLASSIFICATION	<input type="text" value="Bungalow"/>	PLAN	<input type="text" value="rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="1.5"/>
DATE of construction	<input type="text" value="c. 1925"/>	ROOF TYPE	<input type="text" value="Front gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="Surveyor"/>	FOUNDATION	<input type="text" value="Not visible"/>
WALL MATERIAL (current)	<input type="text" value="Aluminum"/>	PORCH	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Wood"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="double hung"/>
		WINDOW CONFIG	<input type="text" value="6/1"/>

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO	
---------------	--

LANDSCAPE	Midblock on east side of residential street; front sidewalk; side driveway; similar setback; mature trees
-----------	-----------------------------------------------------------------------------------------------------------

PHOTO INFORMATION

ROLL1	04
FRAMES1	7-8
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	K:\Historic Preservation\SU

SURVEY INFORMATION

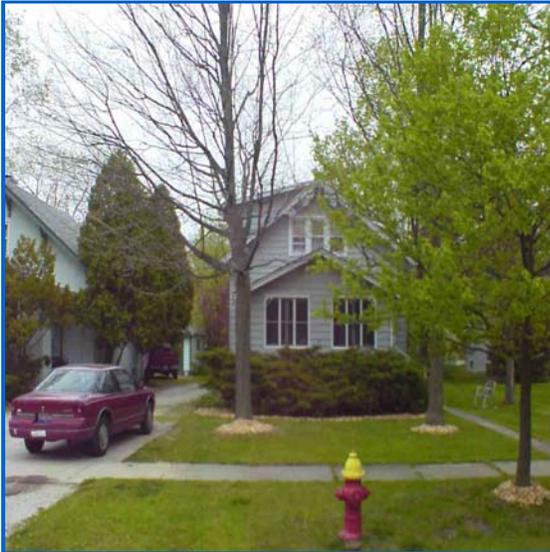
PREPARER	Lara Ramsey
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	3/16/2005
SURVEYAREA	Bob-o-link



Lake County, Illinois

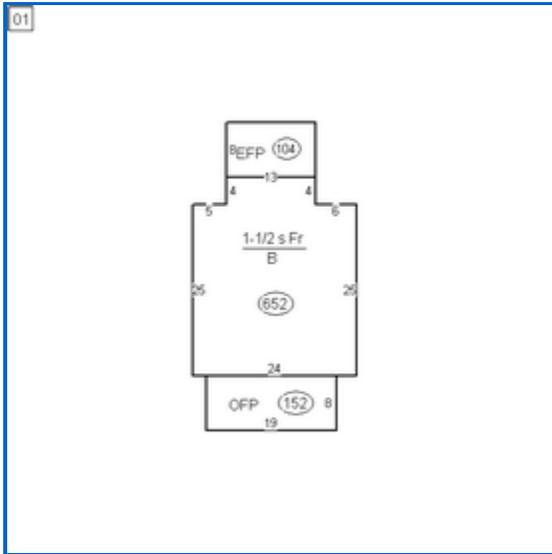
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-26-217-027	Neighborhood Number:	1826050
Street Address:	1205 RIDGEWOOD DR	Neighborhood Name:	Ravinia Highlands
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$60,034	Total Land Square Footage:	10001
Building Amount:	\$12,177	House Type Code:	22
Total Amount:	\$72,211	Structure Type / Stories:	1.5
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2012	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1920 / 1920
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1043
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	652
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 440 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 1
		Porches Open / Enclosed Area:	152 / 104
		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
9/28/2010	\$220,000	Qualified	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.

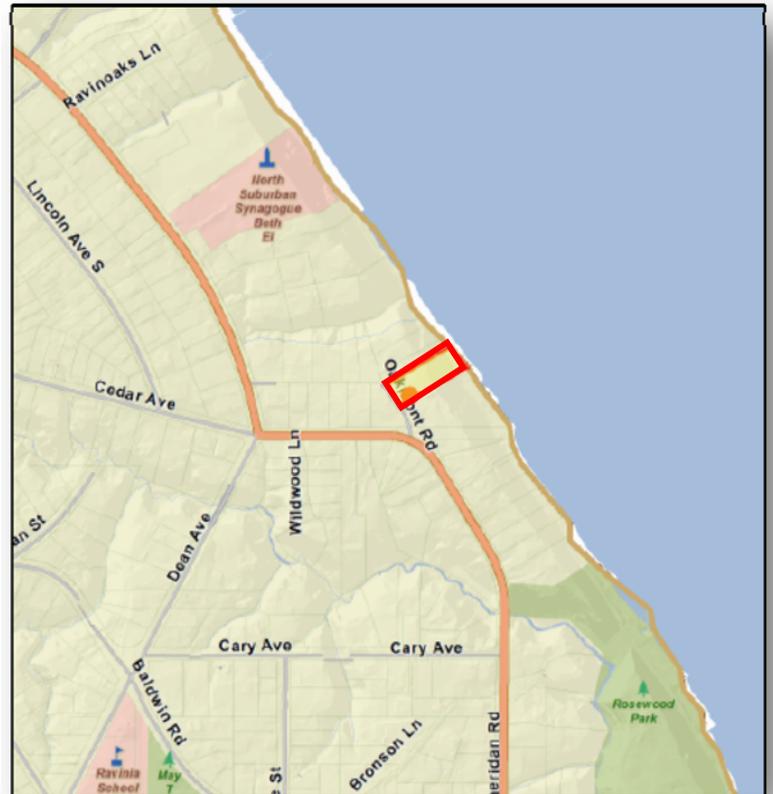
<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1626217027>

Historic Preservation Commission

45 Oakmont Road Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: June 13, 2013

<i>Year Built:</i>	1952
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Dan Asher, 54 Oakmont Rd.
<i>Size:</i>	3,575 s.f.
<i>Original Owner:</i>	Bernard Gordon
<i>Architect:</i>	Frazier & Raftery
<i>Original Cost:</i>	\$54,000
<i>Assessed Value:</i>	\$846,589
<i>Significant Features:</i>	Vents at peaks of hipped roof, square supports at entry roof, vertical wood siding
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 45 Oakmont Road and how it may satisfy any of the landmark criteria listed below.



An application for a demolition permit has been submitted for the house at 45 Oakmont Road. The house is a 1952 Ranch with a total assessed value of \$846,589. It sits on 1.2 acres with a lakefront view on Lake Michigan. The South Central architectural survey gave the house an S – Significant historical status, indicating that it is a “typical example of a 1950’s Ranch with excellent integrity.”

Architectural Analysis

The 2001 South Central Architectural Survey has a detailed write-up about Ranch houses in this part of Highland Park:

Historic Preservation Commission

“There are 59 Ranch houses and one Raised Ranch house in the survey area, most ranging in construction date from 1940 through 1965. The majority of Ranch houses is from the 1950s and would normally be ranked non-contributing due to their younger age (less than 50 years old). However, the two Ranch houses that have been ranked



45 Oakmont Road

locally significant are from this time period and can already be identified as distinctive examples of this popular house type. They are 45 Oakmont Road and 89 Cary Avenue. The house at 45 Oakmont Road is a typical example of a Contemporary 1950s Ranch house, with its long and wide massing topped by a low-pitched gable roof with wide overhangs.

The garage is completely integrated into the form of the house. Built in 1954, the house was designed by Frazier and Raftery and retains excellent integrity.”

The 2001 South Central Survey contains a brief biography of Frazier and Raftery:

“Frazier and Raftery was a firm formed by Walter Stephen Frazier (1895-1976) and John Howard Raftery (1896-1963). Frazier received his BS in architecture from MIT and attended the Ecole de Beaux Arts from 1919 to 1920. After several years with Holabird & Root (1920 to 1924), he formed the partnership of Frazier & Raftery in 1927 through 1949. From 1949 through 1969 it became Frazier Raftery Orr & Fairbank. Raftery attended Princeton from 1916 to 1919, MIT from 1922 to 1925, the Ecole de Beaux Arts in 1925, and the American Academy in Rome in 1927.” Original architectural drawings were located in the City’s microfilm archive. They show extensive detailing on the interior and many classic Ranch design elements on the exterior. This is the only house in the surveys credited to Frazier and Raftery.

Biographical Information of Original Owner

The original building permit for the house indicates it was owned by Bernhard Gordon. Ex-Officio member Julia Johnas provided some biographical information about him:

Bernard Gordon was active in motor vehicle sales in the area. He had a Buick dealership in Chicago and was the president of Chicago Metropolitan Buick Dealers Association for a time. His obituary appeared in the Highland Park news on May 18, 1972. It indicated he was age 67 at the time of his death and was residing at 1220 Park Avenue West. He lived previously in Deerfield

Historic Preservation Commission

and Glencoe. Mr. Gordon was a charter member of the Briarwood Country Club and was survived by his wife Lucile, a daughter Judith, and son, Lawrence.

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.
- 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,

Historic Preservation Commission

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

Attachments

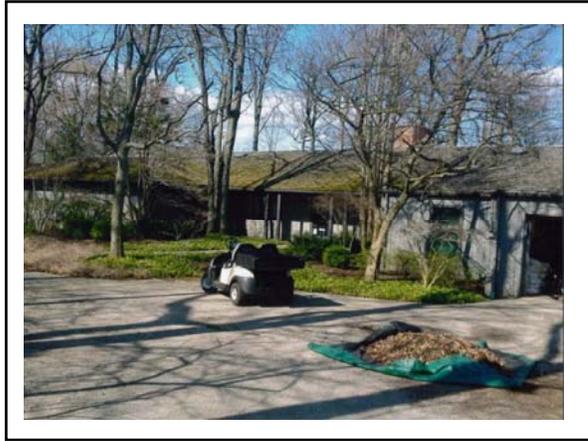
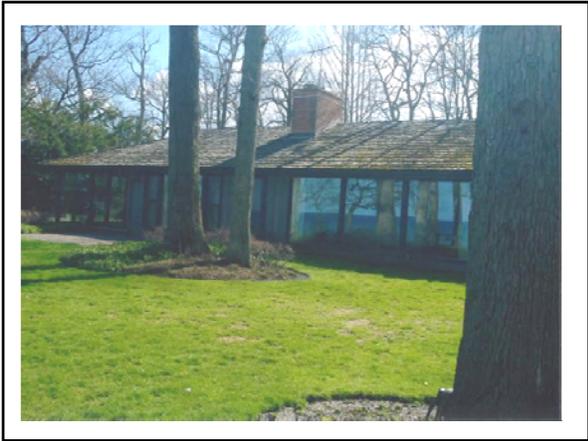
Location Map

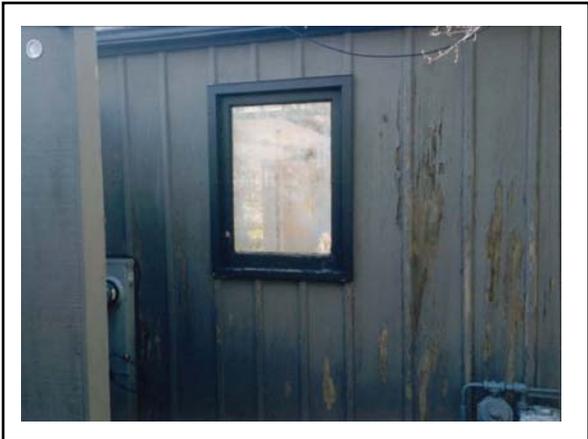
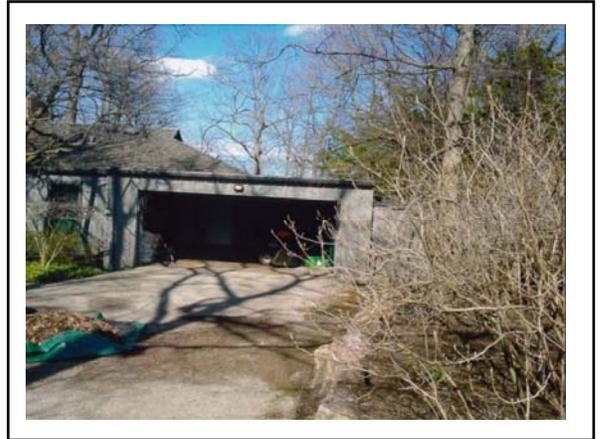
Site Photos

Architectural Survey Entry

County Assessor Data







STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y OR N)

Criteria

CONTRIBUTING to a NR district?
(C or NC)

Contributing secondary structure?
(C or NC)

LISTED ON EXISTING SURVEY?
(IHSS, NR, etc.)



GENERAL INFORMATION

CATEGORY

CONDITION

INTEGRITY

CURRENT FUNCTION

HISTORIC FUNCTION

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

ARCHITECTURAL CLASSIFICATION

ORIGINAL CONSTRUCTION DATE

DATE SOURCE

EXTERIOR WALLS (current)

EXTERIOR WALLS (original)

OVERALL SHAPE OR PLAN

NO. OF STORIES

WINDOW MATERIAL, TYPE(S)

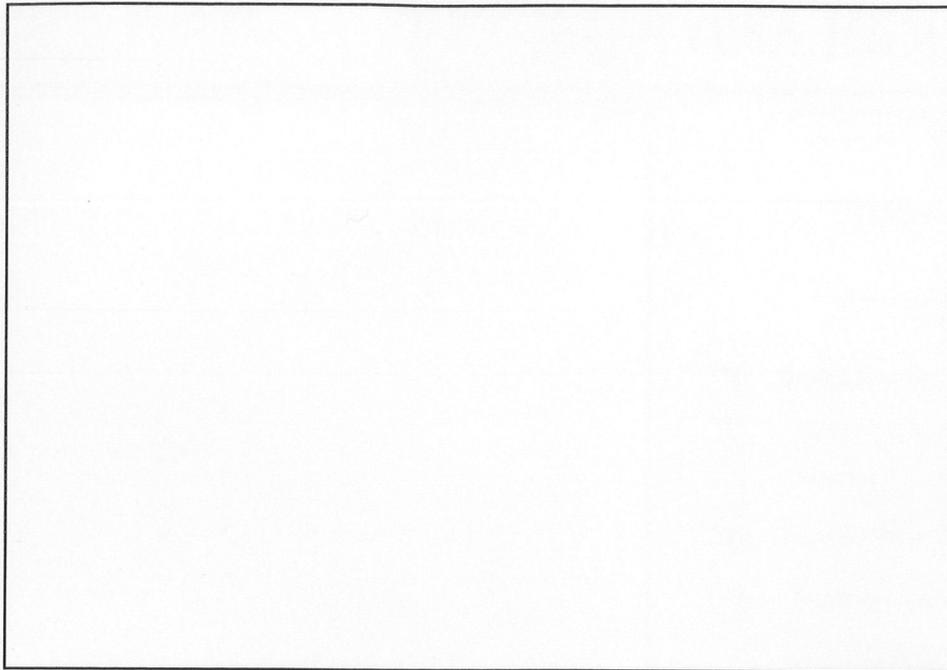
PORCH

ROOF (type and materials)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

ADDITIONAL INFORMATION:

SURVEY AREA:

AREA

LANDSCAPE FEATURES

PHOTOGRAPHIC INFORMATION:

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

PREPARER

ORGANIZATION

DATE

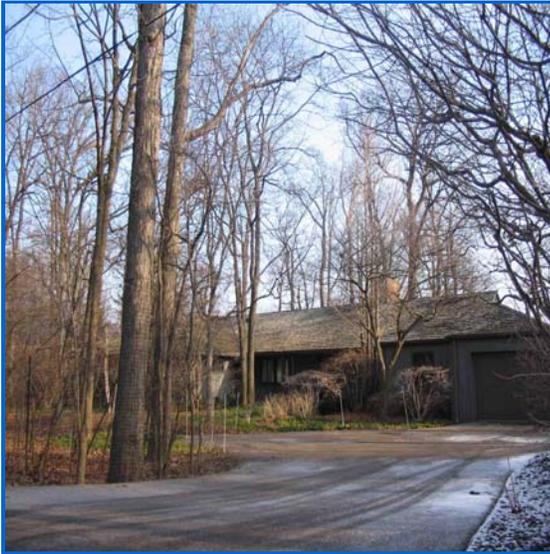
45 OAKMONT RD



Lake County, Illinois

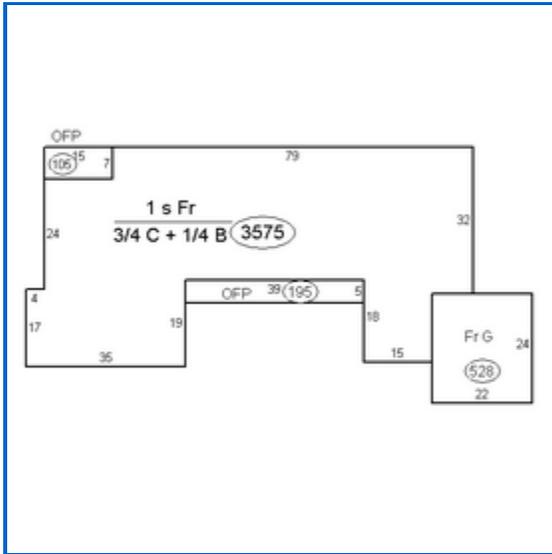
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-25-402-015	Neighborhood Number:	1800002
Street Address:	45 OAKMONT RD	Neighborhood Name:	Moraine Lake Front
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$629,431	Total Land Square Footage:	52736
Building Amount:	\$217,158	House Type Code:	43
Total Amount:	\$846,589	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2012	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1953 / 1953
		Condition:	Average
		Quality Grade:	Exc
		Above Ground Living Area (Square Feet):	3575
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	357
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	1
		Fireplaces:	2
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	528 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	2 / 0
		Porches Open / Enclosed Area:	300 / 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 Compulsory Sale
12/14/2011	\$2,770,861	Unqualified	

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.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1625402015>

Date 8-11- 19 52 Inspected by Seech Date 7-11-52 Building Permit No. 24930 6906
For certificate of occupancy

Location of Building—No. 45 Street OAKMONT RD.

Name of Owner BERNHARD GORDON

Present Owner add. 422 WOODLAND AVE, H.P. Phone HI 2-0616

Type of Construction FRM FR & AG DST WAC Remodeling

Architect FRAZIER & RAFFELY Address 315 JAMES ST Phone GENEVA 1010

General Contractor C. SCASSELLATI Address 1580 SHOKIELD Phone HI 2-5570

Permit issued to CONTRACTOR to construct a SINGL FAMILY DWELLING

building on Lot 3 & 4 Blk EX. N 66 1/2 Sub'n SHORE CLIFF

Builder's estimate 54,000- Permit fee 181- Job Order No. 6265 Amt. \$ 50-

Location of Lot verified 7-29 1952 by CHICAPOLE & SASCA

Other inspections Posted card.

Deposits Sidewalks Planked

Remarks

Plumbing Div
12-17-52
Sasch

Electrical Contractor Parquise Elec Address Highwood 300
Wiring Permit No. 5276 Issued 10-22-52 Fixture Permit No. 5276 Issued 10-22-52

Size of main wire 7 # Size of branch wire 17 & 14 System Conduit

No. of Openings 95 No. Sockets _____ No. Circuits 10 No. Motors _____ No. Ranges _____

Certificate of Inspection issued 25 Fixtures 19 _____ No. _____

Inspector H. Sasch-10-22-52

Plumbing Contractor H. Morad Alby Address 602 Laurel Ave

Water Tap No. 4976 Sewer Tap No. 4885 Job Order No. 6347 Issued 10-16-52 Paid 130-50-

No. Catch Basins 1- No. Lavatories 6 No. Toilets 5

No. Baths 2 No. Sinks 2 Sinks 1-Bow sink No. Laundry Tubs 1. Tray

No. Shower Baths 2. Showers No. Stacks 2 4"-1.2" Other Items _____

Certificate of Inspection issued 12-17-52-H. Sasch

Downspouts connected to 2 ~~down~~ on Bluff 19 _____ No. _____

Kind of heat Gas Heat Name of Burner _____

Tank and Burner Inspection _____

Driveway Permit No. _____ Date _____ 19 _____ Contractor _____

Type _____

ws. 1005

selected to design the House of Tomorrow for the 1933-34 Chicago Century of Progress Exposition. The firm has received numerous awards for their work. In the survey area they designed 437 Marshman Street.

Edward Dart (1922-1975) was another mid-century, award-winning modern architect who was especially known for his church designs and his residential work. Dart graduated in architecture from Yale University and early in his career worked for Skidmore, Owings and Merrill in Chicago. In 1965 he formed the firm of Loeb, Schlossman, Bennett & Dart, which designed Water Tower Place in Chicago. Dart enjoyed a successful career and won many awards from the American Institute of Architects for his work. In the survey area, the house at 803 Sheridan Road (1961) is a Dart design.

Jerrold Loeb (1899-1978) and **Norman J. Schlossman** (1901-1990) worked in partnership as Loeb Schlossman from 1925 through 1946. Schlossman, a Highland Park resident, was born in Chicago and received his degree from Armour Institute of Technology in 1921. Loeb was a fellow classmate there. In 1946, Richard Marsh Bennett became a partner and the firm was renamed Loeb, Schlossman and Bennett. This partnership was responsible for the planning and design of Old Orchard Shopping Center. In 1965 Edward Dart joined them, and the firm was known as Loeb, Schlossman, Bennett, and Dart until Dart's death in 1975. This new partnership was responsible for the design of Water Tower Place. There are two houses in the survey area by the partnership of Loeb Schlossman. They are 310 Cedar Avenue and 900 Dean Avenue [Zukowsky, p. 466].

George E. Danforth (1916-) studied at the Armour Institute beginning in 1936 while also working at the firm of Granger and Bollenbacher. He became a draftsman for Ludwig Mies Van der Rohe in 1938, and, though graduating in 1940, continued studying with Mies and teaching from 1939 to 1943. In 1953 he was called to organize a new school of architecture at Case Western Reserve University in Cleveland. He came back to what had become Illinois Institute of Technology as the Dean of the Department of Architecture in 1959, a position he held until 1981. Danforth was in private practice from 1946-1961, with Brenner Danforth Rockwell from 1961 to 1979, and then with Rockwell Carow Danforth after 1979 [Zukowsky, p. 108]. In the survey area, Danforth designed 370 Beech Street.

L. Morgan Yost (1908-1992) was born in Ohio and received his architecture degree from Ohio State University in 1931. He came to Chicago and opened his own office in 1932. He practiced privately for 20 years and then in partnership with Darl Coder Taylor until his retirement in 1970. Yost was an instructor at the University of Illinois and the School of the Art Institute [Zukowsky, p. 474]. The house at 425 Cedar Avenue in the survey area was designed by Yost.

Frazier and Raftery was a firm formed by Walter Stephen Frazier (1895-1976) and John Howard Raftery (1896-1963). Frazier received his BS in architecture from MIT and attended the Ecole de Beaux Arts from 1919 to 1920. After several years with Holabird & Root (1920 to 1924), he formed the partnership of Frazier & Raftery in 1927 through 1949. From 1949 through 1969 it became Frazier Raftery Orr & Fairbank. Raftery attended Princeton from 1916 to 1919, MIT from 1922 to 1925, the Ecole de Beaux Arts in 1925, and the American Academy in Rome in 1927. The firm's

work is represented in the survey area in the house at 45 Oakmont [Green Bay Nomination, p.42].

The tradition established by mid-century modernists continues in Highland Park today as award-winning architects create late modern and Post-Modern buildings in the latter half of the 20th century. Many of these can already be considered “underage” landmarks.

James L. Nagle (1937-) was born in Iowa City and received his BA from Stanford University in 1959, bachelor’s degree in architecture from Massachusetts Institute of Technology in 1962, and master’s degree in architecture from Harvard University in 1964. Nagle’s designs have received many Distinguished Building Awards from the American Institute of Architects. His work has been published in architectural books and journals and exhibited widely. He is currently a partner at Nagle Hartray Danker Kagan McKay Architects Planners Ltd. in Chicago [resume, unpublished]. In the survey area, Nagle designed the homes at 291 Cary Avenue and 732 Bronson Lane.

Stanley Tigerman (1930-) organized the Chicago Seven in the 1970s, a group of architects seeking recognition for Chicago design traditions outside the Miesian mode. Besides Tigerman, the group included Nagle, Thomas Beeby, Lawrence Booth, Stuart Cohen, James Ingo Freed, and Ben Weese. Tigerman’s own designs are often Post-Modern, employing traditional design motifs in a unique and stylized interpretation. Tigerman was born in Chicago and received his undergraduate and graduate degrees from Yale University in 1961. He worked for a number of firms including Keck and Keck and Skidmore, Owings and Merrill, before establishing his own firm in 1964. The firm has been Tigerman McCurry since 1988. Tigerman also served as the director of the School of Architecture at the University of Illinois from 1985. The one Tigerman design in the survey area is at 1014 Sheridan Road [Zukowsky, p. 473].

Michael Gelick (1940-) was born in Chicago and received architecture degrees from the University of Minnesota and Massachusetts Institute of Technology. In 1969 he formed the firm Gelick Foran Associates with Walter J. Foran (1940-). Gelick is a professor of architecture at the University of Illinois at Chicago. The house at 326 Cedar Avenue in the survey area was designed by him [Zukowsky, p. 462].

LANDSCAPE DESIGN IN HIGHLAND PARK

The South Central Highland Park section of the survey area is part of the area platted by landscape architects Horace W. S. Cleveland and William M. R. French, in a manner that took into account Highland Park’s ravine-cut topography. They were hired by the original Highland Park Building Company to lay out the town in 1869. An 1872 plat in the collection of the Highland Park Historical Society shows their design and states that the properties were “For Sale by the Highland Park Building Company, Frank Hawkins, agent.”

Cleveland and French had a loose partnership whose active practice extended into Wisconsin and Indiana, as well as Iowa, Minnesota, Nebraska, Kansas, Ohio, and Michigan [*American Landscape Architecture: Designers and Places*, p. 27]. Cleveland had opened an office in Chicago in 1869

flat roofs and a greater amount of glass. Some other Ranch houses clearly take design cues from previous historical styles, often incorporating Colonial details such as double-hung windows with shutters or classical elements such as rows of columns or front porticos. The Raised Ranch house has the proportions of a Ranch house but has a full story at the ground level.

There are 59 Ranch houses and one Raised Ranch house in the survey area, most ranging in construction date from 1940 through 1965. The majority of Ranch houses are from the 1950s and would normally be ranked non-contributing due to their younger age (less than 50 years old). However, the two Ranch houses that have been ranked locally significant are from this time period and can already be identified as distinctive examples of this popular house type. They are 45 Oakmont Road and 89 Cary Avenue.



45 Oakmont Road

The house at 45 Oakmont Road is a typical example of a Contemporary 1950s Ranch house, with its long and wide massing topped by a low-pitched gable roof with wide overhangs. The garage is completely integrated into the form of the house. Built in 1954, the house was designed by Frazier and Raftery and retains excellent integrity.

OTHER POPULAR HOUSE TYPES

The other popular house types found in the survey area are represented by only a few examples each. None is ranked locally significant. Each type is described briefly below.

American Foursquares are simple houses from the beginning of the 20th century that are typically square or nearly square in plan with four equal-sized rooms (an entrance hall, living room, dining room, and kitchen) in each corner. The Foursquare is usually two to 2½ stories tall with a hipped or pyramidal roof, dormers, a full-width front porch with classical or squared-off columns, and piers and overhanging eaves. There are three American Foursquare houses in the survey area, and none is ranked significant.

A mid-century type that developed as a simplification of historic styles is the Minimal Traditional. Generally with a front-facing gable section integrated with a longer section, eaves are small and architectural detail is minimal. This type of house was built in great numbers in the years immediately before and after World War II. There are 11 Minimal Traditional houses in the survey area built between 1940 and 1955, of which four are non-contributing.

The Split Level began to emerge as a popular housing type in the 1950s. It is characterized by a two-story section met at mid-height by a one-story wing. The three levels of space created in this type could correspond to family need for quiet living areas, noisy living areas, and sleeping areas. There

Historic Preservation Commission

2107 St. Johns Avenue Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 6/13/2013

<i>Year Built:</i>	c. 1890, 1911
<i>Style:</i>	Gable Front
<i>Petitioner:</i>	Mark Muller, Fulton Developers
<i>Size:</i>	1,978 square feet
<i>Original Owner:</i>	Frederick William Garling
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Gable roof form
<i>Alterations:</i>	<ul style="list-style-type: none">• Rear additions, no date• Enclosed front porch, no date• Replacement siding, no date
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 2107 St. Johns Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 2107 St. Johns Avenue; 2107 St. Johns Avenue is located within Northeast survey area and is considered “C”, Contributing. The Lake County Tax Assessor’s data indicates the house was built in 1911; the construction pre-dates available city records and no permits are on file.

Architectural Analysis

The Northeast Survey provides the following about the Gable Front homes in this section of Highland Park:

The Gable Front house and Gable Front cottage comprise a vernacular house type from the late 19th and early 20th centuries characterized by its roof type. The roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In a Gable Front house or cottage, the gable end faces the street and is the front of the house. It is often a working-class home; usually frame, with a rectangular plan, minimal projections

Historic Preservation Commission

on the front facade, and the front entry on the open end of the gable. Often the porch extends the full width of the front of the house. A Gable Front house is two or more stories tall, while a cottage is 1 to 1½ stories. It was a simple type for local builders to construct and is therefore common.

The Gable Front is the most common 19th century vernacular type, with 35 Gable Front houses and two Gable Front Cottages. Of these, only 150 Edgecliff Drive and 371 Vine Avenue have been ranked locally significant.

The house at 150 Edgecliff Drive, built c. 1885, was ranked locally significant because it is a well preserved example of a type that has almost always undergone many alterations and additions over the years. Simple in form, this house retains its original clapboard siding and has some Queen Anne features such as the fish scaled and diamond-shingles in the front gable, the diamond shaped window in the gable end, and exposed rafters under the side eaves. The full front porch has a half wall that supports square posts.

Biographical Information

Research by Ex-Officio member Julia Johnas has provided the following information about the property's history:

The original owner was Frederick William Garling. His obituary in the Highland Park Press on April 22, 1920 says that he was a 32 year resident of Highland Park. He was born in Germany on May 18, 1847, married Marie Schroeder in 1873, emigrated in 1883, and lived in New York until 1888 when he came to Highland Park. His occupation is listed as laborer or teamster. He had three children, but only one survived him, a son Ernest. After Fred's death, Ernest owned this home until his death in February 1941. According to his obituary in the Highland Park Press on Feb. 27, 1941, Ernest was employed for many years by Brand Brothers and later established his own painting contracting business. After Ernest's death, the property was owned by his daughter Marion De La Rue, who was still living there as late as 1951.

Landmark Criteria

Below are the landmark criteria from the City Code:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.

Historic Preservation Commission

- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, 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.
- 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

Architectural Survey Entry

County Assessor Data









Lake County, Illinois

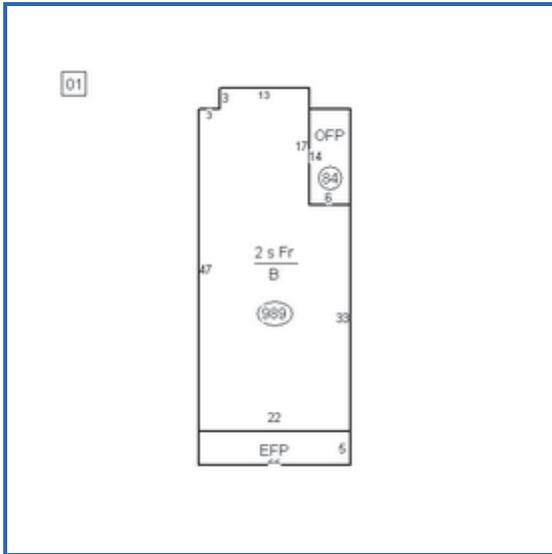
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-23-111-013	Neighborhood Number:	1825014
Street Address:	2107 ST JOHNS AVE	Neighborhood Name:	EAST Indian Trail
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$87,466	Total Land Square Footage:	15000
Building Amount:	\$51,637	House Type Code:	22
Total Amount:	\$139,103	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2012	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1911 / 1911
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1978
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	989
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 240 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 1
		Porches Open / Enclosed Area:	84 / 110
		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

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
11/27/2012	\$370,000	Not Validated	

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<http://apps01.lakecountyil.gov/SPassessor/comparables/PTAIPIN.aspx?PIN=1623111013>

Historic Preservation Commission

2113 St. Johns Avenue Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 6/13/2013

<i>Year Built:</i>	c. 1910
<i>Style:</i>	Gable Front
<i>Petitioner:</i>	Mark Muller, Fulton Development
<i>Size:</i>	1,552 square feet
<i>Original Owner:</i>	Carl August Donner
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Porch with decorative geometric glazing pattern on upper sash
<i>Alterations:</i>	<ul style="list-style-type: none">• Fame addition (1925)• 1 room addition (1927)• Enclosed front porch, no date• Replacement siding, no date• Replacement entry door, not date
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 2113 St. Johns Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 2113 St. Johns Avenue; 2113 St. Johns Avenue is located within Northeast survey area and is considered “C”, Contributing. The Lake County Tax Assessor’s data indicates the house was built in 1910; the original construction pre-dates available city records, however, permits for two additions are on file from the 1920s.

Architectural Analysis

The Northeast Survey provides the following about the Gable Front homes in this section of Highland Park:

The Gable Front house and Gable Front cottage comprise a vernacular house type from the late 19th and early 20th centuries characterized by its roof type. The roof has two sloped sides that meet at a center ridge. The triangular ends of

Historic Preservation Commission

the walls on the other two sides are called gables. In a Gable Front house or cottage, the gable end faces the street and is the front of the house. It is often a working-class home; usually frame, with a rectangular plan, minimal projections on the front facade, and the front entry on the open end of the gable. Often the porch extends the full width of the front of the house. A Gable Front house is two or more stories tall, while a cottage is 1 to 1½ stories. It was a simple type for local builders to construct and is therefore common.

The Gable Front is the most common 19th century vernacular type, with 35 Gable Front houses and two Gable Front Cottages. Of these, only 150 Edgecliff Drive and 371 Vine Avenue have been ranked locally significant.

The house at 150 Edgecliff Drive, built c. 1885, was ranked locally significant because it is a well preserved example of a type that has almost always undergone many alterations and additions over the years. Simple in form, this house retains its original clapboard siding and has some Queen Anne features such as the fish scaled and diamond-shingles in the front gable, the diamond shaped window in the gable end, and exposed rafters under the side eaves. The full front porch has a half wall that supports square posts.

Biographical Information

Research by Ex-Officio member Julia Johnas has provided the following information about the property's history:

The original owner was Carl August Donner, machinist. Donner was born in Germany on August 17, 1841, immigrated in June of 1868 and Died on February 19, 1917. Although the tax assessment rolls list him as owner as late as 1931, I can't verify that he ever lived at this address. Carl's daughter Bertha married Henry Ditmer on May 16, 1896, so it appears that Carl may have purchased the property for his daughter and her husband. Henry Ditmer was a mason contractor, so he may have been involved in the construction of the house. This is another instance of a property staying in the same family. Henry was born in Chicago on April 25, 1867. Bertha died on May 16, 1904. Henry remarried on August 24, 1905 to Elizabeth James. Although Henry died in July 1929, the home was listed in his name as late as the 1950s, and was probably occupied by his second wife or daughters. Owners according to the 1939 tax assessment roll were "L & L Ditmer." These were Carl's granddaughters, Henry's twin daughters, Lula and Lila. Lula and Lila were born on January 11, 1897; they shared a birthday with their mother who was born in 1872.

Henry Ditmer added the two additions in 1925 and 1927.

Historic Preservation Commission

Landmark Criteria

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- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, 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.
- 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:

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- (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,

Historic Preservation Commission

(3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, and the Application for Demolition shall be processed.

Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

Permit Cards







City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

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

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Gable Front"/>	PLAN	<input type="text" value="rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="c. 1910"/>	ROOF TYPE	<input type="text" value="Front gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="surveyor"/>	FOUNDATION	<input type="text" value="Brick"/>
WALL MATERIAL (current)	<input type="text" value="Asbestos"/>	PORCH	<input type="text" value="Front"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Wood"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="double hung"/>
SIGNIFICANT FEATURES	<input type="text" value="Porch windows with decorative geometric glazing pattern in upper sash"/>		
ALTERATIONS	<input type="text" value="Enclosed front porch; replacement siding; replacement entry door"/>		

HISTORIC INFORMATION

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO	425; 1277
COST	<input type="text"/>
ARCHITECT	<input type="text"/>
ARCHITECT2	<input type="text"/>
BUILDER	<input type="text"/>
ARCHITECT SOURCE	<input type="text"/>



HISTORIC INFO

LANDSCAPE

Mid-block on a busy residential thoroughfare; side driveway; slightly raised lot; foundation bushes

PHOTO INFORMATION

ROLL1	8
FRAMES1	27, 29
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	<input type="text"/>

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	3/22/02
SURVEYAREA	Northeast Survey Area



Lake County, Illinois

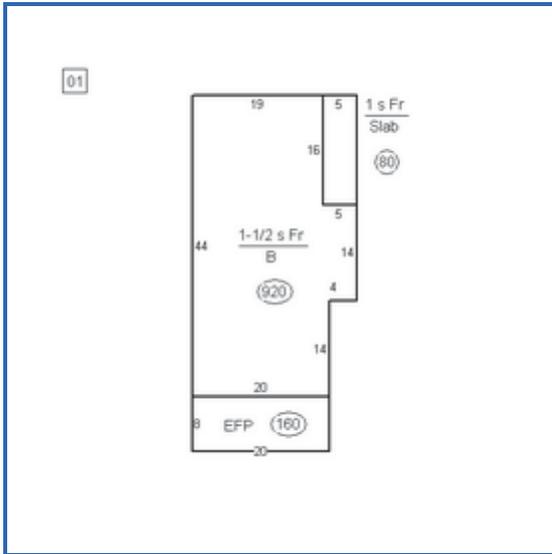
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-23-111-012	Neighborhood Number:	1825014
Street Address:	2113 ST JOHNS AVE	Neighborhood Name:	EAST Indian Trail
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$87,466	Total Land Square Footage:	15000
Building Amount:	\$41,160	House Type Code:	22
Total Amount:	\$128,626	Structure Type / Stories:	1.5
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2012	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1910 / 1910
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1552
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	920
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	0
		Fireplaces:	1
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 252 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 1
		Porches Open / Enclosed Area:	0 / 160
		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

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
11/27/2012	\$370,000	Not Validated	

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.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1623111012>

2nd

Date April 22 1925 ²¹¹³ Building Permit No. 425
 Location of Building—No. 311 Street N. ST. JOHNS
 Name of Owner DITMER, H.
 Present Address N. St. Johns
 Old or New Building Addition
 General Contractor L. H. Berube Address _____
 Permit issued to Berube to construct a frame add.
 building on _____ Lot 21 Blk. 16 Sub'n. Original
 Builder's estimate \$275.00 Permit fee \$1.91 \$1.91
 Location on Lot verified _____ 192 _____ by _____
 Other inspections Work O.K. April 22, 1925 inspect by SDM
 Remarks _____

Date Mar. 30 1927 ²¹¹³ Building Permit No. 1277
 Location of Building—No. 311 Street N. St. Johns
 Name of Owner Ditmer, Henry
 Present Address Same
 Old or New Building 1 room addition
 General Contractor E. A. Anderson So. Address 122 Center St., Winn.
 Permit issued to _____ " _____ to construct a alter bldg.
 building on pt Lot 21 Blk. 16 Sub'n. H.P.
 Builder's estimate 300. Permit fee 2.00
 Location on Lot verified Mar 30 192 _____ by S. Morris
 Other inspections _____
 Remarks _____
 Job completed _____ Receipt for returned plans _____ Owner _____

MEMORANDUM

Date: June 13, 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 next step toward a landmark designation is the adoption of a resolution recommending a Preliminary Landmark Designation. The HPC considered the resolution at the May 9, 2013 meeting, but the property owner requested additional time to discuss the State's Tax Assessment Freeze program with the Illinois Historic Preservation Agency. To allow the additional time, the Commission voted to continue discussion on the resolution to the June 13th meeting.

The resolution recommending a Preliminary Landmark Designation is attached to this memo. The Commission is asked to review the Resolution and, if no changes are requested, adopt the Resolution by a majority vote.

Following the adoption of the resolution, the HPC is asked to review 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 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(4) and 24.015(6) 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

4364483_v1

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 |

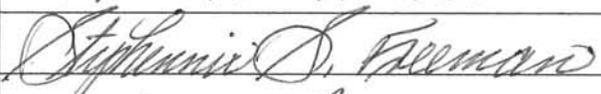




Highland Park Historic Preservation Commission
 1707 St. Johns Avenue
 Highland Park, Illinois 60035

Landmark Nomination Form

Date: 3-25-13

1) Name of Property (original if known)			
2) Street Address:	<u>169 LAUREL AVENUE</u>		
3) Legal description or P.I.N. (Permanent Index Number):	<u>16-23-405-D19 HOUSE + LAND</u> <u>16-23-405-018 LAND ONLY (W. SIDE)</u>		
4) Name and Address of Property Owner(s):	<u>STEPHENNIE S. FREEMAN</u> <u>169 LAUREL AVENUE</u>		
5) Present Use:	<u>SINGLE FAMILY</u>	6) Past Use:	<u>SINGLE FAMILY</u>
7) Architect:		8) Date of Construction:	<u>1913 per ASSESSOR</u>
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):	<u>STEPHENNIE S. FREEMAN</u>		
Address:	<u>169 LAUREL AVENUE</u>		
Signature(s):			
Address(es):	<u>169 LAUREL AVENUE</u>		
12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):	<u>OWNER</u>		

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. YAIL*

(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

<u>CLASSIFICATION</u>	building	<u>PRESENT USE</u>	single-family	<u>CONDITION</u>	excellent
<u>SECONDARY STRUCTURES</u>	detached garage	<u>ORIGINAL USE</u>	single-family	<u>INTEGRITY</u>	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) _____ 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) 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

4364483_v1

Historic Preservation Commission

Landmark Nomination for 1427 Waverly Road

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: June 13, 2013

<i>Historical Name:</i>	Oakcliffe - Allen Loeb House
<i>Year Built:</i>	1929
<i>Style:</i>	Georgian Revival
<i>Historical Status:</i>	S – Significant
<i>Size:</i>	10,198 square feet
<i>Original Owner:</i>	Allen Loeb
<i>Architect:</i>	Russell Walcott and Robert Work / Arthur Heun
<i>Original Cost:</i>	\$96,000
<i>Significant Features:</i>	<ul style="list-style-type: none">• Slate roof• Roman brick• Front parking court• Brick built-in planter wall
<i>Requested Action:</i>	The HPC is asked to consider the attached resolution making a recommendation to the City Council regarding a landmark designation for 1427 Waverly Road.



A landmark nomination has been submitted for the property at 1427 Waverly Road. The nomination was submitted by Phillip Holland, a Highland Park resident who is not affiliated with the current ownership of the property. The property is currently under a one-year demolition delay that will expire on June 18, 2013. If the Historic Preservation Commission makes a preliminary recommendation to designate the property a local landmark, then demolition will be prohibited until the landmark nomination process is completed.

Previous Consideration

The owners of the property at 1427 Waverly Road, also known as “Oakcliffe”, appeared before the HPC in July, 2012 with a request to demolish the house. Following extensive discussion

Historic Preservation Commission

about the architectural style of the house, the Commission found that the property satisfied 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;

There was discussion about the architects of record for the house on the property, Walcott and Work, and whether they met the standards for Landmark Criterion #5. The HPC agreed that more research on the pair was necessary before positive findings could be made, so discussion on this criterion was continued to the following meeting.

The Commission resumed discussion about Walcott and Work at the August 9, 2012 meeting to determine whether their work could be found to have “influenced the development of the City, county, state, or country.” Staff assembled extensive research and invited Arthur Miller, archivist and librarian for special collections at Lake Forest College library, to attend the meeting and provide information about Wolcott and Work and the genre of country estates. After extensive discussion, the Commission found by a unanimous vote (6-0) that Landmark Criterion #5 was applicable to 1427 Waverly Road.

(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;

The applicability of this standard was important for two reasons:

- 1) With a third landmark standard being satisfied, a one-year demolition delay was enacted.
- 2) Finding that Landmark Criterion 5 was satisfied opened the possibility of designating the property as a local landmark without the owner’s consent.

With the finding of the Historic Preservation Commission of three landmark criteria being met, a 365-day Review Period became effective for the property pursuant to Section 170.040(E)(2).

After the Historic Preservation Commission made its findings for a 365-day Review Period review, the property owner filed an appeal of the Commission’s finding with the City Council. On September 24, 2012 the City Council considered the owner’s appeal and upheld the finding of the Commission for the 365-day Review Period.

Landmark Nomination

Historic Preservation Commission

The nomination for 1427 Waverly Road consists of thirteen pages and includes an appendix of documents referenced within the written report. It provides information and background about the house, as well as research supporting the significance and impact of architect Russell Walcott. There are references to the information provided to the HPC in the July, 2012 staff memo for the demolition review, which is included in the Appendix. There are also references to two Walcott houses in the area: 301 Sheridan Road in Lake Forest and 40 Indian Hill in Winnetka. A large estate located in Virginia named Canterbury is noted in the report. Canterbury was designed by Walcott and Work in 1939 and appears to share many design qualities with 1427 Waverly Road. The internet link cited in the nomination is not functional, but a real estate sales brochure for the house was located. It includes photographs of the interior of the house and is included in the Appendix of the nomination form.

The local landmark nomination includes the complete National Register of Historic Places nomination for Russell Walcott's *Mill Farm Inn* located in Tyron, North Carolina. The write-up on this building contains a detailed architectural analysis, as well as a condensed biographical narrative on the architect.

Landmark Nomination Policy and Process

The designation process for a local landmark is initiated by the submission of a signed nomination form. Section 24.025 of the City Code establishes who is authorized to sign and submit a landmark nomination:

- 1) One or more Historic Preservation Commissioners
- 2) The owners of the applicable property, structure, area, object, or landscape of significant
- 3) The City Council, by resolution duly adopted
- 4) The City Manager
- 5) An organization or individual with an interest in preservation, restoration, rehabilitation, local history, archaeology, modes of cultural or artistic expression, and/or neighborhood conservation or revitalization.

In this case, the landmark nomination for 1427 Waverly Road has been submitted by a resident in the last category: "an individual with an interest in preservation."

The owner of the property was sent a certified letter with information about the nomination and date, time, and location of the HPC meeting on June 13th, 2013. The next step is the Commission's consideration of a resolution making a preliminary landmark designation recommendation to the City Council. In order to make the recommendation and approve the resolution, the Historic Preservation Commission must make the following determinations:

- 1) The property at 1427 Waverly Road meets two or more of the landmark criteria established in section 24.015, and
- 2) The property has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

Historic Preservation Commission

Provided that the HPC makes the necessary determinations, a resolution making a preliminary landmark designation recommendation to the City Council may be adopted. Once approved, the subject property will be a "Regulated Structure". This means that the property will be under the protections of a local landmark or historic district until the nomination process has completed. At this point the HPC will request a Planning Report from City Staff 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. The Report will be reviewed at a subsequent meeting of the HPC.

Within fifteen days following the adoption of the resolution, a certified letter will be sent to the owner requesting written consent to the proposed landmark designation. The owner will have the opportunity to respond in writing by consenting or objecting to the proposed landmark designation within 45 days after the date on which the certified letter is delivered. Importantly, the owner can make a written request for an extension of time up to 120 days to submit a response.

If the owner consents to the designation, then the Commission's recommendation will be forwarded to the City Council for final approval. If the Owner declines or fails to give written consent to the proposed designation, then the Commission will schedule and hold a public hearing on the proposed designation.

The public hearing will require notification in the newspaper, so its scheduling will be dependent on when feedback is received from the property owner. Once scheduled, it will provide a reasonable opportunity for all interested persons to present testimony or evidence regarding the landmark nomination. Within 30 days after the conclusion of the public hearing, the Historic Preservation Commission shall determine whether to recommend the proposed landmark designation to the City Council. If the owner continues to oppose, or fails to give written consent to the landmark designation, the HPC may not recommend approval of the designation without the following:

- The affirmative vote of at least **five** members of the Commission
- A determination by the HPC that the property meets three or more of the landmark criteria, and that either or both landmark criteria 2 or 5 are among the three.

If these standards have been met, then the Commission's recommendation can be sent to the City Council. The Council may, by Ordinance duly adopted, designate the Regulated Structure as a local landmark if they determine, based on the findings, recommendations, and official record of the HPC, that:

- 1) The property at 1427 Waverly Road meets two (if owner consent given) or three (if owner not given) or more of the landmark criteria established in section 24.015, and
- 2) The property has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

If the owner continues to oppose or fails to give written consent to the landmark, then the Council must also find that the property meets three or more landmark criteria, and that either or both landmark criteria 2 or 5 are among the three in order to designate the property as a

Historic Preservation Commission

landmark. Alternatively, the City Council may reject the HPC's recommendation to landmark the property by a resolution duly adopted. This would constitute the final disposition of the nomination; and, no proposed landmark nomination that is substantially the same as the one defeated can be resubmitted or considered for two years from the date of the final action on the current nomination.

Resolution

A resolution making a preliminary recommendation for landmark designation is included in the attachments to this report. If adopted by the Commission, the subject property will become a Regulated Structure and the nomination process will begin.

Recommended Action

The Commission is asked to consider the attached resolution for adoption. If adopted, the Commission should direct Staff to draft a Planning Report to be presented at a future meeting.

Attachments

Landmark Nomination for 1427 Waverly Road with Appendix

Resolution 13-02 Making a Preliminary Landmark Designation Recommendation

Staff Report from the August 9, 2012 HPC meeting for 1427 Waverly Road Demolition Review

Minutes from HPC meeting on July 12, 2012

Minutes from HPC meeting on August 9, 2012

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

Landmark Nomination Form

Date: 4/30/2013

1) Name of Property (original if known)	OAKCLIFFE		
2) Street Address:	1427 WANDERLY RD HIGHLAND PARK ILLINOIS		
3) Legal description or P.I.N. (Permanent Index Number):	16-25-102-012		
4) Name and Address of Property Owner(s):	SCOTT CANAL HIGHLAND PARK PERHAP ILLINOIS DOCUMENTS 1086 SAXONY DR.		
5) Present Use:	RESIDENTIAL REGULATION FOR DEMOLITION	6) Past Use:	RESIDENTIAL
7) Architect:	ROBERT WORK/ADLER	8) Date of Construction:	1929
9) Written statement describing property and setting forth reasons it is eligible for landmark designation:			
<p>ARCHITECTS OF RECORD: RUSSELL S. WELCOTT & ROBERT WORK</p> <p>SUBSTANTIAL EVIDENCE SUPPORTS INVOLVEMENT IN DESIGN BY ARTHUR HENN + DAVID ADLER</p> <p>PLEASE SEE ATTACHED DOCUMENTATION</p>			
<small>(please include photos)</small>			
10) This structure is eligible for designation on the basis of the following criteria (see reverse page):	3, 4, 5, 6		
11) Name(s) of Applicant(s):	PHILIP HOLLAND		
Address:	[REDACTED]		
Signature(s):	[REDACTED]		
Address(es):	[REDACTED]		
12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):	HIGHLAND PARK RESIDENT PREVIOUS FAMILY OWNER		

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

PHILIP HOLLAND
 [REDACTED]
 CELL [REDACTED]

Highland Park Historic Preservation Commission
1717 S. Johns ave.
Highland Park, IL 60035
Attn: Ms. Linda Sloan

Landmark Nomination Form

Name of Property: Oakcliffe
Address: 1427 Waverly rd. Highland Park, IL. 60035
Legal Description or Pin: 16 - 25 - 102 - 012

Name and Address of Property Owners: Per HPC Documents: Scott Canel 1086 Saxony Dr.

Present use: Residential - application for Demolition
Past use: Residential
Architects of Record: Russell S. Walcott and Robert Work
With strong oral history of participation of Arthur Heun and David Alder
Built: 1929

The home Oakcliffe at 1427 Waverly rd. has undergone review and has already been determined to qualify for at least 3 of the criteria as set forth to determine Landmark status. This home has been deemed architecturally significant, has been on historical home tours and, along with it's sister house at 1425 Waverly is mentioned in the National Register of Historic Places Nomination Form.

Evidence of past NRHP nomination:

1427 Was nominated in the past for National Historic recognition. And certainly was just as eligible and deserving to receive the status as it's sister house at 1425. The home was not added to the registry solely because the owners at the time declined the honor. Each time they were approached over the years they declined because it was mistakenly perceived that National recognition would be self ingratiating. The home is uniquely designed and elegant, their perception was not to flaunt their wealth. The other benefit of Historic Registration is preservation of the home. However, there simply was no perception that anyone would ever consider demolishing this very unique home. This document shows the home would have been on the National Registry many years ago and I am requesting to correct the error made at that time.

National Register of Historic Places Nomination Collection, 1981-2005
<http://digital-libraries.saic.edu/cdm/compoundobject/collection/findingaids/id/13653/rec/1>

Ryerson and Burnham Archives, Ryerson and Burnham Libraries
The Art Institute of Chicago

Excerpt taken from properties listed in Highland Park:

GP-BOX.FF IV-4.59
Loeb, Allan, House (“Oakcliffe”).
1427 Waverly. No NRHP listing.

GP-BOX.FF IV-4.50
Loeb, Ernest, House and Property .
1425 Waverly

The original architect Arthur Heun, who was closely tied with the Loeb family on multiple prior projects, allegedly was dismissed at some point in the design phase of 1427 by Allen Loeb, while he also completed the 1425 Waverly project for Ernest Loeb. In documents already provided to the Highland Park Preservation Commission, 1427 Waverly was referred to as the “Stone House”. This is significant in that contrary to opinion; the house is not built with a brick exterior, it is in fact, hand cut Lannon stone. Presumably simple brick could not be kilned in long enough sections to achieve the home’s unique exterior design. Certainly, this could not be repeatable in this day and age, and contributes to why this home is truly irreplaceable.

1427 was deemed an architecturally important landmark home and was invited to be listed on the National Historic Registration multiple times over the years. It was never listed, solely because the prior owners of 37 years, deliberately declined the honor – at the time – it seemed self ingratiating and lacking humility. It never occurred to them that anyone would ever consider demolishing this home. It is only due to this error in judgement that the home was not Landmarked along with 1425, as it should have been, many years ago.

During the prior number of years before the 1427 and 1425 homes were constructed, there was a great overlap of architectural work, partnerships and influences beginning from Arthur Heun: including: Henry Dangler, Howard Van Doren Shaw, and David Adler. Robert Work was the licensed architect who worked with these men and signed many blueprints for Adler. Both Adler and Work traveled and studied in Europe, where they found many influences reflected in the home's symmetry and Country French detail. I contend that this home is deserving of landmark status because it represents a culmination of design and influences unique to their aggregate body of work. This commission is primarily concerned with exterior design and architecture. But I feel it necessary to point out the home's very unique internal materials and design are absolutely just as significant and irreplaceable. As already stated the home has a very special stone exterior, but the interior walls, ceilings and floors were designed using steel and concrete in the walls and sub-floors, carved stone, rare woods and elegant trim. The home was built to an exceedingly high standard of construction quality. But most importantly, it would be impossible to not be moved by the beauty, elegance and unique character this home emotes.

Intrinsically, Oakcliffe simply is not wrecking ball fodder. Historic Preservation by definition, should concern itself with preventing extinction of a property such as this.

Re Architect - #7 Landmark Nomination Form

Literal interpretation based upon signature block seems to be potentially misleading here. Walcott and Work are listed as architects of record. However, it must be taken in context and understanding of what was deemed acceptable practices of the era; many premier Architects designed projects yet had another individual stamp, sign and notarize final building plans. Therefore the structure may well represent the design and influence extending beyond the apparent signatory Architect.

Arthur Heun also seems to have had involvement with at least early design of 1427. He is credited with many projects listed either as local or National Historical status, including all of the other structures of his design within Highland Park.

Note: Typographical error on form, mistakenly lists Allen Loeb's residence as 1429 Waverly Rd.

United States Department of the Interior
 Heritage Conservation and Recreation Service
**National Register of Historic Places
 Inventory—Nomination Form**

For HCERS use only
received
date entered

Continuation sheet

Item number 8

Page 13

Arthur Heun (1866-1946)

Born in Saginaw, Michigan, Arthur Heun had no formal architectural training and apprenticed under an uncle. At the age of 23 he began his career in Chicago as a draftsman for Francis Whitehouse. There he assisted in the Barbara Armour and General A.C. McClurg houses. Whitehouse retired in 1893 and Heun took over his practice and acquired a noteworthy reputation in the field of domestic architecture. While the Prairie style flourished, Heun was designing Melody Farm, a country home of Ogden Armour in Lake Forest, now Lake Forest Academy. Much like Howard Van Doren Shaw, Heun was directing his efforts toward an upper class clientele who demanded the classical styles. He developed an especially close relationship with the Ernest and Allan Loeb family. In the teens he had designed an Elizabethan style city house for their father, Albert Loeb, on Ellis Avenue in Kenwood, and in the twenties at least two residences at Loeb Farms, the family summer place in Charlevoix, Michigan. Heun's designs, like Shaw's, were largely derived from the classical styles and are extremely simplified in the use of detail; yet they are graceful and sophisticated in their symmetry and proportions.

Highland Park houses designed by Heun:

Ernest Loeb House	1425 Waverly, 1930
Allan Loeb House	1429 Waverly, 1929
Edith Rosenwald Stern House	855 Sheridan Road, 1913
E. Lichtstern House	105 S. Deere Park, 1919

Jens Jensen (1860-1951)

Jens Jensen, who became one of America's few great landscape artists, had his studio at 930 Dean Avenue in Ravinia (Highland Park) from the 1920's until 1935, and designed landscapes for several Highland Park homeowners. Only some can be documented because most of his documentation was destroyed in a fire at his Door County Clearing studio in 1937. However, many properties bear his influence.

Jensen embarked on his career at age 40 when working for the West Side Park System in Chicago. He designed Douglas, Garfield, Humboldt and Columbus parks in Chicago, as well as parks in Springfield, Racine and throughout the midwest. Although he laid out Jensen Park in Highland Park (formerly Station Park) at Roger Williams and St Johns, it is primarily his private work that is noteworthy here. His Highland Park clients included the cream of the community: noteworthy businessmen such as A.G. Becker, Harold Florsheim and Julius Rosenwald.

Per HPC documents; Jean Sogin writes: "Heun designed the homes in two very different styles for the two brothers. Allen Loeb's Stone House is in the style of a European Chateau, while... Ernest's brick house is in a Georgian style"
City Packet 7/12/12

There also is strong oral history that David Adler who previously employed Robert Work was involved with the design of 1427 Waverly.

However, to directly address the Landmark Qualification criteria, based upon an Architect's contributions and the applicant's assertion that the architects of record, Walcott and Work, had little value or contribution in their career's and body of work, I would like to submit some of my findings to the contrary.

Found research:

This is some background on Russell Walcott with descriptive clips found with various local and National listings.

All seem very relevant and while there is a great diversity of design in his custom residences, there is a thread of certain elements. But the Highlight here are the North Carolina and very much the Virginia properties. This certainly ranks as proving their undeniable architectural significance and rationale for supporting preservation.

<http://www.redfin.com/IL/Lake-Forest/301-N-Sheridan-Rd-60045/home/17664664>

Lake Forest Preservation Award 2004

"...The striking stucco and stone English manor home was designed by Russell Walcott...

301 Sheridan rd. Lake Forest blt 1927"

\$4,799,000 9600 sq ft.

and

<http://www.40indianhillroad.com/mls.aspx>

40 Indian Hill Winnetka blt 1927
\$3,525,000 unknown sq ft

“Designed by Renowned architect Russell S. Walcott, this French Provincial home has been impeccably updated and maintained...”

and

Very significant:

<http://www.hpo.ncdcr.gov/nr/PL0057.pdf>

North Carolina State Historic Preservation Office

National Register of Historic Places

Mill Farm Inn

Tryon North Carolina

Russell S. Walcott Architect completed 1939

This link has an extensive personal history of Walcott. Including that he retired at the age of 47 to Tryon N.C. because there was a physician in the area who apparently had a new insulin treatment for Walcott’s diabetes.

But explains that Walcott (and Work) “appears to have been influenced by the Country House Movement popular among the nations leading industrial and business families...”

“Walcott specialized in residential architecture influenced by English and French models”

Please see link for footnotes and bibliographies.

And even more significant:

Walcott and Work had designed another very significant, highly acclaimed estate in Virginia where evidently, they emulated many design elements of 1427 Waverly. That home named Canterbury was awarded as: “One of the most beautiful homes in America” By the American and French Society of Architects; 1939

Listing for a property in Virginia (not certain if listing is still active)

9br / 12ba Georgian

Designed by Russell Walcott and Robert Work. 4 years in design process then 4 years in construction and completed in 1936.

Note: This documents that Walcott and Work continued their work together after Walcott moved to North Carolina for health reasons.

The listing is shown on a web site " National Trust for Historic Preservation"
And the heading is "Historic Properties for Sale"

<http://historicrealestate.preservationnation.org/viewlisting.php?id=629>
Click on the Description link

The Description quotes the home as "One of the most beautiful homes in America"
Now while that seems quite the reaching statement even of the day, it does reflect many very similar details in both home's construction detail. Both this home and 1427 Waverly rd. have an entryway leading to a large white marble floor formal gallery with black insets and carved marble wall details. And an elegantly designed "Bridal" staircase. The structural design of both properties are very similar and unique: Both the Virginia and the Waverly rd houses unbelievably used steel and concrete supports in the walls and sub-floor. These walls will NEVER fall on their own!

Taken directly from their text:

“The manor home has been meticulously maintained and restored to it original elegance. Upon entering the beautiful sun filled Grand Reception Hall (38 x 16) one is immediately aware of the quality and the many fine details such as the intricately laid marble flooring with black inlays and delicately carved trim and molding. Through an arched doorway your eyes are drawn to the exquisite three story Carrera Marble flying staircase, one of the few in the world. Marble was used extensively throughout the residence including much of the flooring, many of the 14 elegant fireplaces and the exterior windowsills. The beauty is more impressive when one learns that beneath the beauty is construction of commercial quality with the use of steel and concrete supports and floors and solid brick interior walls making this one of the most structurally superior and costly of residences to build.”

Please note there is a Historic Preservation interest for at least two properties of Walcott and Work's design.

Additional content:

A. Watson Armour's ELAWA Farm

Historic Resource Assessment

ELAWA FARM

Prepared by

Historic Certification Consultants

1105 West Chicago Avenue

Chicago, Illinois

Susan S. Benjamin

August 26, 1998

Subsequent to Hopkins' design for ELAWA FARM, David Adler's office worked on the farm complex. Extant drawings indicate that Robert Work, who was with Adler and signed his drawings after Henry Dangler died in 1917, drew up plans for the Superintendent's cottage located in the southwest corner of the farm group in 1919-20. It was built in the Georgian Colonial Revival style to complement the farm group. The earliest permits on record at Lake Forest's building department date back only to 1937, but Permit #1840, dated June 25, 1937, indicates Adler was hired to enclose a porch at 990, the address for the farm buildings. Barry Carroll recalls that Adler designed the brick chicken coop located west of Hopkins' farm group at the north end of the property, and there is a drawing of this building signed by Robert Work in the collection of the Architecture Department of the Art Institute. (footnote 13) There is a drawing for a building marked "NW Machine Shed" dated 9/15/28 and designed by R. C. Clark in the collection of Lake Forest Open Lands. No information on the importance of R. C. Clark is presently available. Permit #3629 indicates that a "brooder house" was built for Armour at 990 in 1951.

Taken from Footnotes:

"Superintendent's Cottage for A. Watson Armour." Robert Work Architects. Successor to Henry C. Dangler Architect, 220 S. Michigan Ave., Chicago. January 7, 1919. Revised January 20, 1920. Dangler signed drawings from David Adler's office until Henry Dangler died in 1917. Then Robert Work signed them.

HPC Presentation

http://cityhpil.granicus.com/MetaViewer.php?view_id=8&clip_id=576&meta_id=39117





Criteria for Landmark status #10

The issue of which elements of Landmark Qualification applied was addressed at various HPC meetings in 2012.

While there was a great deal of discussion and questions it was determined at the meeting of the Highland Park Preservation Commission held 7/12/2012 that 1427 Waverly met the criteria set forth under items: 3, 4, 5 and 6.

The discussion involved various subjects and challenges by Commissioners Rotholz, Fradin, Becker, and Chairperson Sogin in particular. But the motion was passed and supported in a 7 - 0 vote.

Since one element of that discussion involved a question regarding other projects of Walcott and or Work, I have included both local and national findings of high acclaim.

I appreciate the courtesy of your time to consider this issue. I hope to have the City's support in granting overdue Landmark status to 1427 Waverly rd. and preserve this excellent legacy from our past.

The homes, Lake Michigan, and the contributions of citizens who have preceded us are important elements that make Highland Park stand out versus many of it's peer communities, and why I have always been proud to have grown up and raise my family here.

Respectfully submitted electronically (with apologies for lack of formal structure), to provide links to reference items.

Philip Holland

[Redacted]
[Redacted]
[Redacted]
Email: [Redacted]
Cell: [Redacted]

Appendix of Hyperlinked Items in the Nomination

1. Page 3: <http://digitallibraries,saic.edu/cdm/compoundobject/collection/findingaids/id/13653/rec/1>
2. Page 7: City HPC meeting packet 7/12/12
3. Page 7: <http://www.redfin.com/IL/Lake-Forest/301-N-Sheridan-Rd-60045/home/17664664>
4. Page 8: <http://www.40indianhillroad.com/mls.aspx>
5. Page 8: <http://www.hpo.ncdcr.gov/nr/PL0057.pdf>
6. Page 9: <http://historicrealestate.preservationnation.org/viewlisting.php?id=629> (link not functioning)
7. Page 10: http://cityhpil.granicus.com/MetaViewer.php?view_id=8&clip_id=576&meta_id=39117

Ryerson and Burnham Archives, Ryerson and Burnham Libraries
The Art Institute of Chicago

Finding Aid Published: 2012

National Register of Historic Places Nomination Collection, 1981-2005

Accession Number: 2011.2

COLLECTION SUMMARY:

TITLE: National Register of Historic Places Nomination Collection, 1981-2005

EXTENT: 4 linear feet (8 boxes)

REPOSITORY: Ryerson and Burnham Archives, Ryerson and Burnham Libraries,
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ABSTRACT: This collection contains documentation related to various historic properties and places in Illinois and Indiana that have been nominated to the National Register of Historic Places (NRHP). Documented projects in this collection include both successful nominees as well as those ultimately not added to the NHRP.

PHYSICAL DESCRIPTION: Typescript papers and photocopies.

ORIGINATION: Illinois Historic Preservation Agency

ACQUISITION INFORMATION: These materials were a gift of the Illinois Historic Preservation Agency, date unknown.

HISTORICAL NOTE:

The Illinois Historic Preservation Agency is a government agency of the State of Illinois, created by the Historic Preservation Agency Act. The Agency's primary purpose "is to preserve and protect public and private historic properties and library collections, while at the same time making those properties and collections accessible to the public." Historic sites under the Agency's care include Frank Lloyd Wright's Dana-Thomas House, the Cahokia Mounds, and Lincoln's New Salem site. Additionally, the Agency oversees the Abraham Lincoln Presidential Library and Museum, which is home to the Agency's collection of more than 12 million items of Illinois history. The IHPA also administers all state and federal historic preservation and incentive programs in Illinois, including the National Register of Historic Places.

SCOPE AND CONTENT NOTE:

This collection contains documentation related to various historic properties and places in Illinois and Indiana that have been nominated to the National Register of Historic Places (NRHP). Documented projects in this collection include both successful nominees as well as those ultimately not added to the NHRP. All but one item in this collection exists within Illinois; that remaining item from a border city in Indiana has been included due to its proximity to the state line. As with NRHP nominees in other states, the style, period, and type of sites documented here is greatly varied. Because many NRHP nomination forms are already readily available online, the scope of this collection has been limited to successfully nominated sites whose documentation is not currently available (as of late 2011), or unsuccessful nominations whose documentation may not be retained or disseminated by the IHPA.

ORGANIZATION AND ARRANGEMENT:

Originally, materials in this collection were arranged into four groupings: Group I, sites within Chicago; Group II, historic districts within Chicago; Group III, sites within Cook County; and Group IV, sites in all other counties and cross-county sites. In order to simplify browsing in this finding aid, the collection has been arranged in one grouping, organized alphabetically first by city, and then within city by building name. Cross-county sites are listed at the end of the alphabet. However, the material is still physically arranged by Group, Box and Folder, and should be requested using this information.

CONTROLLED ACCESS POINTS:

This collection and other related materials may be found under the following headings in online catalogs:
Historic buildings--Illinois.
Architecture--Conservation and restoration--Minnesota.
Historic sites--Conservation and restoration.

ABBREVIATIONS:

Abbreviation	Definition
AIC	Art Institute of Chicago
GP-BOX.FF	Group #, Box #, Folder #
NRHP	National Register of Historic Places

PHYSICAL LOCATION:

The collection is housed in the Ryerson and Burnham Libraries' on-site stacks.

ACCESS RESTRICTIONS:

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PREFERRED CITATION:

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PROCESSING INFORMATION:

This collection was processed by Ryerson and Burnham Archives staff in 2011 and 2012.

ITEM INVENTORY:

LOCATION	CONTENTS	DATES	ITEMS
<hr/>			
ALTAMONT, IL:			
GP-BOX.FF IV-2.47	Wright, Dr. Charles M., House. 3 West Jackson St.		
ARCOLA, IL:			
GP-BOX.FF IV-2.28	Arcola Carnegie Public Library . 407 East Main St.		
ASSUMPTION, IL:			
GP-BOX.FF IV-2.6	Illinois State Bank Building. 201 N. Chestnut		
ATLANTA, IL:			
GP-BOX.FF IV-5.31	Downey Building . 110-112 Southwest Arch St.		
AURORA, IL:			
GP-BOX.FF IV-3.32	Aurora College Complex. 347 S. Gladston Ave.		
GP-BOX.FF IV-3.33	Aurora College Complex; Eckhart, Davis, &Wilkinson Halls. 347 S. Gladston Ave.		
GP-BOX.FF IV-3.41	Aurora Watch Factory . 603-621 LaSalle St. No NRHP listing.		
GP-BOX.FF IV-3.43	Elgin Milk Condensing Company (Illinois Condensing Company). Brook and Water St. No NRHP listing.		
GP-BOX.FF IV-3.34	G.A.R. Memorial Building. 23 East Downer Pl.		
GP-BOX.FF IV-3.35	Healy Chapel. 332 West Downer Pl.		

- GP-BOX.FF IV-3.36 Hotel Arthur.
2-4 North Broadway
- GP-BOX.FF IV-3.37 Hotel Aurora.
2 North Stolp Ave.
- GP-BOX.FF IV-3.38 Hoyt Brother Manufacturing Co..
42 W. Galena Blvd. No NRHP listing.
- GP-BOX.FF IV-3.39 Judson, Lewis B., House.
460 West Galena Blvd. No NRHP listing.
- GP-BOX.FF IV-3.42 Stolp Woolen Mill Store.
2 West Downer Pl.
- GP-BOX.FF IV-3.40 The Aurora-Leland.
7-9 South Stolp Ave. No NRHP listing.

BARRINGTON, IL:

- GP-BOX.FF II-1.1 Barrington Historic District.
602 S. Hough St.
- GP-BOX.FF IV-4.2 Jewel Tea Company, Inc..
511 Lake Zurich Rd.

BATAVIA, IL:

- GP-BOX.FF IV-3.6 United Methodist Church of Batavia.
8 N. Batavia Ave. (Illinois Rte. 31)

BEARDSTON, IL:

- GP-BOX.FF IV-1.22 Park House.
200 W. Second. No NRHP listing.

BELLE RIVE, IL:

- GP-BOX.FF IV-3.25 Judd, C. H., Place.
2050 E & 225N County Rd. . No NRHP listing.

BELVIDERE, IL:

- GP-BOX.FF IV-1.13 Lampert/Wildf lower House.
410 East Lincoln Ave.
- GP-BOX.FF IV-1.14 Walker, Colonel Joel, House.
223 East Lincoln Ave. No NRHP listing.

BERWYN, IL:

- GP-BOX.FF III-1.1 American State Bank.
6801 Cermak Rd.
- GP-BOX.FF III-1.2 Berwyn Health Center.
6600 W. 26th St.

BLUE ISLAND, IL:

- GP-BOX.FF III-1.3 DeWitt School.
2413 Canal. No NRHP listing.
- GP-BOX.FF III-1.4 Weber, Billy, House.
12956 Greenwood Ave. No NRHP listing.
- GP-BOX.FF III-1.5 Young, Joshua P., House.
2445 High St.

BROOKFIELD, IL:

- GP-BOX.FF III-1.6 Grossdale Station.
8820 1/2 Brookfield Ave.

BROWNSTOWN, IL:

- GP-BOX.FF IV-2.49 Dycus, Floyd and Glenora, House.
305 South Second St.

CAMBRIDGE, IL:

- GP-BOX.FF IV-3.13 Henry County Courthouse.
307 W. Center Courthouse

CAMP POINT, IL:

GP-BOX.FF IV-1.1 Thomas, F.D., House.
321 North Ohio

CARBONDALE, IL:

GP-BOX.FF IV-3.18 Fuller, R. Buckminster and Anne Hewlett Dome Home.
407 S. Forest Ave.

GP-BOX.FF IV-3.19 Illinois Central Railroad Depot.
111 South Illinois Ave.

GP-BOX.FF IV-3.20 Reef House.
411 S. Poplar St.

CARROLLTON, IL:

GP-BOX.FF IV-3.7 Carrollton Courthouse Square Historic District.
Bounded by alleys 1/2 block south of S. Main St., 1/2 block east of W. Fifth St., 1/2 block north of N. Main St., and 1/2 block west of W. Sixth St.

GP-BOX.FF IV-3.9 Margaret Black Farmstead.
R.R. 3, Box 118

GP-BOX.FF IV-3.8 Walnut Hall; Rainey, Henry Thomas Farm; Curtius, Luman Homenstead.
Rural Route #1, on State Route #108

CAYUGA and CHENOA, IL:

GP-BOX.FF IV-5.28 Route 66, Cayuga and Chenoa.
Route 66, between just north of Township Road 2200 North and just south of Township Road 3000 North

CHAMPAIGN, IL:

GP-BOX.FF IV-1.24 First Presbyterian Church of Champaign.
301 West Hill. No NRHP listing.

GP-BOX.FF IV-1.25 Georgian, The.
1005 South Sixth St. No NRHP listing.

GP-BOX.FF IV-1.26 Phi Delta Theta Fraternity House.
309 East Chalmres St.

GP-BOX.FF IV-1.28 Vriner's Confectionery .
55 Main St.

GP-BOX.FF IV-1.23 Alpha Phi Fraternity House-Beta Alpha Chapter.
508 East Armory Ave.

GP-BOX.FF IV-1.27 Virginia Theater.
203 West Park Ave.

CHARLESTON, IL:

GP-BOX.FF IV-2.15 Pemberton Hall and Gymnasium.
Eastern Illinois University

GP-BOX.FF IV-2.16 Will Rogers Theatre and Commerical Block.
705-715 Monroe Ave.

CHATHAM, IL:

GP-BOX.FF IV-5.22 Caldwell-Farmstead.
Illinois Rt. 4, 2 miles south of U.S. Rt. 36 Intersection

GP-BOX.FF IV-5.23 Caldwell-Thomas House.
Illinois Rt. 4, 2 miles south of U.S. Rt. 36 Intersection

CHENOA, IL:

GP-BOX.FF IV-5.21 Scott, Matthew T., House.
227 1st Ave.

CHICAGO, IL:

GP-BOX.FF I-1.24 5510 North Sheridan.
5510 N. Sheridan

GP-BOX.FF I-1.1 Anderson-Carlson Building.
2044-2048 W. Farwell Ave.

GP-BOX.FF I-1.2 Aquitania, The .
5000 Marine Dr.

GP-BOX.FF I-1.3 Armour Square.
3309 S. Shields Ave.

GP-BOX.FF I-1.4 Automatic Electric Company Buidling.
1001 W. Van Buren St.

GP-BOX.FF I-1.5 Buckingham Building.

	59-67 E. Van Buren St.
GP-BOX.FF I-1.6	Calumet Park. 9801 South Ave. G.
GP-BOX.FF I-1.7	Central Park Theater. 3531-39 W. Roosevelt Rd.
GP-BOX.FF I-1.8	Chicago and North Western Railroad Depot. 6088 N. Northwest Hwy.
GP-BOX.FF I-1.9	Chicago and North Western Railway Powerhouse. 211 N. Clinton St. No NRHP listing.
GP-BOX.FF I-1.10	Chicago Club. 81 E. Van Buren St.
GP-BOX.FF I-1.11	Chicago Telephone Company Kedzie Exchange. 17 S. Homan Ave.
GP-BOX.FF I-1.12	Chicago Varnish Company Building. 33 W. Kinzie St.
GP-BOX.FF I-1.19	Clarke, Henry B., House. 1827 S. Indiana Ave.
GP-BOX.FF I-1.13	Cornell Square. 1809 W. 50th St.
GP-BOX.FF I-1.14	Crane Company Building. 836 S. Michigan Ave.
GP-BOX.FF I-1.15	Davis Square. 4430 S. Marshfield Ave.
GP-BOX.FF I-1.16	Fuller Park. 331 W. 45th St.
GP-BOX.FF II-1.2	Garden Homes Historic District. S. Wabash Ave., E. 87th St., S. Indiana Ave., E. 89th St.
GP-BOX.FF I-1.17	Graceland Cemetery . 4001 N. Clark St.
GP-BOX.FF I-1.18	Hanson, Anton E., House. 7601 S. Ridgeland Ave.
GP-BOX.FF I-1.20	Illinois Institute of Technology Academic Campus . 31st St., State St., 35th St., and Dan Ryan Expressway
GP-BOX.FF II-1.3	Maxwell Street Market Historic District. Roosevelt Rd, Liberty and Maxwell St., Union St., Halsted St.
GP-BOX.FF I-1.22	Maxwell-Briscoe Automobile Co. Showroom. 1737 S. Michigan Ave.
GP-BOX.FF I-1.21	May ward, Isaac N., Rowhouses. 119, 121, 123 W. Delaware Pl.
GP-BOX.FF I-1.23	Motor Row. 14th and 24th S. Michigan Ave.
GP-BOX.FF II-1.4	Motor Row Historic District. S. Michigan Ave., Cermak Rd., 24th Pl.
GP-BOX.FF I-1.25	Narragansett, The. 1640 E. 50th St.
GP-BOX.FF I-1.26	Noble-Seymour-Crippen House. 5622-5624 N. Newark Ave.
GP-BOX.FF II-1.5	North Mayfair Bungalow Historic District. W. Foster Ave., N Pulaski Rd., N. Kilbourne Ave., W. Lawrence Ave.
GP-BOX.FF II-1.6	Norwood Park Historic District. Harlem Ave., Nagle Ave., Bryn Mawr Ave., Avondale St.
GP-BOX.FF I-1.27	Palmolive Building. 919 N. Michigan Ave.
GP-BOX.FF II-1.7	Pilsen Historic District. W. 16th St., W. Cermak Rd., S. Halsted St., S. Western Ave.
GP-BOX.FF I-1.28	Reid House. 2013 S. Prairie Ave.
GP-BOX.FF I-1.29	Roche-Tait House (Martin Roche, John Tait). 3614 S. Martin Luther Kind Dr.
GP-BOX.FF II-1.8	Rogers Park Manor Bungalow Historic District. W. Lunt Ave., N. Western Ave., W. Farewell Ave., N. California Ave.
GP-BOX.FF II-1.9	Schorsch Irving Park Historic District. Grace St., Patterson Ave., N. Austin Ave., N. Melvena Ave.
GP-BOX.FF II-1.10	South Park Manor Historic District . S. King Dr., S. State St., 75th St., 79th St.
GP-BOX.FF I-1.30	South Water Market. W. 14th Pl., S. Racine Ave., S. Morgan St., and W. 16th St. rail embankment
GP-BOX.FF I-1.31	Thompson & Taylor Spice Company Building. 500 W. Cermak Rd. . No NRHP listing.
GP-BOX.FF I-1.32	U.S. Post Office (Chicago, IL).

433 W. Van Buren St.

- GP-BOX.FF I-1.33 University Apartments.
1401-1451 E. 55th St.; 1401-1450 E. 55th St.
- GP-BOX.FF II-1.11 Uptown Square Historic District.
4520-4850 (even) & 4601-4833 (odd) N. Broadway, 1020-1212 (even) & 941-1211 (odd) W Lawrence, 4734-4760 (even) N. Racine, 4730 N. Sheridan, 1050 W. Wilson, and 1100-1116 W. Leland
- GP-BOX.FF I-1.34 Washington Park.
E. 51st St., S. Cottage Grove Ave., E. 60th St., S. King Dr.
- GP-BOX.FF II-1.12 Washington Square Historic District.
Washington Square, portions of 800 and 900 blocks of N. Dearborn St., 22-28 & 27-31 W. Chestnut St., 60 W. Walton St.
- GP-BOX.FF I-1.35 West Town State Bank Building.
2400 W. Madison St. No NRHP listing.
- GP-BOX.FF I-1.36 Wooden Alley .
1535 North; Between Astor and State
- GP-BOX.FF II-1.13 Wrightwood Bungalow Historic District.
4600- and 4700-blocks Wrightwood Ave.

CHICAGO HEIGHTS, IL:

- GP-BOX.FF III-1.7 Flat Iron Building .
1441-1449 Emerald Ave.

CICERO, IL:

- GP-BOX.FF III-1.8 Morton, J. Sterling, High School, East Auditorium.
2423 South Austin Blvd. No NRHP listing.

CLARKSVILLE, IL:

- GP-BOX.FF IV-2.9 Millhouse Blacksmith Shop.
corner of Main and Poplar St. No NRHP listing.

CLINTON, IL:

- GP-BOX.FF IV-2.27 Magill House.
100 North Center St.

CRYSTAL LAKE, IL:

- GP-BOX.FF IV-5.20 Palmer, Colonel Gustavus A., House.
5516 Terra Cotta Rd. (Illinois Route 176)

DECATUR, IL:

- GP-BOX.FF IV-5.34 Decatur Downtown Historic District.
Appx 10 blocks in downtown Decatur centered around Merchant St.; roughly bound by North, Water, Wood, and Church St.
- GP-BOX.FF IV-5.35 Roosevelt Junior High School.
701 West Gran Ave.
- GP-BOX.FF IV-5.36 Transfer House.
1 Central Park East
- GP-BOX.FF IV-5.37 West End Historic District.
Roughly Bounded by S. Fairview Ave. and Park Pl.; Fairview Park; Westdale Ave., W. Main St., and Glencoe Ave.; Forest and Sunset Ave.

DEKALB, IL:

- GP-BOX.FF IV-2.23 Glidden, Joseph F., House.
921 West Lincoln Highway

DES PLAINES, IL:

- GP-BOX.FF III-1.9 Des Plaines Methodist Camp Ground.
1250 Campground Rd.
- GP-BOX.FF III-1.10 Des Plaines Theater.
1476 Miner St. No NRHP listing.

DIXON, IL:

- GP-BOX.FF IV-5.24 Brookner, Christopher, House.
222 North Dixon Ave.
- GP-BOX.FF IV-5.25 Nachusa House .
215 S. Galena Ave.

DWIGHT, IL:

- GP-BOX.FF IV-5.29 Ambler's Texaco Gas Station.
Route 17 and Old Route 66
- GP-BOX.FF IV-5.30 Pioneer Gothic Church .
201 North Franklin

EARLVILLE, IL:

- GP-BOX.FF IV-2.24 Nisbet Homestead Farm.
R.R. #3, Suydam Rd.

EAST DUBUQUE, IL:

- GP-BOX.FF IV-3.27 East Dubuque School.
Montgomery Ave.

EFFINGHAM, IL:

- GP-BOX.FF IV-2.48 Watson-Hough House.
611 South Maple St.

ELGIN, IL:

- GP-BOX.FF IV-3.44 Elgin Historic District.
Portion of the near east side residential area of Elgin
- GP-BOX.FF IV-3.46 Pelton, Ora, House.
214 South State St.
- GP-BOX.FF IV-3.45 Elgin Tower Building.
100 E. Chicago St.

ELMHURST, IL:

- GP-BOX.FF IV-2.33 Elmhurst Historic Business District.
Crescent St., Forest St., Hillside St., and Main St.". No NRHP listing.
- GP-BOX.FF IV-2.29 Emery, Jr., William H., House.
281 Arlington
- GP-BOX.FF IV-2.30 Henderson, Frank B., House.
301 S. Kenilworth
- GP-BOX.FF IV-2.31 Pentecost, John L., House.
259 Cottage Hill Ave.
- GP-BOX.FF IV-2.32 Robinwood.
208 Arlington

EVANSTON, IL:

- GP-BOX.FF III-1.12 Evanston Lakeshore Historic District.
SE Evanston between Northwestern University, Lake Michigan, Clavary Cemetery, and Chicago Ave.
- GP-BOX.FF II-1.14 Oakton Historic District.
Oakton St., Howard St., Ridge Ave., Asbury Ave.
- GP-BOX.FF III-1.13 Perkins, Dwight, House.
2319 Lincoln St. No NRHP listing.
- GP-BOX.FF III-1.14 Roycemore School.
640 Lincoln St. No NRHP listing.
- GP-BOX.FF III-1.15 Shakespeare Garden.
Campus of Northwestern University. No NRHP listing.
- GP-BOX.FF III-1.16 Suburban Apartment Building.
The Ridgwood, The Greenwood, The Judson, The Melwood, 1209-17 Maple Ave, The Hereford, The Boylston,
1401-07 Elmwood, The Evanston, Colonnade Court, Michigan-Lee
- GP-BOX.FF III-1.17 Visitation (Marywood) Academy .
2100 Ridge Ave. No NRHP listing.
- GP-BOX.FF III-1.18 Warren, Edward Kirk, House and Garage.
2829 and 2831 Sheridan Pl.
- GP-BOX.FF III-1.19 Woman's Christian Temperance Union Administration Building.
1730 Chicago Ave. No NRHP listing.
- GP-BOX.FF III-1.11 Homestead, The.
1625 Hinman Ave. No NRHP listing.

FAIRBURY, IL:

- GP-BOX.FF IV-5.27 Beach, Thomas A., House.
402 E. Hickory Street

FLORA, IL:

- GP-BOX.FF IV-2.12 Meyer, Pearl and Bess, House.
233 East 2nd St.
- GP-BOX.FF IV-2.13 Shriver House.
117 East Third

GALENA, IL:

- GP-BOX.FF IV-3.28 Wenner, Charles House.
Rocky Road (Rural Route 1)

GENESEO, IL:

- GP-BOX.FF IV-3.14 Atkinson Hall.
108 West Main St. No NRHP listing.

GENEVA, IL:

- GP-BOX.FF IV-3.47 Fabyan Villa.
1511 S. Batavia Ave., Rt. 31
- GP-BOX.FF IV-3.48 Riverbank Laboratories.
1512 S. Batavia Ave.

GLEN ELLYN, IL:

- GP-BOX.FF IV-2.34 Glen Ellyn Historic District.
Downtown Glen Ellyn within Oak St., Essex St., Crescent St., Park St., Hill St., Prospect St., Western St., Highland St. ". No NRHP listing.
- GP-BOX.FF IV-2.35 Main Street Historic District.
North Residential Section on Main St. between Anthony and Maple St.

GLENCOE, IL:

- GP-BOX.FF III-1.20 Glasner, William A., House.
850 Sheridan Rd. No NRHP listing.
- GP-BOX.FF III-1.21 Montgomery, John Rogerson, House.
15 Old Green Bay Rd.

GOLDEN, IL:

- GP-BOX.FF IV-1.2 Exchange Bank.
Quincy St.

GRAFTON, IL:

- GP-BOX.FF IV-4.16 Duncan Farm.
Rte 100 Pere Marquette State Park. No NRHP listing.

HIGHLAND PARK, IL:

- GP-BOX.FF IV-4.14 "City Building".
667 Central. No NRHP listing.
- GP-BOX.FF IV-4.82 "Stonemede".
3107 Dato. No NRHP listing.
- GP-BOX.FF IV-4.88 "Villa Ensor".
200 Vine Ave. No NRHP listing.
- GP-BOX.FF IV-4.3 Adams, Mary W., House.
1923 Lake Ave.
- GP-BOX.FF IV-4.4 Apartments and Stores.
447 Roger Williams. No NRHP listing.
- GP-BOX.FF IV-4.5 Baldauf, Arthur J., Residence.
1419 Waverly Rd. No NRHP listing.
- GP-BOX.FF IV-4.7 Beatty, Ross J., Second, House ("Haly con Hall").
344 Ravine Dr.
- GP-BOX.FF IV-4.6 Beatty, Ross, House.
1499 Sheridan Rd.
- GP-BOX.FF IV-4.8 Becker, A.G., House and Property .
405 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.9 Bemis, Belle, Duplex.
295 Cedar. No NRHP listing.
- GP-BOX.FF IV-4.10 Benson, August, House.
1674 Green Bay Rd. No NRHP listing.
- GP-BOX.FF IV-4.11 Braeside School.
142 Pierce Rd. No NRHP listing.
- GP-BOX.FF IV-4.12 Campbell, Albert, House.

- 434 Marshman
- GP-BOX.FF IV-4.13 Churchill, Richard House.
1214 Green Bay Rd.
- GP-BOX.FF IV-4.15 Clifford, Raymond, House.
1050 Wade. No NRHP listing.
- GP-BOX.FF IV-4.17 Colburn, D.S., House.
610 Green Bay Rd. No NRHP listing.
- GP-BOX.FF IV-4.18 Dean, A., Richmond.
180 Beech St. No NRHP listing.
- GP-BOX.FF IV-4.19 Deere Park Bridge.
South Deere Park Dr. No NRHP listing.
- GP-BOX.FF IV-4.20 Dubin, Henry, House.
441 Cedar
- GP-BOX.FF IV-4.21 Ev erhardt, George, House ("Miralago").
2789 Oak St. No NRHP listing.
- GP-BOX.FF IV-4.22 Evert, W., House.
2687 Logan
- GP-BOX.FF IV-4.23 First National Bank of Highland Park.
513 Central Ave. No NRHP listing.
- GP-BOX.FF IV-4.24 Florsheim, Harold, House and Property .
650 Sheridan Rd.
- GP-BOX.FF IV-4.25 Frank Green's Tea Room.
1869 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.26 Friedman, Robert, House.
2130 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.27 Gey so, Mrs. Frank, Houses.
450, 456 Rd.
- GP-BOX.FF IV-4.28 Goldberg, Julius, House.
185 Vine. No NRHP listing.
- GP-BOX.FF IV-4.29 Gradle, Walter, House.
2401 Egandale. No NRHP listing.
- GP-BOX.FF IV-4.30 Gran ville-Mott House.
80 Laurel Ave.
- GP-BOX.FF IV-4.31 Hately, Walter C., House.
246 Beech. No NRHP listing.
- GP-BOX.FF IV-4.32 Hessler Farm.
82 Green Bay Rd. No NRHP listing.
- GP-BOX.FF IV-4.33 Highland Park Presbyterian Church.
330 Laurel Avenue. No NRHP listing.
- GP-BOX.FF IV-4.34 Highland Park Water Tower.
West Side of Green Bay Rd, North of Central
- GP-BOX.FF IV-4.35 Hirsch, Milton, House.
65 Prospect Ave. No NRHP listing.
- GP-BOX.FF IV-4.36 Historic Resources of Highland Park.
Incorporation limits of Highland Park No NRHP listing.
- GP-BOX.FF IV-4.37 Holmes, Samuel, House.
2693 Sheridan Rd.
- GP-BOX.FF IV-4.38 Humer Building.
1894 Sheridan Rd.
- GP-BOX.FF IV-4.40 James, Jean Butz, Museum of Historical Society .
326 Central Ave.
- GP-BOX.FF IV-4.39 Jens Jensen Park (formerly Station Park).
corner St. John's and Roger St. No NRHP listing.
- GP-BOX.FF IV-4.41 Kimball Coach House.
750 Kimball Rd. No NRHP listing.
- GP-BOX.FF IV-4.42 Kline, Wilson, House.
1570 Hawthorne. No NRHP listing.
- GP-BOX.FF IV-4.43 Krenn-Dato Speculative House.
3268 Summit. No NRHP listing.
- GP-BOX.FF IV-4.44 Kunstadter, Sigmund, House.
1436 Waverly. No NRHP listing.
- GP-BOX.FF IV-4.45 Kurtzon, Albert J., House.
266 Delta. No NRHP listing.
- GP-BOX.FF IV-4.46 Lacey, Kenneth, House.
3121 Dato. No NRHP listing.
- GP-BOX.FF IV-4.47 Lanzl, Haerman, House.
1635 Linden
- GP-BOX.FF IV-4.48 Lichtstern, E., House.
105 South Deere Park Dr.
- GP-BOX.FF IV-4.49 Lightning Products, Inc..

- 1549 West Park Ave. No NRHP listing.
- GP-BOX.FF IV-4.59 Loeb, Allan, House ("Oakcliffe").
1427 Waverly. No NRHP listing.
- GP-BOX.FF IV-4.50 Loeb, Ernest, House and Property .
1425 Waverly
- GP-BOX.FF IV-4.51 Mandel, Robert, House and Coachhouse.
1249, 1237 Sheridan Rd.". No NRHP listing.
- GP-BOX.FF IV-4.52 Middleton, John, House.
185 Maple
- GP-BOX.FF IV-4.54 Millard, George Madison, House.
1689 Lake Ave.
- GP-BOX.FF IV-4.56 Millard, Sylvester, House.
1623 Sylvester Pl.
- GP-BOX.FF IV-4.57a Montgomery, Palmer, House.
184 Moraine Rd. No NRHP listing.
- GP-BOX.FF IV-4.57b Multiple resource nomination.
- GP-BOX.FF IV-4.58 North Shore Sanitary District Tower.
Cary Ave. at Lake Michigan
- GP-BOX.FF IV-4.60 Obee House.
1642 Green Bay Rd.
- GP-BOX.FF IV-4.61 Old Baptist Church.
745 Judson. No NRHP listing.
- GP-BOX.FF IV-4.62 Old Briar Gate Station (now, Brencor, Inc. Radiation Equipment).
1495 Old Deerfield Rd. No NRHP listing.
- GP-BOX.FF IV-4.53 Old Fire Station and Police Building .
675 Central Ave. No NRHP listing.
- GP-BOX.FF IV-4.66 Old Pure Oil Gas Station.
1454 Old Deerfield Rd. No NRHP listing.
- GP-BOX.FF IV-4.63 Pick, George, House.
970 Sheridan Rd.
- GP-BOX.FF IV-4.65 Prall, Colonel, Residence ("Prallmere").
126 Edgecliff. No NRHP listing.
- GP-BOX.FF IV-4.67 Ravinia School.
763 Dean Ave. No NRHP listing.
- GP-BOX.FF IV-4.68 Ravinia Station.
510 Roger Williams Ave. No NRHP listing.
- GP-BOX.FF IV-4.69 Retail Store Building.
1882-8 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.70 Rosenwald, Marion and Albert Stern House.
855 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.71 Rosewood Park (formerly, Julius Rosenwald estate).
Roger Williams Ave., Lake Michigan
- GP-BOX.FF IV-4.72 Sandwick Hall (Highland Park High School).
433 Vine Ave. No NRHP listing.
- GP-BOX.FF IV-4.74 Schaffner, Robert C., House.
35 Ravine Dr. No NRHP listing.
- GP-BOX.FF IV-4.73 Seyfarth, Robert E., House.
1498 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.75 Shaver, John, House.
326 Delta. No NRHP listing.
- GP-BOX.FF IV-4.76 Sheahan Farmhouse.
1756 Sunset Rd. No NRHP listing.
- GP-BOX.FF IV-4.77 Sheridan-Park Apartments.
430 Park Ave. No NRHP listing.
- GP-BOX.FF IV-4.78 Snite, John Taylor, House.
225 North Deere Park Ave. E.
- GP-BOX.FF IV-4.55 Soule, C.S., House.
304 Laurel
- GP-BOX.FF IV-4.79 Sproate, William E., Property .
2788 Roslyn Ln. No NRHP listing.
- GP-BOX.FF IV-4.80 Stewart, Alexander, House.
1442 Forest Ave. No NRHP listing.
- GP-BOX.FF IV-4.81 Stoddard, Albert S. and Laura Stoddard, House.
290 Cedar. No NRHP listing.
- GP-BOX.FF IV-4.83 Straus, Martin L., House.
945 Dean Ave. No NRHP listing.
- GP-BOX.FF IV-4.84 Swanson, Hilmer, House.
711 Marion. No NRHP listing.
- GP-BOX.FF IV-4.85 Sweeny Farmhouse.
3543 Krenn. No NRHP listing.

- GP-BOX.FF IV-4.86 Thayer, Clarence Holmes, House ("Verde Vista").
325 Orchard. No NRHP listing.
- GP-BOX.FF IV-4.64 The Power Plant.
525 Elm Pl. No NRHP listing.
- GP-BOX.FF IV-4.87 Van Bergen, John S., House .
234 Cedar. No NRHP listing.
- GP-BOX.FF IV-4.89 Villa Saint Cyril.
1111 St. Johns. No NRHP listing.
- GP-BOX.FF IV-4.90 Watson, Dudley Crafts, House.
291 Marshman. No NRHP listing.
- GP-BOX.FF IV-4.91 Watts, May T., House.
487 Groveland. No NRHP listing.
- GP-BOX.FF IV-4.92 Whitehouse, James L., House.
660 De Tamble. No NRHP listing.
- GP-BOX.FF IV-4.93 Winchester House and Barn.
2145 Sheridan Rd. No NRHP listing.
- GP-BOX.FF IV-4.94 Wood, General Robert E., House.
54 Laurel Ave. . No NRHP listing.
- GP-BOX.FF IV-4.95 Yerkes, Chas. T., Horse Trough and Fountain.
SE corner Sheridan and Forest. No NRHP listing.
- GP-BOX.FF IV-4.96 Zahnle, Casper, Homestead.
1520 Ridge Road. No NRHP listing.

HINSDALE, IL:

- GP-BOX.FF IV-2.36 Bassett, Orland P., House.
329 East Sixth St.
- GP-BOX.FF IV-2.38 Downtown Hinsdale Historic District.
Bounded by Maple St., Lincoln St., Garfield St., Second St.
- GP-BOX.FF IV-2.39 Immanuel Evangelical Church.
302 South Grant St.
- GP-BOX.FF IV-2.37 Peabody, Francis Stuyvesant, House.
8 East Third St.

JERSEYVILLE, IL:

- GP-BOX.FF IV-3.26 Jerseyville Downtown Historic District.
Bounded by 1/2 block north of exchange, 1/2 west of Lafayette, to Prairie, to 1/2 block east of Jefferson

KANKAKEE, IL:

- GP-BOX.FF IV-3.31 Swannell, Charles E., House.
901 South Chicago

KENILWORTH, IL:

- GP-BOX.FF III-1.22 Hiram, Baldwin, House.
205 Essex Rd.
- GP-BOX.FF III-1.23 Wild Flower and Bird Sanctuary (Mahony Park).
Sheridan Rd. at southeastern boundary of village

KEWANEE, IL:

- GP-BOX.FF IV-3.15 Kewanee Hotel.
125 North Chestnut

LAGRANGE, IL:

- GP-BOX.FF III-1.24 Purple, George E., House.
338 Sunset Ave.

LAKE BLUFF, IL:

- GP-BOX.FF IV-4.97 Armour, Lester, House.
Between Sheridan Rd. and Lake Michigan
- GP-BOX.FF IV-5.1 Ely, Mrs. C. Morse, House.
111 Moffett Rd.
- GP-BOX.FF IV-5.2 Griffith, John, Store Building.
103-113 East Scranton Ave.

LAKE FOREST, IL:

- GP-BOX.FF IV-5.3 Lake Forest Cemetery .
1525 North Lake Rd.

- GP-BOX.FF IV-5.4 Leonard, Clifford Milton, Farm.
550,561,565,570,575,579 Hathaway Circle, 1190 Inverlieth Rd.
- GP-BOX.FF IV-5.5 Morse, Robert Hasmer, House.
1301 Knollwood Circle
- GP-BOX.FF IV-5.6 Reed, Mrs. Kersey Coates, House.
1315 North Lake Rd.
- GP-BOX.FF IV-5.7 Swift, Louis F., House ("Westleigh").
255 East Foster Pl.

LANSING, IL:

- GP-BOX.FF III-1.25 Ford Airport Hanger.
SE corner Glenwood-Lansing Rd. and Burnham Ave.

LEMONT, IL:

- GP-BOX.FF III-1.26 Lemont Methodist Episcopal Church .
306 Lemont St. . No NRHP listing.

LEWISTON, IL:

- GP-BOX.FF IV-3.4 First Presbyterian Church.
101 North Main St.

LIBERTYVILLE, IL:

- GP-BOX.FF IV-5.8 Adler, Mrs. Isaac D., House.
1480 North Milwaukee Ave.
- GP-BOX.FF IV-5.9 Cook Memorial Library .
413 North Milwaukee Ave.
- GP-BOX.FF IV-5.10 Lewis, Lloyd, House.
153 Little St. Mary's Road
- GP-BOX.FF IV-5.11 Public Service Building .
344-354 North Milwaukee Ave.

LINCOLN, IL:

- GP-BOX.FF IV-5.32 Allen Chapel African Methodist Episcopal Church .
902 Broadway
- GP-BOX.FF IV-5.33 Foley, Stephen A., Judge, Home.
427 Tremont St.

MAHOMET, IL:

- GP-BOX.FF IV-1.29 Mahomet Graded School.
Main St.

MAKANDA, IL:

- GP-BOX.FF IV-3.22 Giant City Stone Fort Site.
50 feet east Stone Fort Rd.

MARSHALL, IL:

- GP-BOX.FF IV-2.10 First Congregational Church.
202 North Sixth St.
- GP-BOX.FF IV-2.11 Harlan Hall.
603 Locust St.

MATTOON, IL:

- GP-BOX.FF IV-2.17 Cleveland, Cincinnati, Chicago, and St. Louis Railroad Station.
Rear of 1632 Broadway. No NRHP listing.
- GP-BOX.FF IV-2.18 Illinois Central Railroad Depot.
1718 Broadway Ave

MENDON, IL:

- GP-BOX.FF IV-1.3 Lewis Round Barn.
2007 E 1250th, Adams County Fairgrounds

METTAWA, IL:

- GP-BOX.FF IV-5.12 Stevenson, Adlai E., II, Farm.
25200 North St. Mary's Rd.

MICHIGAN CITY, IN:

GP-BOX.FF IV-5.18 Chicago South Shore and South Bend Railroad Historic District .
North Carroll Ave.

MILLEIDGEVILLE, IL:

GP-BOX.FF IV-1.20 Steffens, Joseph, House.
off Elkhorn St.

MORRIS, IL:

GP-BOX.FF IV-3.11 Morris Downtown Commercial Historic District.
Liberty St. bounded by the railroad (north), Illinois St (south), Fulton and Wauponsee St. (west), and Franklin (east)

MOUNT CARROLL, IL:

GP-BOX.FF IV-1.21 Mark, Caroline, Home.
222 East Lincoln St.

MOUNT OLIVE, IL:

GP-BOX.FF IV-5.38 Soulsby Service Station.
102 South Route 66 St.

MOUNT STERLING, IL:

GP-BOX.FF IV-1.15 Mount Sterling Commerical Historic District.
Bounded by Brown County Courthouse on the north, the alley east of Capitol on th east, South St. on south, and the alley of Capitol on the west.

MURPHYSBORO, IL:

GP-BOX.FF IV-3.23 Hennessy , Cornelius Building.
1023 Chestnut St.

GP-BOX.FF IV-3.21 M & O Railroad Depot (Mobile and Ohio).
1701 Walnut St.

GP-BOX.FF IV-3.24 Murphy sboro Elk Lodge.
1329 Walnut St.

NILWOOD, IL:

GP-BOX.FF IV-5.39 Route 66, Girard to Nilwood.
Route 66 between Illinois Route 4 south of Girard and Illinois Route 4 in Nilwood

NIOTA, IL:

GP-BOX.FF IV-3.12 Cambre House and Farm.
R.R.

NORTH CHICAGO, IL:

GP-BOX.FF IV-5.13 Holy Family Church.
1840 Lincoln St.

OAK BROOK, IL:

GP-BOX.FF IV-2.40 Butler School.
1200 31st. St. (Oak Brook Rd.)

GP-BOX.FF IV-2.41 Saint Joseph's Seminary .
Between 31st & 35th St. East of Summit (Midwest) Ave. No NRHP listing.

OAK PARK, IL:

GP-BOX.FF II-1.15 Gunderson Historic District.
Madison St., Harrison St., Gunderson St., S Ridgeland Ave.

GP-BOX.FF III-1.27 Marshall Field and Company Store.
1144 W. Lake St.

GP-BOX.FF III-1.28 Oak Park Conservatory .
615 Garfield St.

GP-BOX.FF III-1.30 Scoville Place.
NW corner of Lake St and Oak Park Ave.

OAKLAND, IL:

GP-BOX.FF IV-2.19 Rutherford, Dr. Hiram, House and Office.
14 South Pike St.

OLD SHAWNEETOWN, IL:

GP-BOX.FF IV-3.5 Peeples, Robert and John McKee, Houses.
Main St.

OLYMPIA FIELDS, IL:

GP-BOX.FF III-1.29 Olympia Fields Country Club.
2800 Country Club Dr.

ORION, IL:

GP-BOX.FF IV-3.16 Music Pavilion, The.
1208 5th St.

GP-BOX.FF IV-3.17 West Water Tower and Ground Storage Tank.
310 11th Ave.

ORLAND PARK, IL:

GP-BOX.FF III-1.31 Humprey, John, House.
9830 W. 144th Pl. No NRHP listing.

GP-BOX.FF III-1.32 Twin Tower Sanctuary.
9967 W. 144th St.

PALESTINE, IL:

GP-BOX.FF IV-2.20 Harper, John B., House.
102 N. Lincoln

PARIS, IL:

GP-BOX.FF IV-2.44 Paris Carnegie Public Library.
207 South Main St.

GP-BOX.FF IV-2.45 Pine Grove Community Club.

GP-BOX.FF IV-2.46 Pine Grove School House.
. No NRHP listing.

PAW PAW, IL:

GP-BOX.FF IV-5.26 Wright, Stephen, House.
612 Chicago Rd.

PAXTON, IL:

GP-BOX.FF IV-3.1 Paxton Carnegie Public Library.
254 South Market St.

GP-BOX.FF IV-3.2 Paxton Water Tower and Pumphouse.
145 South Market St.

PLANO, IL:

GP-BOX.FF IV-4.1 Steward, Lewis, House.
611 East Main St.

PLATO CENTER, IL:

GP-BOX.FF IV-3.50 Muirhead, Robert, House.
Rohrsen Rd. No NRHP listing.

PONTIAC, IL:

GP-BOX.FF IV-5.19 Livingston County Courthouse.
112 West Madison

PRINCETON, IL:

GP-BOX.FF IV-1.17 Greenwood Cottage.
543 East Peru St.

GP-BOX.FF IV-1.18 Skinner, Richard M., House.
627 East Peru St.

QUINCY, IL:

GP-BOX.FF IV-1.6 Downtwon Quincy Historic District.
Between 4th & 8th St, North side of Hampshire to South side of Jersey St.

- GP-BOX.FF IV-1.4 Newcomb, Richard F., House.
1601 Maine St.
- GP-BOX.FF IV-1.7 Quincy Northwest Historic District.
Bounded by Broadway, North Second, Locust and North Twelfth St.
- GP-BOX.FF IV-1.5 Quincy East End Historic District.
Significant portion of residential East End
- GP-BOX.FF IV-1.9 Wood, Ernest M., Office and Studio.
126 North 8th St.
- GP-BOX.FF IV-1.10 Woodland Cemetery .
1020 South Fifth St.
- GP-BOX.FF IV-1.8 One Thirty North Eighth Building.
130 North 8th

RANTOUL, IL:

- GP-BOX.FF IV-1.30 Chanute Field Historic District.
Rantoul National Aviation Center. No NRHP listing.

RIVERDALE, IL:

- GP-BOX.FF II-1.16 Pacesetter Gardens Historic District.
13604-13736 S Lowe Ave.

ROBINSON, IL:

- GP-BOX.FF IV-2.21 Robinson High School Auditorium/Gymnasium.
200 block East Highland Ave.

SAINT CHARLES, IL:

- GP-BOX.FF IV-3.49 Hunt House.
304 Cedar Ave.

SANDWICH, IL:

- GP-BOX.FF IV-2.25 von KleinSmid Mansion.
218 West Center

SCALES MOUND, IL:

- GP-BOX.FF IV-3.29 Allan, James, House.
309 N. Railroad St. No NRHP listing.

SCHAUMBURG, IL:

- GP-BOX.FF III-1.33 Schweikher, Paul, House and Studio.
645 South Meacham Rd.

SHIPMAN, IL:

- GP-BOX.FF IV-5.40 Little Red School.
Virginia St. No NRHP listing.

SKOKIE, IL:

- GP-BOX.FF III-1.34 Harrer Building.
8051 Lincoln Ave.

SOMONAUK, IL:

- GP-BOX.FF IV-2.26 Somonauk United Presbyterian Church.
Governor Beveridge and Chicago Roads. No NRHP listing.

STOCKTON, IL:

- GP-BOX.FF IV-3.30 Townsend Home.
117 N. Canyon Park Rd.

TAMMS, IL:

- GP-BOX.FF IV-1.12 Chicago and Eastern Illinois Railroad Depot.
Front Street

TAYLORVILLE, IL:

- GP-BOX.FF IV-2.8 Courthouse Square Historic District.
Walnut St. (west), Vine St (north), Walnut St. (east), Adams St. (south); boundaries

GP-BOX.FF IV-2.7 Taylorville Chautauqua Auditorium.
Manners Park

TISKILWA, IL:

GP-BOX.FF IV-1.19 Lone Tree School.
19292 250 North Ave.

TOLEDO, IL:

GP-BOX.FF IV-2.22 Ward, Thornton, Estate.
1387 U.S. Route 40

URBANA, IL:

GP-BOX.FF IV-1.35 "Lincoln".
1000 block of South Race St.

GP-BOX.FF IV-1.31 Alpha Delta Pi Sorority House.
1202 West Nevada St.

GP-BOX.FF IV-1.32 Elm Street Court.
1-8 Elm St.

GP-BOX.FF IV-1.33 First Methodist Episcopal Church.
304 South Race St. No NRHP listing.

GP-BOX.FF IV-1.34 Kappa Kappa Gamma Sorority House.
1102 South Lincoln Ave.

GP-BOX.FF IV-1.36 Ricker, Nathan C., House.
612 West Green St.

GP-BOX.FF IV-2.1 University of Illinois at Urbana-Champaign, Astronomical Observatory.
901 South Mathews Ave.

GP-BOX.FF IV-2.2 University of Illinois at Urbana-Champaign, Buildings by Nathan Clifford Ricker.
Three of five buildings on the north end of campus facing Green St., one at Burrill Ave. between Springfield Ave. and Green St., one on Springfield Ave.

GP-BOX.FF IV-2.4 University of Illinois at Urbana-Champaign, Women's Gynasium.
906 South Goodwin Ave.

GP-BOX.FF IV-2.5 University of Illinois at Urbana-Champaign, Women's Residence Hall/West Residence Hall.
1111 West Nevada St.

GP-BOX.FF IV-2.3 Warm Air Research Residence.
1108 West Stoughton St.

URSA, IL:

GP-BOX.FF IV-1.11 Ursa Town Hall.
109 South Warsaw St.

VANDALIA, IL:

GP-BOX.FF IV-2.50 Central School.
211 N. Kennedy (U.S. Rte. 51). No NRHP listing.

VERNON TOWNSHIP, IL:

GP-BOX.FF IV-5.14 Knopf Cemetery.
Eastside of Arlington Heights Rd., 3/4 of a mile south of Illinois Rt. #83". No NRHP listing.

VERSAILLES, IL:

GP-BOX.FF IV-1.16 DeWitt, Benjamin, House.
N/A. No NRHP listing.

WAUKEGAN, IL:

GP-BOX.FF IV-5.15 Karcher Hotel.
405 Washington St.

GP-BOX.FF IV-5.16 Waukegan Building.
4 South Genesee St.

WEST FRANKFORT, IL:

GP-BOX.FF IV-3.3 West Frankfort City Hall.
108 North Emma St.

WHEATON, IL:

GP-BOX.FF IV-2.42 Grand Theater.
123 North Hale St.

WHITE HALL, IL:

- GP-BOX.FF IV-3.10 White Hall Historic District.
Bounded by Bridgeport, Jacksonville, Ayers, and Main St.

WILMETTE, IL:

- GP-BOX.FF III-1.35 Bailey -Michelet House.
1028 Sheridan Rd.
- GP-BOX.FF III-1.36 Bersbach, Alfred, House.
1120 Michigan Ave.
- GP-BOX.FF III-1.37 Gross Point Village Hall.
609 Ridge Rd.
- GP-BOX.FF III-1.38 Linden Avenue Terminal .
330 Linden Ave.
- GP-BOX.FF II-1.17 Oak Circle Historic District.
318-351 Oak Circle
- GP-BOX.FF II-1.18 Ouilmette North Historic District.
46-block extending from Chestnut Ave., excluding Sheridan Rd., continue on Lake Ave., and 13th St.

WINFIELD, IL:

- GP-BOX.FF IV-2.43 Hedges Station.
(No Number at Present) North Winfield Rd. No NRHP listing.

WINNETKA, IL:

- GP-BOX.FF III-1.39 Burnham, Anita Willets, Log House.
1140 Willow Rd.
- GP-BOX.FF III-1.40 Maverick Lloyd, Lola, House.
455 Birch St.

WINTHROP HARBOR, IL:

- GP-BOX.FF IV-5.17 Paddock, Henry I., House.
346 Sheridan Rd.

XENIA, IL:

- GP-BOX.FF IV-2.14 Paine House.
Route 1. Box 19 A

CROSS-COUNTY SITES:

- GP-BOX.FF IV-5.41 Illinois round barns.
Includes McCarty Round Barn, Tillery Round Barn, Schultz Barn, Kleinkopf Barn, Forehand Barn, George Barn, White Barn, Bruce Round Barn, Otte Round Barn, Lewis Round Barn, and others.
- GP-BOX.FF IV-5.42 Illinois State Parks (lodges and cabins).

Historic Preservation Commission

1427 Waverly Road - Demolition Review

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

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



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

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

Historic Preservation Commission

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

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

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

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

Walcott & Work

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

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

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

Historic Preservation Commission

Arthur Heun

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

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

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

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

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

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

Allen Loeb

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

Historic Preservation Commission

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

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

Jens Jensen Landscape

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

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

Georgian Revival Style

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

Alterations

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

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Landmark Criteria

Below are the landmark criteria from the City Code:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City.
- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Recommended Action

The Commission is asked to review the structure per the Landmark Criteria listed above. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies “one or two of the Landmark Standards, then the Commission shall have a 180-day review period, commencing on the Application Completion Date, within which to receive applications for Landmark nominations for the Structure.” (Chapter 170 of the City Code)

Historic Preservation Commission

Attachments

Location Map

Site Photos

Architectural Survey Entry – 1427 Waverly

Architectural Survey Entry – 1425 Waverly

Highland Park Multiple Resource Inventory Sheet – 1427 Waverly

Highland Park Multiple Resource Inventory Sheet – 1425 Waverly

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



RECEIVED

1427 Waverley

JUN 18 2012

City of Highland Park
Building Dept











City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



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

GENERAL INFORMATION

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

ARCHITECTURAL INFORMATION

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

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

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

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: S

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

HISTORIC NAME: Loeb, Allen M. House

COMMON NAME: _____

HISTORIC INFORMATION:

Original owner was Allen M. Loeb (permit)

ARCHITECTURE

ARCHITECT Heun, Arthur

SOURCE HP by foot or frame, p. 41

BUILDER _____

COST \$96,000

OTHER ARCHITECTURAL INFORMATION:

AREA Central East

SURVEYOR V. Granacki

DATE 01/19/1999

PIN _____

RESEARCHER _____

DATE _____

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY



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

GENERAL INFORMATION

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

ARCHITECTURAL INFORMATION

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

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

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

HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

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

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

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

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

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

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

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

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

ALTERATIONS (cont'd)

USE: ORIGINAL USE residential
PRESENT USE same

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

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

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

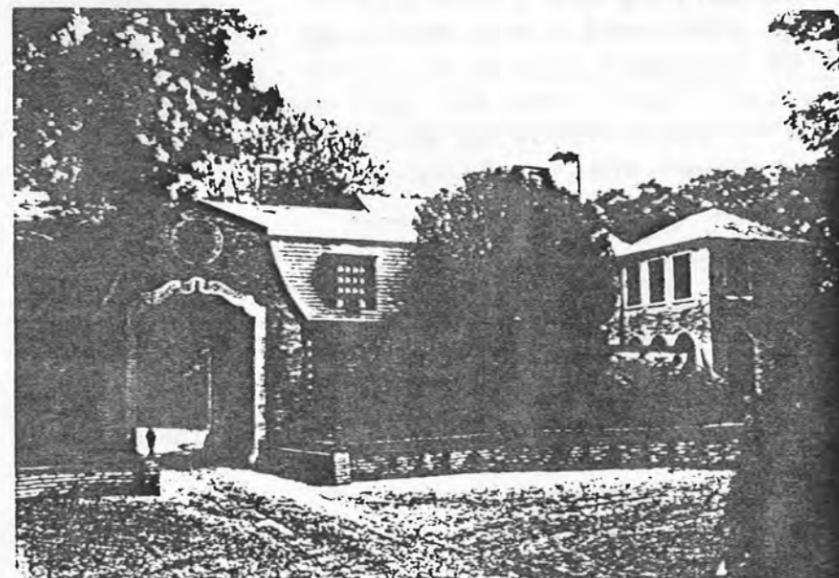
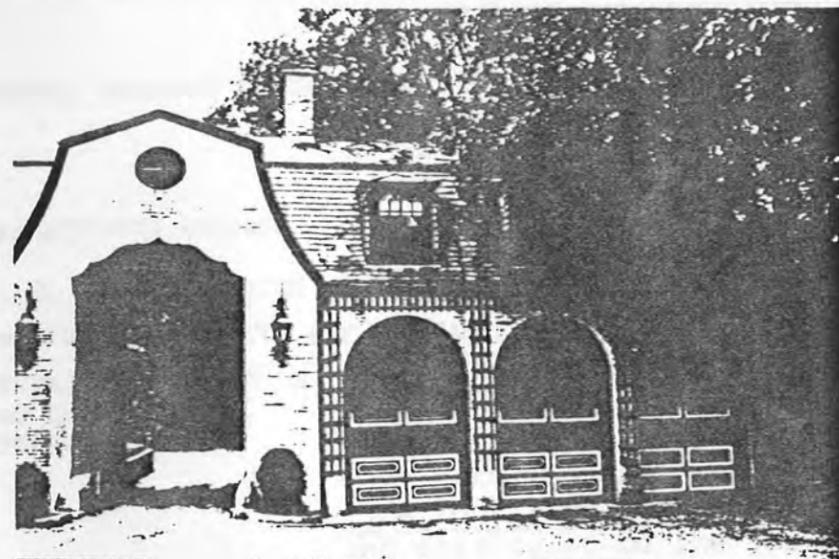
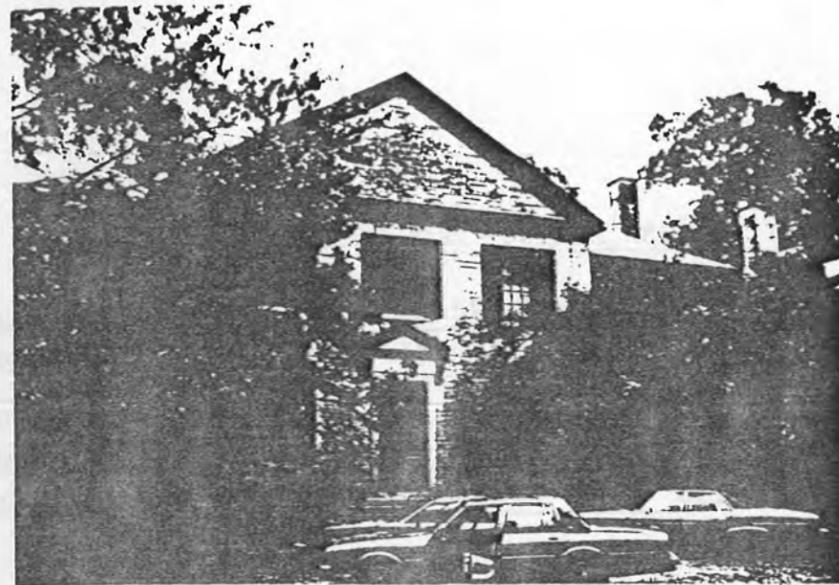
FORM PREPARED BY

Judith Stone
124 Greenbay Road

TEL 432-9246

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

"Oakcliffe" Allan Loeb House 1427 Waverly Road Highland Park



HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

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

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

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

APPROXIMATE ACREAGE 3 acres

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

PHYSICAL DESCRIPTION
OF BUILDING AND
PROPERTY

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

OVERALL CONDITION: EXCELLENT GOOD ___ FAIR ___ DETERIORATED ___ RUIN ___

INTEGRITY: UNALTERED ___ ALTERED ___

DATE AND NATURE OF ALTERATIONS: the grounds had deteriorated, but have been
recently replanted to Jensen's design as much as poss

ALTERATIONS (cont'd)

USE:

ORIGINAL USE residential

PRESENT USE same

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

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

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

FORM PREPARED BY

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

TEL 432-9246



PROPERTY NAME Ernest Loeb

LOCATION 1425 Waverly

CITY/TOWN/VICINITY HP

FACING west

DATE 9/1981

PHOTOGRAPHER Hx Arenberg

LOCATION OF NEGATIVE 636 Ridge

**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 13-02

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION
RECOMMENDATION FOR 1427 WAVERLY ROAD**

WHEREAS, on April 30, 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 the property located at the address commonly known as 1427 Waverly Road in Highland Park, Illinois ("**Property**"); and

WHEREAS, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Property, 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 Property has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation; and

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 June 13, 2013, notices of which meeting were delivered on May 20, 2013 to the owner of the Property; and

WHEREAS, the single-family residential structure on the Property was built in the Georgian Revival style, and includes many of the architectural features of that style, including a symmetrical front façade with a pedimented entrance, casement and rounded windows, pedimented formers, and brick sheathing; and

WHEREAS, the original architects for the Property, Russell Walcott and Robert Work, were notable architects who did extensive work together in the northern suburbs of Chicago, and whose individual work included collaboration with famous architects such as Howard Van Doren Shaw and David Adler; and

WHEREAS, the residential structure on the property displays many architecturally and visually significant elements of design and detailing, including its elevation, substantial door detailing, shelving, and wainscoting in different rooms; and

WHEREAS, the Commission has determined that the proposed landmark designation of the Property satisfies the criteria for landmark designation set forth in 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 hereby finds that the Property satisfies the criteria for landmark designation set forth in Sections 24.015(3), 24.015(4), 24.015(5), and 24.015(6) of the City Code. Pursuant to those findings and Section 24.025(B)(2) of the City Code, the Commission hereby makes a preliminary recommendation to designate the Property 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.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. 13-02

Gerald Fradin, Chairman

ATTEST:

Andy Cross, Commission Secretary

#23496762_v2

301 N Sheridan Rd
LAKE FOREST, IL 60045

Status: Active

\$4,319,000 | **6** | **6.5** | **9,156** Sq. Ft.
Price | Beds | Baths | \$472 / Sq. Ft.

Built: 1927 Lot Size: 3.01 Acres On Redfin: 505 days



1 of 17



Play Video

This idyllic three acre setting is rarely found in east Lake Forest. The striking stucco and stone English manor home was designed by Russell Walcott. The extensive interior and exterior renovation earned an LF Preservation Award in 2004. The property also includes a separate two-bedroom and one-bath renovated coach house, an in-ground pool and a pool house with dual changing rooms/baths, great room and kitchen.

Property Type Detached Single Family, 2 Stories
Community Lake Forest
MLS# 07975629
County [Lake](#)

Listing provided courtesy of Jean Royster, Coldwell Banker Residential
Last checked: 11 minutes ago | Last updated: 2 months ago
Source MRED
Redfin has the best data. [Why?](#)

Redfin Agent in
Lake Forest

1 of 3 Redfin Agents in this area

Nathan Freeborn

Real Estate Agent



9 client reviews with an average rating of 4.3 out of 5.

\$35,092 commission refund

Go Tour This Home

or Start an Offer

Ask Nathan a question here...



[Expand Map](#) | [Street View](#) | [Directions](#)

Please add a private note about this home...

[Claim Home](#)

[Map Nearby Homes](#)

[Price Home](#)

[Print This Listing](#)

[\\$21,955/mo. \(30yr\)](#)

[Problem?](#)



Will Selling Pay Off?

Find out how much you could make from selling your home.

[Calculate Your Proceeds](#)

Property Details for 301 N Sheridan Rd, LAKE FOREST, IL 60045

Details provided by MRED and may not match the public record. [Learn More](#).

Interior Features
<p>Bedroom Information</p> <ul style="list-style-type: none"> • # of Bedrooms (Above Grade): 6 <p>Master Bedroom</p> <ul style="list-style-type: none"> • Size: 20X15 • On 2nd Level • Hardwood Flooring <p>Bedroom #2</p> <ul style="list-style-type: none"> • Size: 22X14 • On 2nd Level • Hardwood Flooring <p>Bedroom #3</p> <ul style="list-style-type: none"> • Size: 17X16 • On 2nd Level • Hardwood Flooring <p>Bedroom #4</p> <ul style="list-style-type: none"> • Size: 15X15 • On 2nd Level • Hardwood Flooring <p>Bathroom Information</p> <ul style="list-style-type: none"> • # of Full Baths: 5 • # of Half Baths: 3 • Master Bath • Whirlpool, Separate Shower, Double Sink • Bathroom(s) in Basement <p>Living Room</p> <ul style="list-style-type: none"> • Size: 34X24 • On Main Level • Hardwood Flooring <p>Dining Room</p> <ul style="list-style-type: none"> • Separate Dining Room • Size: 28X17 • On Main Level • Hardwood Flooring <p>Kitchen</p> <ul style="list-style-type: none"> • Size: 17X15 • Island, Pantry (Butler) • On Main Level • Hardwood Flooring <p>Additional Rooms</p> <ul style="list-style-type: none"> • 5th Bedroom, 6th Bedroom, Breakfast Room, Exercise Room, Gallery, Library, Mud Room, Office, Recreation Room, Walk-In Closet • Partial Basement • Partially Finished Basement <p>Additional Room #1</p> <ul style="list-style-type: none"> • Library • Size: 17X16 • On Main Level • Hardwood Flooring <p>Additional Room #2</p> <ul style="list-style-type: none"> • Breakfast Room • Size: 15X10 • On Main Level • Hardwood Flooring <p>Additional Room #3</p> <ul style="list-style-type: none"> • Gallery • Size: 30X11 • On Main Level <p>Additional Room #4</p> <ul style="list-style-type: none"> • Bedroom #5 • Size: 15X12 • On 2nd Level

- Hardwood Flooring

Additional Room #5

- Bedroom #6
- Size: 16X10
- On 2nd Level
- Hardwood Flooring

Additional Room #6

- Office
- Size: 11X10
- On 2nd Level
- Hardwood Flooring

Additional Room #7

- Exercise Room
- Size: 16X9
- On 2nd Level
- Hardwood Flooring

Additional Room #8

- Mud Room
- Size: 12X10
- On Main Level

Additional Room #9

- Recreation Room
- Size: 24X15
- In Basement
- Carpet Flooring

Additional Room #10

- Walk-in Closet
- Size: 20X20
- On 2nd Level
- Carpet Flooring

Equipment

- Double Oven, Microwave, Dishwasher, Sub-Zero Refrigerator, Washer, Dryer, Disposal

Fireplace Information

- # of Fireplaces: 3
- In Living Room, In Master Bedroom, Other Fireplace Location (See Remarks)
- Wood Burning

Interior Features

- Wet Bar, Hardwood Flooring

Heating & Cooling

- Gas Heating, Radiators
- SpacePak Air Conditioning

Property / Lot Details

Property Features

- Patio, Screened Patio, In-Ground Pool

Lot Information

- Dimensions: 131116
- 3.0-3.99 Acres

Property Information

- # of Rooms: 14
- Ownership: Fee Simple
- School Bus Service, Commuter Train
- Parcel Identification Number: 12343030080000

Parking / Garage, Exterior Features, School / Neighborhood & Utilities

Parking Information

- # of Cars: 3
- # of Garage Spaces: 3
- Garage Parking
- Detached Garage
- Garage On-Site
- Owned Garage
- Circular Driveway, Side Driveway

Building Information

- Sq. Ft. Source: Assessor
- Built Before 1978

- Recent Rehab (Y/N): Yes
- Age: 81-90 Years
- Stucco Exterior, Stone Exterior
- Tile Roof

School Information

- Elementary School: SHERIDAN ELEMENTARY SCHOOL
- Elementary School District: 67
- Junior High: DEER PATH MIDDLE SCHOOL
- Junior High District: 67
- High School: LAKE FOREST HIGH SCHOOL
- High School District: 115

Utility Information

- Water: Lake Michigan
- Sewer (Public)

Financing, Location Details, Listing Information & Agent & Office Information

Financial Information

- Tax: \$62,517.48
- Tax Year: 2011
- Special Service Area: N

Location Information

- Township: SHIELDS
- Directions: Sheridan Road south of Deerpath to 301

Listing Information

- Franchisor Feed(y/n): N

Information For Agents

- Compensation paid on: Net Sale Price

Redfin Tour Insights for 301 N Sheridan Rd

Follow This Home

No Tour Insights on This Home

We haven't left any insights about this home yet, but as soon as we do, we'll leave our thoughts here.

[Notify Me When Tour Insights Are Added...](#)

Questions about this home?

[Contact Our North Shore Team](#)

Tour This Home

Property History for 301 N Sheridan Rd

Follow This Home

Records For completeness, Redfin often displays two records for one sale: the MLS record and the public record. [Learn More.](#)

Date	Event	Price	Appreciation	Source
Mar 18, 2013	Price Changed (Price Change)	\$4,319,000	—	MRED #07975629
Oct 12, 2012	Price Changed (Price Change)	\$4,799,000	—	MRED #07975629
Apr 23, 2012	Price Changed (Price Change)	\$4,999,000	—	MRED #07975629
Jan 16, 2012	Listed (New)	\$5,499,000	—	MRED #07975629
Jun 28, 2000	Sold (Public Records)	\$3,950,000	97.8%/yr	Public Records
Nov 05, 1997	Sold (Public Records)	\$650,000	—	Public Records

Pricing Estimates

Home Value Tool

Compare this home to nearby recent sales and see what it's really worth.

Price This Home

The seller of this home has requested that home value estimates not be shown. Per MLS rules, Redfin and other public MLS-powered sites may not display any automated valuation for this home.

Public Records for 301 N Sheridan Rd

Public records are from [Lake County](#) and may not match the MLS record. [Learn More](#).

Basic Info

Beds	—	Style	Single Family Residential
Baths	3	Finished Sq. Ft.	9,156
Floors	2	Unfinished Sq. Ft.	1,729
Year Built	1927	Total Sq. Ft.	10,885
Year Renovated	1927	Lot Size	131,116

County [Lake County](#) APN 12343030080000 Last Updated Oct 1, 2012

Taxable Value

Land	\$657,287
Additions	\$663,048
Total	\$1,320,335
Taxes (2011)	\$62,517

[When Will This Info Update?](#)

Activity for 301 N Sheridan Rd

Redfin Activity

1,024 Views	9 Favorites	0 X-Outs	0 Redfin Tours
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Featured Collections in this Area



Design Inspirations

★ Susan Barrera

Cover photo from [410](#) 
[Farrington Dr, LINCOLNSHIRE, IL](#), listed by Debra Hymen, Coldwell Banker Residential. MLS#: 07780704

Mentions / Trackbacks

No Mentions of This Property

The seller has requested that all public comments be removed from this listing. Per MLS rules, we are not allowed to link to blog posts about this home.

Schools for 301 N Sheridan Rd

School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Serving This Home	Nearby Elementary	Nearby Middle	Nearby High
-------------------	-------------------	---------------	-------------

Serves Home	School Name & GreatSchools Rating	Type	Grades	Parent Rating	Distance	Homes
	Lake Forest High School	Public	9 to 12		1.51 mi	

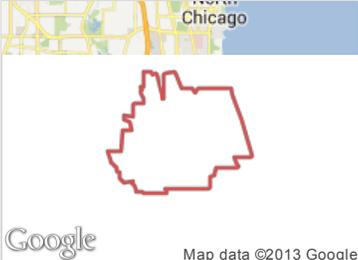
--	School of St Mary	Private	Preschool to 8	0.86 mi
--	Deer Path Middle School East	Public	5 to 6	1.20 mi
--	Sheridan Elementary School	Public	K to 4	1.43 mi
--	Cherokee Elementary School	Public	K to 4	1.43 mi
--	Wayne Thomas Elementary School	Public	K to 5	2.71 mi

--	School of St Mary	Private	Preschool to 8	0.86 mi
--	Deer Path Middle School East	Public	5 to 6	1.20 mi
--	Deer Path Middle School West	Public	7 to 8	1.29 mi
--	Lake Bluff Middle School	Public	6 to 8	2.34 mi
--	Northwood Junior High School	Public	6 to 8	2.88 mi

--	Lake Forest High School	Public	9 to 12	1.51 mi
--	Lake Forest Academy	Private	9 to 12	2.92 mi
--	Highland Park High School	Public	9 to 12	3.87 mi
--	Deerfield High School	Public	9 to 12	4.25 mi

Neighborhood Info for 301 N Sheridan Rd

Area Overview for [60045](#) (last 90 days)

 <p>Map data ©2013 Google</p>	Median List Price	\$1,249,000	Avg. # Offers	—
	Median \$ / Sq. Ft.	\$314	Avg. Down Payment	—
	Median Sale / List	92.4%	# Sold Homes	59

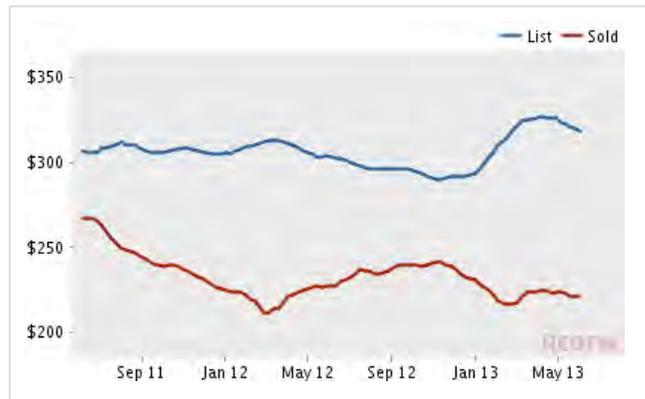
Learn More

<p>Demographics</p> <p>View 60045 Demographics</p>
<p>Questions</p> <p>Contact Our North Shore Team</p>

Median House Values

Location	List Price	\$/Sq. Ft.	Sale / List
60045	\$1,249,000	\$314	92.4%
Lake Forest	\$1,295,000	\$319	92.4%
Lake County	\$279,900	\$137	96.6%

Houses: \$/Sq. Ft. in [60045](#)



Similar Homes to 301 N Sheridan Rd

About CMAs

Nearby for Sale Closest listings similar to 301 N Sheridan Rd

<p>901 E Rosemary Rd LAKE FOREST, IL 60045</p> <p>\$5,950,000 0.14 mi</p> <p>6 Beds 7 Baths 10,548 Sq. Ft.</p>	<p>417 Mayflower Rd LAKE FOREST, IL 60045</p> <p>\$5,999,000 0.33 mi</p> <p>8 Beds 9.5 Baths 8,700 Sq. Ft.</p>	<p>405 N Mayflower Rd LAKE FOREST, IL 60045</p> <p>\$12,000,000 0.40 mi</p> <p>10 Beds 14 Baths 24,500 Sq. Ft.</p>	<p>700 N Mayflower Rd LAKE FOREST, IL 60045</p> <p>\$5,999,000 0.43 mi</p> <p>7 Beds 7 Baths 10,911 Sq. Ft.</p>	<p>620 Lake Rd LAKE FOREST, IL 60045</p> <p>\$6,500,000 0.43 mi</p> <p>7 Beds 7.5 Baths 12,213 Sq. Ft.</p>
<p>763 N Mayflower Rd LAKE FOREST, IL 60045</p> <p>\$5,100,000 0.56 mi</p> <p>5 Beds 5.5 Baths 7,894 Sq. Ft.</p>	<p>808 E Deerpath Rd LAKE FOREST, IL 60045</p> <p>\$5,850,000 0.61 mi</p> <p>8 Beds 6.5 Baths 7,705 Sq. Ft.</p>	<p>855 E Westminster Rd LAKE FOREST, IL 60045</p> <p>\$4,995,000 0.67 mi</p> <p>7 Beds 8 Baths 11,233 Sq. Ft.</p>	<p>55 Stonegate Rd LAKE FOREST, IL 60045</p> <p>\$6,250,000 0.71 mi</p> <p>6 Beds 8.5 Baths 7,862 Sq. Ft.</p>	<p>333 N Green Bay Rd LAKE FOREST, IL 60045</p> <p>\$5,200,000 0.80 mi</p> <p>5 Beds 7 Baths 7,500 Sq. Ft.</p>

[Map These Listings](#)

Average: \$616/Sq. Ft. | This home at \$616/Sq. Ft.: \$5.64M | Range: \$5.00M - \$12.00M

Nearby Recently Sold Closest homes similar to 301 N Sheridan Rd that sold within the past six months

<p>277 Bluffs Edge Dr Lake Forest, IL 60045</p> <p>\$3,600,000 0.93 mi</p> <p>6 Beds 9 Baths 7,600 Sq. Ft.</p> <p><small>Sold 4/11</small></p>	<p>660 N Green Bay Rd Lake Forest, IL 60045</p> <p>\$3,385,247 1.11 mi</p> <p>5 Beds 6 Baths 9,876 Sq. Ft.</p> <p><small>Sold 12/18</small></p>
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[Map These Solds](#)

[Price This Home](#)

Average: \$408/Sq. Ft. | This home at \$408/Sq. Ft.: \$3.74M | Range: \$3.39M - \$3.60M

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GreatSchools Ratings provided by [GreatSchools.net](#).

40 Indian Hill Road
Winnetka, IL 60093

For Sale \$3,525,000

Bedrooms: 5 +++

Bathrooms: 7

**Style: French
Provincial**

Lot Size: 1 acre

Year Built: 1927

Designed by Renowned architect Russell S. Walcott, this French Provincial home has been impeccably updated and maintained

40 Indian Hill Road Winnetka, Illinois 60093 Designed by renowned architect Russell S. Walcott, this classic French Provincial home overlooks the fairways of Indian Hill Golf Club and is set on a beautifully landscaped property that is slightly over one acre. The new owners will enjoy a home built to the demanding standards of a great architect-they will live in a home that is as livable today as it was for its original owners. All rooms have generous proportions and elegant touches, including a reception hall with soapstone flooring, marble fireplaces, and exquisite paneling and moldings. The five bedrooms, all with en suite full bathrooms, can be used for family and guest quarters as well as for office and entertainment rooms. The terrific third floor offers wonderful spaces for whatever the new family desires. this is a much admired home by an architect who was called "the best of the residential designers in Chicago by Buckminster Fuller. Mr. Walcott's designs are in the Architectural Archives of the Chicago Historical Society as well as in university collections, and have achieved recognition by the National Registry of Historic Places. This house has been impeccably maintained and is in pristine condition and is now ready for a new owner. Seller financing available. Offered by: Jean Wright Real Estate | www.jeanwrightrealestate.com | 847-446-9166

Exterior

Concrete and Stucco French Provincial

Reception hall

The spacious reception hall with soap stone floor opens to private landscaped yard with panoramic views of the golf course.

Formal Dining Room

17 x 20 features herringbone parquet floor and fireplace

Family Room/Garden Room

20 x 12 on first floor is sun-filled with exceptional views of the 1 acre property

Butler's Pantry

18 x 9 off kitchen has great storage and sink

2nd Bedroom

16 x 15 on second floor with hardwood floor with private en-suite bath

4th Bedroom

18 x 15 on second with private en-suite bath

Fireplace

4 fireplaces - living room, dining room, library and master bedroom

Recreation Room

18 x 17 on third floor with hardwood floor

Garage

2 car attached

Lot Size

Over 1 acre - 150 x 300

Entrance

Reflecting Pool with fountain at each end

Formal Living Room

20 x 30 on first floor includes versailles patterned parquet floor and classic curved marble fireplace

Library

15 x 15 is paneled with four walls of bookshelves and fireplace

Kitchen

17 x 17 includes generous butler's pantry with great storage, eating area, hardwood floors and wood cabinetry

Master Bedroom

20 x 20 on second floor with lovely fireplace, his and her dressing areas and private bath

3rd Bedroom

16 x 16 on second floor has hardwood floor with private en-suite bath

5th Bedroom

18 x 16 on second floor with hardwood floor with private en-suite bath

Laundry

13 x 9 on first floor

Game Room

18 x 12 on third floor with hardwood floor

Schools

Avoca West District 37 Marie Murphy Junior High
37 New Trier High School 203

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Mill Farm Inn

Tryon, Polk County, PL0057, Listed 1/22/2009

Nomination by Clay Griffith

Photographs by Clay Griffith, April 2008



Facade view



Rear view

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mill Farm Inn
other names/site number _____

2. Location

street & number 701 Harmon Field Road not for publication N/A
city or town Tryon vicinity X
state North Carolina code NC county Polk code 149 zip code 28782

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination/____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ____ nationally ____ statewide X locally. (____ See continuation sheet for additional comments.)

Signature of certifying official _____ Date _____

North Carolina Department of Cultural Resources
State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
____ entered in the National Register	_____	_____
____ See continuation sheet.	_____	_____
____ determined eligible for the National Register	_____	_____
____ See continuation sheet.	_____	_____
____ determined not eligible for the National Register	_____	_____
____ removed from the National Register	_____	_____
____ other (explain): _____	_____	_____

Mill Farm Inn
Name of Property

Polk County, North Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	1	structures
0	0	objects
1	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
In the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/hotel

Current Functions
(Enter categories from instructions)

DOMESTIC/hotel
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Colonial Revival

Materials
(Enter categories from instructions)

foundation Stone/granite

roof Asphalt
walls Stone/granite
Wood/rough-cut siding
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Mill Farm Inn
Name of Property

Polk County, North Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

Architecture _____
 Entertainment/Recreation _____

Period of Significance
 1939 – 1958

Significant Dates
 1939

Significant Person
 (Complete if Criterion B is marked above)
 N/A

Cultural Affiliation
 N/A

Architect/Builder
 Walcott, Russell S. - architect

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ___ preliminary determination of individual listing (36 CFR 67) has been requested.
- ___ previously listed in the National Register
- ___ previously determined eligible by the National Register
- ___ designated a National Historic Landmark
- ___ recorded by Historic American Buildings Survey # _____
- ___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- ___ Local government
- ___ University
- Other

Name of repository:
 Polk County Public Library, Columbus, NC
 Polk County Historical Museum, Tryon, NC

Mill Farm Inn
Name of Property

Polk County, North Carolina
County and State

10. Geographical Data

Acreage of Property 3.75 acres

UTM References

(Place additional UTM references on a continuation sheet)

1 17 387070 3898450
Zone Easting Northing

2 _____

3 _____
Zone Easting Northing

4 _____

____ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Clay Griffith

organization Acme Preservation Services LLC date September 2, 2008

street & number 825-C Merrimon Ave., #345 telephone (828) 281-3852

city or town Asheville state NC zip code 28804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Gary W. Corn and James R. Blanton

street & number 701 Harmon Field Road telephone 864-590-7410 / 828-817-0215

city or town Tryon state NC zip code 28782

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Section 7. Narrative Description

(*N.B.* The Mill Farm Inn is oriented to the southeast, but for the ease of reading herein the façade is identified as the south elevation. Similarly, the two ends are referred to as the east and west elevations, and the rear is designated as the north elevation.)

Designed by architect Russell S. Walcott and completed in 1939, the Mill Farm Inn is located at the intersection of three important roads in southern Polk County. The Mill Farm property lies a short distance north of the Tryon town limits on North Carolina Highway 108 (Lynn Road), which connects Tryon to the small village of Lynn and the county seat of Columbus, approximately three miles to the northeast. Mill Farm Inn occupies a 3.75-acre site that is bound by Harmon Field Road (SR 1121) to the south, Howard Gap Road (SR 1122) to the east, Pacolet River to the north and northwest, and adjacent property lines to the west. The inn sits in the southwest section of the property, facing southeast and overlooking the intersection of Highway 108, Howard Gap Road, and Harmon Field Road. The property is bordered by mature vegetation between the inn and the roads, and along the west and far north property lines. A semi-circular, gravel driveway enters the property from Harmon Field Road, with parking areas at the southwest end of the main building. Two square, stone pillars mark the entrance walkway from the driveway to the front of the inn, and a manicured lawn and garden area lies directly in front of the building, framed by hedges and tall trees. A small creek runs through the property on the east side of the inn, flowing roughly north to the Pacolet River. The property is also accessed from the east, off Howard Gap Road, by a gravel driveway that serves an eight-bay frame garage built around 1988. A wood gazebo, erected around 1990, is located to the northwest of the inn. An open, grass lawn extends north and northeast from the inn to the banks of the Pacolet River.

Mill Farm Inn, 1937-1939; ca. 1985. Contributing building

Exterior

The Mill Farm Inn, designed by Chicago architect Russell Walcott and completed in 1939, is a two-story, Colonial Revival-style, stone building topped by an asphalt-shingle side-gable roof with exposed rafter ends. The building is constructed of irregularly coursed granite quarried near the Green River in northern Polk County. The symmetrical façade is six bays wide with a central entrance bay on the first story and an interior stone chimney rising from the center of the roof's ridge line. Windows across the façade are single eight-over-eight double-hung wood sash except for a square, four-light wood casement to the side of the front entry. Articulated granite keystones and voussoirs form flat-arch lintels above the window openings, which are also framed with granite block sills. The single-leaf entry contains a glazed-and-paneled wood door topped by a flat-arch lintel and framed by decorative wood shutters. The entrance bay and granite stoop are sheltered by a gable-roof porch supported by square wood posts, with weatherboard siding and exposed rafter ends in the gable end. The current owners replaced the porch posts in 2007 with oak timbers sawn to match the original posts.

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The four-bay west elevation of the building is relatively plain with single eight-over-eight double-hung windows on both stories and a rectangular, louvered vent in the gable end. The east elevation, which was originally obscured by a one-story shed-roof sleeping porch, displays only two eight-over-eight windows (instead of four) on the second story and a rectangular vent in the gable end. The first- and lower-story exterior walls are now covered by an apartment addition, built to replace the sleeping porch in the late 1980s following a local ordinance requiring that the innkeeper live on-site. The lower story of the building is exposed at the east end due to the slope of the site, allowing the two-story addition to appear subordinate to the main building. The addition features rough-cut wood siding, paired one-over-one windows, and entry porches on the south and east sides. Both porches, which shelter single-leaf glazed-and-paneled wood doors, consist of a gable roof supported on slender wood posts and feature exposed rafter ends and weatherboards in the gable end. A wood walkway wraps around the corner of the building and connects to a modern wood deck projecting to the southeast. At the north (rear) end of the addition, the upper-story wall projects beyond the rear wall of the inn and the overhang is supported by thick, carved brackets.¹

The north elevation of the building offers a similar appearance to the façade but lacks its strong symmetry. Eight bays wide on the first story and six bays on the second story, an extra first-story window located on the east side of the elevation provides additional light to the dining room at the northeast corner of the building. A flat-roof porch supported by decorative iron posts and brackets shelters the single-leaf glazed rear entry door. Ghostmarks at the second story on the east side of the elevation indicate the location of a suspended walkway, now removed, that connected an exterior stair from the original end porch to a balcony located atop the rear porch roof. The exterior stair, which provided access for to Ms. Williams' apartment on the second floor at the northeast corner, was likely removed by the Hedrick family in the 1960s or 1970s.

Interior

The Mill Farm Inn is entered through a transverse foyer with a half bath located to the east and the main stair rising against the north wall. A narrow hall to the east provides access to the basement stairs, the wood closet beneath the main stair, and to the kitchen. A passageway at the west end of the foyer continues through to the large living room on the north side of the building, as well as a hallway to the bedrooms located at the west end of the building. The interior is generally finished with chestnut floors in the main living rooms, oak floors in the hallways, six-panel doors with brass hardware, tall baseboard moldings, and picture moldings. The flat window and door surrounds of the main public rooms (foyer, living, and dining) are differentiated by a narrow outer band. The walls and ceilings are composed of wall board covered with a thin coat of plaster for texture.

¹ James Blanton and Gary Corn, owners of Mill Farm Inn since 2006, have gathered information about the inn from conversations with Frank Albrecht, grandson of Frances Williams; Rena Hubl, granddaughter of Russell Walcott; and the previous owners, Chip and Penny Kessler. Some of these details, which have subsequently been incorporated into the written description, were communicated to the author by the owners on April 16, 2008.

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The living room measures fourteen feet by twenty-eight feet and is punctuated by a fireplace on the south wall and a beamed ceiling. The restrained mantel features fluted pilasters framing the fireplace and supporting a tall architrave and mantel shelf. Glazed tiles originally framed the fireplace opening, but the tiles were removed by a previous owner, who painted the exposed brick. A solid wood door accented with iron strap hinges to the east of the fireplace accesses the wood closet that was added sometime after 1960. The decorative wood beams were also added to the room sometime after 1960. A partition wall added in the 1980s to the west end of the living room shortened its original length but created an additional guest bathroom and office for the inn (now a closet). An open doorway at the east end of the living room leads into the dining room, where the current owners added built-in bookshelves against the east wall in 2007. At the south end of the dining room, a small butler's pantry connects back to the kitchen and features a swinging wood door and built-in shelves and cabinets. The kitchen displays a linoleum tile floor in angled checkerboard pattern, pine paneled cabinets from the 1950s, and breakfast nook. The current owners installed tile counter tops and backsplashes in 2007. At the west end of the first floor, a narrow hallway leads from the foyer to two bedrooms, each with a private bathroom. Access to the bathroom on the south side of the hall was altered by removing the doorway from the hall and opening a new doorway from inside the bedroom.

The stairs from the foyer open onto a small sitting area on the second story, with two suites of rooms located to the east and west. Each suite consists of two bedrooms, two bathrooms, and a kitchen. The two kitchens were created in the 1980s from a large common room originally located above the first-story living room. The second-story interior is generally finished in the same manner as the first story with chestnut floors, six-panel doors with brass hardware, flat window and door surrounds, tall baseboard moldings, and picture moldings. However, the two bedrooms at the east end are carpeted. Original walls and ceilings are composed of wall board covered with a thin coat of plaster for texture, while the kitchen partition walls are painted wood paneling. In the east kitchen, a doorway originally opened onto the rear porch roof deck, but the previous owners replaced the door in the 1980s with a one-over-one window.

Garage, ca. 1988. Non-contributing building

In the late 1980s, the Kesslers built a freestanding, eight-bay, frame garage to the east of the inn to house their family's numerous automobiles. The Kesslers attempted to visually mitigate the size the building by designing it to look like a barn with rough-cut wood siding, asphalt-shingle side-gable roof, and false barn doors on the south side. The garage is a long, rectangular structure with four bays on either side of a blind center bay, and each open bay contains a metal roll-up door. Carved brackets support the eaves at the four corners, and louvered vents are located in the gable ends. Two eight-over-eight double-hung windows are located on the west elevation of the building facing the inn, and two pairs of decorative wood shutters are located on the east elevation. A square cupola is positioned at the center of the roofline and features a pyramidal roof and latticed openings. On the south (rear) elevation, the false "barn" doors consist of plywood panels painted red with applied decorative rails and stiles painted white. Two sets of paired shutters

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flank the false doors on the south elevation. The Kesslers also planted a row of hemlock trees to screen the building from Highway 108 and Harmon Field Road. A second gravel driveway was laid from Howard Gap Road to access the garage. The current owners rent out the garage bays as individual storage units.

Gazebo, ca. 1990. Non-contributing structure

Built around 1990, the gazebo is a large, octagonal, wood structure with wood posts, wood deck flooring, screened sides, and diagonally braced rails. The asphalt shingle roof is topped by a short, solid cupola with a ball finial. The structure stands to the northwest of the inn, accessed by a short walkway from the rear porch and entered through a single-leaf screen door.

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Section 8. Statement of Significance

Summary

Completed in 1939, Mill Farm Inn is a two-story Colonial Revival-style inn constructed of local blue granite and located at 701 Harmon Field Road near the town of Tryon, North Carolina. Proprietress Frances Williams, a divorcee, had run a boarding house in Cambridge, Massachusetts and lived in France prior to coming to Tryon, where she operated the inn for the literary and artistically minded visitors that frequented the area. Ms. Williams commissioned architect Russell S. Walcott to design the country inn, a rare surviving example of expressly designed tourist accommodations in Tryon. Mill Farm Inn meets National Register Criterion A in the area of Entertainment/Recreation as a domestic guest accommodation common to Tryon and Polk County. Mill Farm Inn also meets National Register Criterion C as an intact Colonial Revival-style inn designed by Chicago architect Russell Walcott, who retired to Tryon in 1936. Upon relocating to Tryon, Walcott's work evolved from the popular revival styles that he frequently employed during his career toward a more modern aesthetic. The inn represents a vernacular expression of the popular Colonial Revival style. The period of significance for the Mill Farm Inn, which remains in operation, extends from the construction of the main building in 1939 to 1958; the years after 1958 do not meet Criteria Consideration G for exceptional significance.

Historical Background

The small mountain town of Tryon, North Carolina, lies in the far southern section of Polk County, just north of the North Carolina/South Carolina state line. Polk County is relatively small in area, covering only 237 square miles, and ranges in elevation from 750 feet above sea level in the south to 3,238 feet above sea level at its highest point in the northwest. The crest of the Blue Ridge Mountains forms the northern boundary of the county, which is drained by the Pacolet and Green rivers. Lying on the southern slopes of the Blue Ridge, Polk County enjoys characteristics of both the mountain and piedmont regions. Thermal belts occurring in the county provide frost-free areas that allow farmers to grow a wide range of crops. The variety and influence of geography in Polk County is manifested in the two towns of Tryon, a popular winter resort, and Saluda, a summer resort only eight miles to the north.²

² D. William Bennett, ed., *Polk County, North Carolina, History* (Tryon, NC: Polk County Historical Association, Inc., 1983), 5. Bill Sharpe, *A New Geography of North Carolina*, Volume III (Raleigh, NC: Sharpe Publishing Company, 1961), 1536-1538. Elizabeth Doubleday Frost, *Tryon Memories* (Tryon, NC: Polk County Historical Association and Tryon Publishing Company, Inc., 1995), 7-10, 27-28.

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Located approximately three miles southwest of Columbus, the county seat, which was formed in 1855, the town of Tryon remained a modest settlement through much of the nineteenth century. The community began to take its present shape following the arrival of the Asheville-Spartanburg Railroad, which reached Tryon in 1877. Built with the intention of connecting South Carolina ports and markets with people and resources in North Carolina, Tennessee, and the Ohio Valley, the railroad had a dramatic impact on the economic and social development of Tryon in the late nineteenth century as the trains between South Carolina and Asheville began to expose a wide range of visitors to the community. Located at the base of the Saluda Grade, the steepest mainline railroad grade in the country, Tryon became a frequent stopping place as northbound trains prepared for the grueling climb and southbound trains cooled their wheel bearings and brakes. As a result, a hotel was erected and boarding houses were opened to accommodate the accidental tourists and Tryon's reputation as a pleasant resort quickly grew.³

Following its incorporation in 1885, Tryon was laid out in a circle around the railroad depot, which was located on the east side of the tracks near their intersection with South Trade Street (roughly opposite the current Tryon Theatre). Trade Street, the town's original commercial street, ran parallel to the railroad tracks on the east and northeast side and was the location of T. T. Ballenger's dry goods store and his blacksmith shop. Ballenger, who was one of the town's most prominent citizens and its first mayor, built Oak Hall (originally known as the Tryon City Hotel), the first building constructed specifically as a hotel for visitors to Tryon, with John Garrison in 1882. The hotel, a local landmark until its demolition in 1979, was a large frame structure with Italianate and Queen Anne ornamentation that was restrained yet stylish for its day.⁴

Early visitors to Tryon were also served by the McAboy House, a popular inn located north of town near the community of Lynn. Dr. L. R. McAboy, a Presbyterian minister from Pittsburgh, Pennsylvania, purchased the Dr. Columbus Mills House in the 1870s, added a third story, and converted it into an inn that became popular among visitors from the north. McAboy House attracted many guests seeking a cure for respiratory ailments, especially tuberculosis, in the late nineteenth century. Asheville had become renowned for its sanitoriums, but Tryon began to attract patients who were disillusioned with Asheville's unpredictable weather and looking for a more relaxed environment in which to convalesce. The poet Sidney Lanier (1842-1881) transferred from Asheville to McAboy House in 1881, as he was dying of tuberculosis. Lanier's widow and two sons moved to Tryon after his death, and contributed to the town's reputation in literary and cultural circles. In 1889, several new Tryon residents saw the need for a public library and formed a club of community members to promote a library and provide a focus for intellectual and cultural activities. Club

³ Diane E. Lea and Claudia Roberts, *An Architectural and Historical Survey of Tryon, North Carolina* (Raleigh, NC: North Carolina Department of Cultural Resources, Division of Archives and History, 1979), 1-3. Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill: University of North Carolina Press, 1999), 186-188.

⁴ Lea and Roberts, 9. Frost, 20-21.

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members decided to name the group in honor of Sidney Lanier, and Mrs. Lanier responded by donating two volumes of her husband's poems for the library, known today as the Lanier Library. In addition to founding the library, the Lanier Club worked to establish the town cemetery, educate people about tuberculosis, and beautify the depot. The club also hosted popular fundraising events, which often featured dramatic or musical performances.⁵

David Stearns later purchased the McAboy House, which he extensively remodeled, modernized, and renamed Mimosa Inn. To the old structure Stearns added an elevator, running water, steam heat, gaslights, and a casino at the rear. The Mimosa Inn burned in 1914, but a new building, which continues to operate today, was erected on the same site and utilized portions of the casino structure. Stearns, along with partner Aaron French, also operated the Skyuka Hotel, a popular lodge built near Tryon on White Oak Mountain in the 1890s (no longer standing).⁶

Whether visitors to Tryon arrived by accident or came specifically for the salubrious climate, a substantial number became enchanted with the community and decided to buy property for seasonal or year-round use. Many of these new residents came from the North or upper Midwest regions of the country and infused the small town with their own diverse interests. In addition to Sidney Lanier's association with Tryon, William Gillette, the renowned New York stage actor, General Ulysses Doubleday, and industrialist Charles E. Erskine of Wisconsin, all helped to solidify and spread Tryon's reputation as a first class resort town in the early twentieth century. Many of the individuals who adopted Tryon as their home contributed generously to its institutions and organizations.⁷

One of the most important individuals to make their home in Tryon was Carter Brown, who owned and managed the Castle Park Hotel in Michigan and came to Tryon in search of a new resort property to develop. He settled on a lodge and several cottages that had been built for a tuberculosis sanatorium in 1906. Brown acquired the property in 1917, erected some additional buildings, and operated it as the Pine Crest Inn (NR, 1982) from October to May. The inn quickly gained notice for its hospitality, good food, and rustic charm. The Pine Crest Inn exemplified the unpretentious comfort that made Tryon so popular among its well-to-do clientele. Brown became an important promoter of Tryon, especially with the formation of the Tryon Riding and Hunt Club in the 1920s. He worked to rehabilitate the Block House, an eighteenth-century trading post near Tryon, establish riding trails, and organize the annual horse and hound shows and steeplechase. Brown's efforts to popularize equestrian activities in the area have contributed to Tryon's strong association with these pursuits that continues to this day.⁸

While Carter Brown was often the most visible of Tryon's proponents in the second quarter of the twentieth century, the town also gained recognition from other sources, including the Lanier Library, a

⁵ Lea and Roberts, 2 and 4-5.

⁶ Ibid., 5.

⁷ Ibid., 4-6.

⁸ Claudia P. Roberts, Pine Crest Inn National Register of Historic Places Nomination (1980). Lea and Roberts, 6-7.

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subscription library organized in 1890. The library, which established its permanent home in 1905, served for many years as the principal cultural center in town. At 5½ inches by 8½ inches and only four pages in length, the *Tryon Daily Bulletin*, a local newspaper organized in 1928 by Seth Vining Sr., was touted as the world's smallest daily newspaper. Eleanor Vance and Charlotte Yale, who had formed Biltmore Industries in Asheville, relocated to Tryon and organized the Tryon Toy Makers and Wood Carvers in 1915. The Tryon Toy Makers helped initiate a crafts revival in Polk County that led to the formation of other groups such as the Blue Ridge Weavers, a crafts guild organized in 1922 for the production and promotion of local handicrafts including textiles, basket weaving, and ceramics.

Before coming to Tryon in the mid-1930s, Frances Nevins Williams, a Kentucky native, grew up in Nashville, Tennessee and married Mason Williams of North Carolina. Mr. Williams eventually became the District Attorney of San Antonio, Texas. Around 1900, however, the Williams' divorced and Frances Williams moved to Cambridge, Massachusetts, where she ran a boarding house for Harvard professors. After her children were grown, she moved to Grasse, France, a village in the hills of Provence, where she intended to spend the rest of her life. She eventually returned to the United States, as her financial situation worsened following the stock market crash in October 1929, and purchased the Mill Farm property from J. J. and Flossie Cantrell in September 1936. At the time, Mill Farm contained a farmhouse and grist mill, which was located near the alignment of present-day Harmon Field Road and alongside the small creek that runs through the property. Williams commissioned Chicago architect Russell Walcott, who retired to Tryon in 1936, to design a two-story stone country inn on the site of the existing farmhouse, which was torn down to make room for the new building. Williams reportedly envisioned the inn as French farmhouse similar to examples she remembered from her time in France. She received a loan from the Bank of Tryon and began construction of the inn. The blue granite for the building came from a quarry on the Green River in northern Polk County, near property owned by the Walcotts. Frances Williams welcomed the first guests to Mill Farm Inn in July 1939. Ms. Williams lived in a second-floor apartment at the northeast corner of the inn.⁹

At the time of its construction, Mill Farm Inn surely seemed to be a moderately risky investment. Nationwide economic conditions, coupled with improving highway systems, forced many local establishments to close their doors. With the notable exception of Oak Hall, the majority of tourist accommodations in Tryon were simply large private residences that had been opened to guests. Mill Farm Inn differed significantly in that it was architect-designed and built specifically as an inn, although clearly domestic in scale. Many of Tryon's inns and guest houses catered to visitors making extended stays during the summer or winter seasons, but automobile tourism increasingly challenged this type of business by allowing easier access to destinations farther afield and shorter stays. Williams persisted, however, and catered to the well-to-do literary and artistically-minded visitors that helped to make Tryon's reputation as a

⁹ Frank Albrecht, letter to Gary Corn, September 14, 2006. Polk County Register of Deeds Book, 60, page 583. James Blanton and Gary Corn, personal communication.

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resort area. Considered a stern businesswoman, Williams reportedly advertised the inn exclusively in the *New York Times Book Review* and expected her guests to discuss their current book choices in the evenings. Requiring that guests of the inn stay for at least a month, Williams preferred that guests reserve their room for the entire season. Meals were served for guests of the inn and included in the room fare. The inn had no public restaurant, but Tryon residents were occasionally invited to join guests for Sunday lunch in the dining room. Though invited, diners were expected to pay for their meal.

Frances Williams operated Mill Farm Inn with the assistance of three employees: housekeeper, groundskeeper, and cook. Williams maintained the inn from 1939 to 1948, when she suffered a stroke and was no longer able to run the business. She built a house, known as the Pink House, immediately west of the inn overlooking the Pacolet River, where she lived until her death. Williams sold the inn to Paul and Natalie Lower on March 1, 1948 (89/114), who ran it for just two years before selling the property to Ethel Sturgis in 1951 (94/247). Ms. Sturgis operated the inn for several years and produced a promotional brochure describing its amenities at the time. Elliott and Lula Ranney purchased the inn from Sturgis in 1954 (100/200), and after the death of his wife, Elliott Ranney sold the property to Gordon and Jeanette Hedrick in 1961 (120/65). The Hedricks converted the building into a single-family dwelling where they raised their two children.¹⁰

In October 1981, Chip and Penny Kessler purchased the old inn from the Hedricks and set about returning the building to use as an inn. The Kesslers, Chicago transplants, came to Tryon in 1977 and the following year purchased Auberge, an upscale European-influenced inn from the 1940s that they remodeled and converted into guest accommodations after several years of use as apartments. With the demise of the Thousand Pines Inn, Mimosa Inn, and Oak Hall, the Kesslers recognized a market for guest rooms in Tryon and refurnished the building's seven apartments for daily, weekly, or monthly accommodations. After completing work on Auberge, the Kesslers purchased the old Mill Farm Inn to offer additional rooms. The Kesslers made several changes to the building before it reopened as an inn in 1982, including enclosing the end porch for innkeepers' quarters and adding the garage and gazebo to the grounds. The Kesslers continued to operate the inn until 2006, when it was sold to the current owners, James Blanton and Gary Corn.¹¹

Architecture Context

Prominent Chicago architect Russell Smith Walcott (1889-1959), who retired to Tryon in 1936, designed the Mill Farm Inn for Frances Williams. Born in Evanston, Illinois, a suburb of Chicago, Walcott studied architecture at Princeton University, where he graduated with high honors, and following graduation, he travelled to Europe. Upon his return, Walcott started his career in the office of Howard Van Doren Shaw, a renowned architect to Chicago's leading families. In 1917, Walcott married Eugenia Buffington, and

¹⁰ Polk County Register of Deeds Office.

¹¹ Bennett, 95 and 235. Polk County Register of Deeds Office.

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together they raised two adopted children. After a stint in the armed forces during World War I, Walcott joined his older brother, Chester Walcott, in a partnership with Edwin H. Clark from 1919 to 1922. Walter T. Stockton, a former employee of the Clark and Walcott office, recalled that Russell Walcott was not heavily involved in the firm's work and started his own practice in 1922. Based in Chicago, Walcott specialized in residential architecture influenced by English and French architectural models.¹²

Walcott enjoyed a successful private practice in the 1920s, designing large houses and estates along Chicago's North Shore. His designs were typically executed in the Colonial Revival, Tudor Revival, or Normanesque styles, with pleasant proportions and fine craftsmanship but lacking excessive ornament. The renowned designer Buckminster Fuller credited Walcott with introducing him to the influential writings of French architect Le Corbusier. Fuller considered Walcott among "the best of residential designers in Chicago...." Walcott appears to have been influenced by the Country House movement popular among the nation's leading industrial and business families during the first part of the twentieth century, although he worked on that scale less frequently than some of his contemporaries. Situated on generous, private grounds, country houses were usually designed as a family's principal residence that was close to urban centers or transportation lines and spacious enough to allow for leisurely recreation and elaborate entertaining. New York architect Harrie T. Lindeberg (1880-1959), a leading proponent of the Country House movement in the United States, designed several North Shore estates at the same time Walcott was establishing his practice. Lindeberg frequently drew on a vocabulary of forms and details influenced by Medieval-, Tudor-, and English Arts and Crafts-style houses, and he felt that the key compositional element of a building was its roof, which served to unite the whole structure.¹³

In 1928 Walcott teamed with Robert J. Work, and the new firm continued to design imposing suburban houses and country estates for Chicago's elite families. Examples of Walcott's work portray his clear understanding of the popular revival styles that were dominating residential architecture at the time. Walcott and Work also completed projects outside of Chicago, including the Normanesque Ben Alexander House in Wausau, Wisconsin, built in 1932, and Canterbury in Fauquier County, Virginia. Completed in 1933 for Col. and Mrs. Albert E. Pierce of Chicago, Canterbury is a grand Georgian Revival-style house with an imposing three-story central block flanked by symmetrical two-story wings and projecting pavilions.¹⁴

¹² "Interview with Walter T. Stockton" (rev. ed.), interviewed by Betty J. Blum, Chicago Architects Oral History Project (The Art Institute of Chicago, Chicago, IL, 2005), 1-5, 7. Vital records, Polk County Register of Deeds.

¹³ Fuller quoted in *Your Private Sky: R. Buckminster Fuller: Discourse*, Joachim Krausse and Claude Lichtenstein, eds. (Springer, 1999), 80. Mark Alan Hewitt, *The Architect and the American Country House, 1880-1940* (New Haven, CT: Yale University Press, 1990), 53-55, 278. Lindeberg is known to have designed two buildings in western North Carolina: the rambling, Norman-style Grove Park Country Club clubhouse (1924) in Asheville and Ellsleigh (1927), a large Colonial Revival-style stone dwelling in Biltmore Forest. See Clay Griffith, "Grove Park Country Club Clubhouse Local Landmark Designation Report," Asheville, NC, June 14, 2002.

¹⁴ Trowbridge & Beals Collection, Drawings and Document Archive, Ball State University Architecture Library, Muncie, IN. Joan Evanich, "House of the Season: 'The 1928 Vernon Welsh Home,'" Winnetka Historical Society website

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In addition to his architectural practice Walcott was active in finance, and together with seven other men founded the First Federal Savings and Loan of Barrington, Illinois. Walcott served on the board of directors of the bank, which opened in March 1934 with approximately \$1,800 beginning capital. Twenty years after its organization the bank's assets had grown to \$2.5 million. The success of his architectural practice and other investment ventures allowed Walcott to leave Chicago in 1936, intent on retiring at the relatively young age of forty-seven, to Tryon, North Carolina.¹⁵

Russell and Eugenia Walcott purchased a large tract of land from Dr. and Mrs. Marion C. Palmer in March 1936. Dr. Palmer acquired the property off Howard Gap Road at the foot of Warrior Mountain and began work on a log house. During the Depression Dr. Palmer's patients who were unemployed and unable to pay would work on the property in exchange for medical services. Walcott later expanded the property, now known as Walcott Farm, and enlarged the cabin. His decision to come to Tryon was based, in part, on being diagnosed with diabetes, and at the time a doctor in Spartanburg, South Carolina was having success with new insulin treatments for the disease. From his home near Tryon, Walcott could take the train to Spartanburg, receive his treatment, and return home all in the same day.¹⁶

Walcott was unable to stay away from architectural practice completely after arriving in Tryon, and he undertook a select number of commissions. He designed Mill Farm Inn for Frances Williams, a neighbor of sorts, who lived a few miles south on Howard Gap Road. In 1938, he designed the main house at the large hunt country estate known as "Cotton Patch," located on South River Road (SR 1516) east of Tryon. Walcott served as the local architect on the Art Deco-style Tryon Theatre, which was built according to designs by Hendersonville architect Erle Stillwell in 1938. In 1940, Walcott also designed Auberge, an upscale European-influenced inn located on Melrose Avenue in Tryon known for its four-star restaurant. The distinctive two-story, U-shaped stucco building sits slightly below grade with engaged portico, second-story balconies, curving exterior stairs, and plain square posts framing the entrance. The austere exterior finish and blocky massing suggests the introduction of modern architectural influences in Walcott's work, possibly dating from his collaboration with Stillwell on the Tryon Theatre design.¹⁷

Among the several residences that Walcott designed in Tryon, he appears to move away from the strict use of revival styles into a more modern aesthetic, combining rambling one-story plans with rough-cut wood siding and informal stone work. Designs for the Washburn House, Holt-Webster House, and Turck House in Tryon mark a departure from Walcott's more traditional application of revival styles. The Holt-

(http://www.winnetkahistory.org/gazette/homes/1180_westmoor.html - accessed April 3, 2008). Springs Valley Rural Historic District National Register of Historic Places Nomination, Warrenton, VA, 2006.

¹⁵ From Arnett C. Lines, *A History of Barrington, Illinois* (1977), which is reprinted on the Barrington Area Library website (<http://www.barringtonarealibrary.org/LocalHistory/LinesHistory/part4.htm>).

¹⁶ Polk County Register of Deeds Book 68, page 74. Bennett, 276. James Blanton and Gary Corn, personal communication.

¹⁷ Holland Brady, "Architects in the Life of Tryon," manuscript, Holland Brady, AIA, Architect, Tryon, NC (February 17, 2004; updated October 2007).

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Webster House on Overlook Circle, which was chosen as the House Beautiful House of the Year in 1941, still stands and features a ten-foot high dry-stacked stone wall supporting a terrace “that extends about eighty feet along the south side of Little Piney Mountain.”¹⁸

Beyond the small number of buildings that he designed in Tryon, Walcott quietly influenced the life of the community in a number of other ways. He served on the Board of Trustees of St. Luke’s Hospital in Tryon and drew the first plans for the hospital’s expansion program. He also served as an advisor to the Tryon School Board during its building campaign of the late 1940s and early 1950s. Around 1938, Walcott formed a partnership with architect Shannon Meriwether that lasted until 1942. Walcott may have also influenced architect Ernst Benkert to come to Tryon. Benkert, architect of the Tryon Fine Arts Center (1967-1969), had worked for various architects in Chicago during the 1920s and was a good friend of Walcott. Walcott died at his farm off Howard Gap Road in 1959. His wife, Eugenia, continued to live at Walcott Farm until her death in 1994, at the age of 104.¹⁹

Frances Williams reportedly approached Walcott about designing the Mill Farm Inn to evoke a sense of a provincial French farmhouse. Williams lived in south France for a while before returning to the United States and settling in Polk County. Walcott, who had also travelled in France and designed a number of residences in the Normanesque style, was good choice as architect for the project. Although the building lacks any specific references to the French architecture that Ms. Williams envisioned, the vernacular Colonial Revival style effectively captures some of the spirit that she desired. Beginning in the 1930s, the popularity of the Colonial Revival style started to wane as changing fashions and economic conditions led to a simplification of the style, and the Mill Farm Inn’s stone construction, simple forms, and restrained details fit within the characteristics of the style while also standing apart from the more common frame dwellings in the area.²⁰

As an architectural style, Colonial Revival represented a broad rebirth of interest in the early English and Dutch houses of the Atlantic coast states. The 1876 Centennial Exhibition in Philadelphia is commonly cited as the first awakening of interest in the nation’s colonial architectural heritage. The nationally prominent architectural firm of McKim, Mead and White popularized colonial architectural precedents through a widely publicized tour of New England to study original Georgian- and Federal-style buildings. However, the firm’s work in the late nineteenth century contributed to the often eclectic nature of early Colonial Revival-style buildings, which were rarely historically correct copies of colonial precedents. Across

¹⁸ Jeffrey A. Byrd, ed., *A Sense of Heritage: A Pictorial History of the Thermal Belt Area* (Tryon, NC: Tryon Chamber of Commerce, 1991), 311-312. *Tryon Daily Bulletin* (July 17, 1939). See also Brady.

¹⁹ *Tryon Daily Bulletin* (May 7, 1959 and October 17, 1994) and Brady. Holland Brady, a Tryon native, worked for a while for Paul Schweikher in Chicago before eventually returning to Tryon in 1951. Schweikher had worked in Russell Walcott’s office in the 1920s. Upon returning to Tryon, Brady joined Shannon Meriwether’s office, and eventually the two became partners in 1953. Mr. Brady continues to practice architecture in Tryon.

²⁰ James Blanton and Gary Corn, personal communication.

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the country, Colonial Revival was the dominant style for domestic architecture in first half of the twentieth century. A renewed emphasis on symmetry and a central portico, along with classicized embellishments around entrances, cornices, and windows, are hallmarks of the style. Beginning in the mid-1910s the style shifted toward more carefully studied designs with correct proportions and details influenced, in part, by new published sources of information including the *White Pine Series of Architectural Monographs* (1915-1928). These widely available publications contributed to a greater understanding of the original buildings, and from 1915 to 1935 Colonial Revival-style houses more closely reflected the early prototypes. From the mid-1930s through World War II changing fashions and economic conditions led to a simplification of the style before it lost favor.²¹

In North Carolina the Colonial Revival style entered residential architecture at the turn of the twentieth century with classicized adornments grafted onto Queen Anne forms. As the Colonial Revival style became accepted in the state, it grew to represent the architecture of Anglo-Saxon heritage and encompassed not only seventeenth- and eighteenth-century precedents but also examples from the early nineteenth century. A “Southern Colonial” variant of the Colonial Revival style emerged with a central portico of colossal order and one-story porches extending out to the sides as its principal feature. The symmetrical form returned to a double-pile, central-passage plan familiar in antebellum architecture of the southern states. Although the Southern Colonial model frequently appeared in towns and rural areas across the Piedmont and coastal regions of North Carolina, it found less favor in the western mountain region where the associations with idealized antebellum society and values were not as strong.²²

In western North Carolina—especially outside of Asheville—the Colonial Revival style commonly appears as classicized embellishments applied to transitional Queen Anne or vernacular house forms. In the sparsely populated rural areas of Polk County examples of Colonial Revival-style buildings are less common than in the resort towns of Saluda and Tryon, which contain an eclectic mix of architectural styles. Early examples of the Colonial Revival style often continued the commodious, rambling forms of the Queen Anne with classicized elaborations at the entrances, cornices, and windows. Variations of the style, exemplified by the symmetrical, red brick and white trim Georgian model, did not appear in these resort communities. Originally built as a tuberculosis sanatorium in 1906, the Pine Crest Inn in Tryon, a two-story frame building and three detached cottages with simple Colonial Revival detail—pedimented gables, wide cornice boards, and Tuscan porch columns—captures the informality typical of the area.²³

²¹ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1992), 321-326.

²² Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 1990), 416-423.

²³ Lea and Roberts, 10-11.

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At Mill Farm Inn the symmetrical arrangement of the exterior elevations exhibits the typical formality of the Colonial Revival style, although it is not so rigid as to disallow subtle variations between the front and rear and the two end elevations. The stone construction, simple forms, and restrained details fit within the general tenets of the style, while at the same time convey a relaxed, vernacular character appropriate for a country inn. On the interior, the spacious main living room, narrow halls, chestnut floors, plaster walls, and tasteful moldings help to express the casual elegance of Ms. Williams' establishment. Although the building has been altered as it has changed functions over the years, the overall form and character of the building remain intact, with most of the changes occurring on the second story of the interior and the addition at the northeast end for innkeeper's quarters. The two additional structures—an eight-bay garage and a gazebo—added to the property in the late 1980s and early 1990s also do not diminish the historic integrity of the Mill Farm Inn.

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Section 10. Geographical Data

Verbal Boundary Description

The nominated property for the Mill Farm Inn contains the full extent of Polk County tax parcel P48-127. The boundary is shown by a heavy line on the accompanying tax map.

Boundary Justification

The nominated property includes the residual parcel historically associated with the Mill Farm Inn. Frances N. Williams acquired the property from J.J. and Lottie Cantrell in 1936. The 3.75-acre tract contains all of the buildings, structures, driveways, parking areas, and landscape features associated with the inn. The property is described in Polk County Deed Book 343, page 99.

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Photograph Index

All photographs of Mill Farm Inn at 701 Harmon Field Road in Polk County, North Carolina by Clay Griffith of Acme Preservation Services, on April 16, 2008. Digital images kept at the Survey and Planning Branch of the North Carolina Historic Preservation Office in Raleigh, North Carolina.

1. Oblique view from Harmon Field Road, looking north
2. Facade, looking northwest
3. Oblique view of northeast side elevation, looking southwest
4. Rear elevation, looking southeast
5. Interior – foyer, looking west
6. Interior – living room fireplace, looking east
7. Interior – 1st story bedroom (northwest corner), looking east
8. Interior – 2nd story bedroom (northwest corner), looking west
9. Garage, main elevation, looking southeast (non-contributing)
10. Gazebo, looking west (non-contributing)

Historic Preservation Commission

1427 Waverly Road - Demolition Review

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

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



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

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

Historic Preservation Commission

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

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

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

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

Walcott & Work

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

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

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

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Arthur Heun

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

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

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

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

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

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

Allen Loeb

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

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

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

Jens Jensen Landscape

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

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

Georgian Revival Style

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

Alterations

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

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Landmark Criteria

Below are the landmark criteria from the City Code:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City.
- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Recommended Action

The Commission is asked to review the structure per the Landmark Criteria listed above. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies “one or two of the Landmark Standards, then the Commission shall have a 180-day review period, commencing on the Application Completion Date, within which to receive applications for Landmark nominations for the Structure.” (Chapter 170 of the City Code)

Historic Preservation Commission

Attachments

Location Map

Site Photos

Architectural Survey Entry – 1427 Waverly

Architectural Survey Entry – 1425 Waverly

Highland Park Multiple Resource Inventory Sheet – 1427 Waverly

Highland Park Multiple Resource Inventory Sheet – 1425 Waverly

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



For more information please contact John Coles at 540.270.0094

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CANTERBURY



CANTERBURY

“One of the most beautiful homes in America,” that was how the grand three story Georgian Revival Mansion of Canterbury was hailed by the American and French Society of Architects soon after completion in 1939. Col. Albert Pierce and his wife were drawn to the magnificent horse country of the Virginia countryside to build an estate, which would rival other fine estates of Virginia.

Four years in the design process with renowned architects Russell Walcott and Robert Work of Chicago and another four years in construction, using the finest of materials and craftsmen the exquisite manor home was completed. During the same time, Col. Albert Pierce commissioned the highly acclaimed Ferruccio Vitale to design the landscape of the then 14,000-acre estate to bring the foxhunt to his door. Col. Pierce’s manor home was completed just prior to the Great Depression.

Traveling the mile long drive with its lovely stone bridges gives a glimpse of the current 373-acre estate, which encompasses beautiful farmland, ponds, breathtaking views of the Blue Ridge Mountains and enjoys over one half mile of dramatic river frontage on the Rappahannock. Located in the coveted Warrenton Hunt, Canterbury is also adjacent to the Fauquier Springs Country Club, with its 18-hole golf course, built on the grounds of the famous and historic Fauquier White Sulphur Springs Resort and Spa of pre Civil War times.





THE MANOR HOME

The manor home has been meticulously maintained and restored to its original elegance.

Upon entering the beautiful sun-filled Grand Reception Hall (38 x 16) one is immediately aware of the quality and the many fine details such as the intricately laid marble flooring with black inlays and delicately carved trim and molding. Through an arched doorway your eyes are drawn to the exquisite three-story Carrera Marble flying staircase, one of the few in the world. Marble was used extensively throughout the residence including much of the flooring, many of the 14 elegant fireplaces and the exterior windowsills. The beauty is more impressive when one learns that beneath is construction of commercial quality with the use of steel and concrete supports and floors and solid brick interior walls making this one of the most structurally superior and costly of residences to build.



OVER THIRTY ROOMS

Included in the more than 30 rooms of Canterbury is the richly carved English Oak paneled Canterbury Room (48 x 20) with stately fireplace, book shelves, Palladian window capturing the expansive views of the Blue Ridge Mountains and French doors leading out to the columned veranda with views of the landscaped grounds. The cozy English Heart Pine paneled Weather Room (16 x 12) has hidden doorways behind which stairs lead to the upper and lower levels. On each side of the Reception Hall is the formal Dining Room (24 x 17'8) and Drawing Room (25 x 18) each with inlaid wood floors, intricate molding and beautiful fireplaces. The luxurious Owner's Suite has combined two of the previous stately bedrooms and includes the Bedroom, Sitting Room, Exercise room, as well as two marbled baths. Six additional bedroom suites, most with dressing rooms and each with a working fireplace and private bath, are located on the second and third floors.





2007 RENOVATIONS

In 2007 major renovation came to Canterbury. In keeping with the superior quality of the home, the current owners commissioned **Clive Christian Kitchens** to design and install their new exquisite kitchen, family room (27 x 21) and prep room (23 x 10) with walls of fine cabinetry, superior appliances and marble countertops. At the same time they remodeled the space above this area into a lovely one-bedroom apartment.

Also in 2007, all electrical and plumbing throughout the home was replaced. Commercial quality, energy efficient heating and air conditioning systems were installed throughout the entire home, providing comfortable and affordable heating and cooling.

STEP BACK IN TIME

Step back in time as you enter the lower level. The arched and columned Hunt Room reminiscent of medieval times has hosted many hunt breakfast. Also included in this room is an English tavern and 2000 bottle wine vault. On this level are numerous game rooms, storage and mechanical rooms, as well as a large laundry.





FORMAL LAWN

From the impressive back verandah of the home, the formal lawn was extended by leveling an area above the dramatic slope to the Rappahannock. With spectacular and expansive views over protected land, the grounds have the potential to be truly magnificent world-class gardens. The hardscape design of Ferruccio Vitale is still in place; the beautiful old stone walls, serpentine brick walls and terraced lawn still exist. The Swimming Pool with its two bathhouses is gracefully sited at the base of the grand terraced lawn. The Tennis Court has its own pavilion with kitchen and bath. Both the pool and tennis pavilion are exquisite and awaiting restoration.

DEPENDENCIES

There are four tenant homes and one large barn. Two of the houses have been remodeled; one of the homes is rumored to be the oldest home in Fauquier County.

LOCATION

Forty-five minutes from Dulles International Airport and in the magnificent countryside west of D.C., Canterbury with its extensive grounds and convenient location offers the potential to afford the new owner an elegant country home, corporate retreat or private hotel.



**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 13-02

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION
RECOMMENDATION FOR 1427 WAVERLY ROAD**

WHEREAS, on April 30, 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 the property located at the address commonly known as 1427 Waverly Road in Highland Park, Illinois ("**Property**"); and

WHEREAS, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Property, 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 Property has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation; and

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 June 13, 2013, notices of which meeting were delivered on May 20, 2013 to the owner of the Property; and

WHEREAS, the single-family residential structure on the Property was built in the Georgian Revival style, and includes many of the architectural features of that style, including a symmetrical front façade with a pedimented entrance, casement and rounded windows, pedimented dormers, and brick sheathing; and

WHEREAS, the original architects for the Property, Russell Walcott and Robert Work, were notable architects who did extensive work together in the northern suburbs of Chicago, and whose individual work included collaboration with famous architects such as Howard Van Doren Shaw and David Adler; and

WHEREAS, the residential structure on the property displays many architecturally and visually significant elements of design and detailing, including its elevation, substantial door detailing, shelving, and wainscoting in different rooms; and

WHEREAS, the Commission has determined that the proposed landmark designation of the Property satisfies the criteria for landmark designation set forth in 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 hereby finds that the Property satisfies the criteria for landmark designation set forth in Sections 24.015(3), 24.015(4), 24.015(5), and 24.015(6) of the City Code. Pursuant to those findings and Section 24.025(B)(2) of the City Code, the Commission hereby makes a preliminary recommendation to designate the Property 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.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. 13-02

Gerald Fradin, Chairman

ATTEST:

Andy Cross, Commission Secretary

#23496762_v2

Historic Preservation Commission

1427 Waverly Road - Demolition Review

To: Historic Preservation Commission
 From: Andy Cross, Planner II
 Date: 8/9/2012

<i>Historical Name:</i>	Oakcliffe - Allen Loeb House
<i>Year Built:</i>	1929
<i>Style:</i>	Georgian Revival
<i>Historical Status:</i>	S – Significant
<i>Size:</i>	10,198 square feet
<i>Original Owner:</i>	Allen Loeb
<i>Architect:</i>	Russell Walcott and Robert Work
<i>Original Cost:</i>	\$96,000
<i>Significant Features:</i>	<ul style="list-style-type: none"> • Slate roof • Roman brick • Front parking court • Brick built-in planter wall
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1427 Waverly Road and how it may satisfy landmark criterion #5.



The owners of 1427 Waverly Road have applied for a demolition permit. The house, built in 1929 for Allen Loeb, was featured on the Historical Society’s 2011 walking tour, but is not a local landmark or on the National Register of Historic Places. The house is a stately 10,200 square foot Georgian Revival with a brick driveway and parking court in the front built. City records indicate Jens Jensen designed the landscape around this property and the adjacent Ernest Loeb house at 1425 Waverly (which is listed on the National Register), though little of the original design remains. Verification of the original design is possible through examination of a known drawing in the University of Michigan Library archive.

Historic Preservation Commission

Previous Consideration

The Historic Preservation Commission discussed this demolition application at the previous meeting on July 12, 2012. The Commission found that the structure satisfied Landmark Criteria 4 and 6 and enacted a six-month delay on the demolition. Further discussion at the meeting focused on whether Landmark Criterion #5 was also applicable to this house:

“[The Structure] 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.

The applicability of this standard is important for two reasons:

- 1) If a third landmark criterion is satisfied by the house at 1427 Waverly Road, the HPC will be authorized to enact a one-year demolition delay.
- 2) Finding that Landmark Criterion 5 is satisfied allows the possibility of designating the structure as a local landmark without the owner’s consent.

The Historic Preservation Commission voted to continue the discussion on the applicability of Landmark Criterion #5 to allow for more research on Russell Walcott and Robert Work. The research will help determine whether their work “*has influenced the development of the City, county, state, or country.*”

Walcott & Work

The following brief biographical information was provided to the Commission at the previous meeting:

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

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

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

Historic Preservation Commission

Additional research has been undertaken over the last three weeks to collect new information about Russell Walcott & Robert Work. While more time would have allowed for more thorough research and fact-finding, the following information will help the Commission have a more informed discussion about the architects.

A second house by Walcott & Work in Highland Park was identified at 2340 Egandale Road. The French Eclectic-style house was built for Harold Marks in 1929 and is still standing. It was nominated for local landmark designation in 1991 based on landmark criteria 4, 5, and 6, but the process was not completed. The landmark nomination form is included in the attachments to this memo. Minutes from the meeting do not reveal any dialogue about the landmark criteria, but indicated a unanimous vote in favor of the nomination.

There are five houses by Walcott in Lake Forest's historic district from the mid-1920's:

- 1100 N. Edgewood, 1928, Ronald Boardman House, Colonial Revival
- 155 N. Mayflower, 1924, David Dangler House, Tudor Revival
- 301 N. Sheridan Road, 1925, Charles Glore House, Tudor Revival
- 142 S. Stonegate, 1926, H. T. Millett House, French Eclectic
- 771 N. Washington, 1926, George Richardson House, Colonial Revival

Additional Walcott & Work homes in the region are included in a photographic collection at Ball State University. The houses in the collection include:

- The W.T. Bacon House, 860 Auburn Road, Winnetka
- The A.J. Bowman House, 585 Ingleside Avenue, Evanston
- The C. Donald Dallas House, 655 Sheridan Road, Winnetka
- The Alfred Ettlinger House, Cary, Illinois
- The Max Frieman House, Fish Creek, Wisconsin
- The Owen B. James House, Lake Forest
- The Russell Kelley House, Lake Forest
- The Clifford Off House, 40 Indian Hill Road, Winnetka
- The Arthur Wheeler House, Sterling, Illinois

Most of the photographs are of interior design work, but several are exteriors and are included in the attachments to this memo. The photos show a variety of scale in the homes and demonstrate how the Walcott & Work partnership created large, stately homes in classical styles.

The Chicago History Museum has a collection of documents for nearly seventy Walcott & Work projects from their time working separately, as well as during their partnership. The inventory shows drawings for projects across the Midwest, including residences in Minnesota, Iowa, and Wisconsin. The majority are around Illinois, including the homes of Russell Walcott Robert Work around Barrington.

The partnership broke up in 1936 when Russell Walcott retired and moved to Tyron, North Carolina. He continued practicing, first alone, then with the partnership of Walcott & Meriwether from 1939 – 1942. During this time Walcott designed the Mill Farm Inn in Tyron, NC, which is currently on the

Historic Preservation Commission

National Register of Historic Places. Walcott's architectural legacy continues in North Carolina within the practice of Holland Brady in Tyron. The Special Collections Research Center at North Carolina State University has cataloged the history of the practice, which began with Russell Walcott in 1937. He was joined by Shannon Meriwether in 1939, then the firm continued as follows: Walcott & Meriwether, Architects, (1939-1942); Shannon Meriwether, Architect (1942 -1953); Meriwether & Brady, Architects (1953-1965); Brady & Brannon, Architects (1970-1986); Holland Brady, AIA, Architect (1965-1970, 1986- present). The firm has retained sketches, renderings, and construction drawings dating from Walcott's time in 1937.

Staff data gathering established that Russell Walcott worked with or had collegial relationships with significant architects including Paul Schweikher, Edward Humrich, and William Keck. Edward Humrich worked as a draftsman at the Chester Walcott firm (Russell's older brother) and gained a traditional influence that carried into his early career. Humrich was a self-taught architect who worked with Walcott following the Second World War. He moved on and started his own firm shortly afterward, specializing on modestly-scaled homes in the northern suburbs. He is credited with designing over a dozen homes in Highland Park and many more in cities around the region.

In 2001, in the City University of New York Journal of the PhD Program in Art History, Loretta Lorance, who later wrote *Becoming Bucky Fuller*, wrote an essay titled "Buckminster Fuller - Dialogue With Modernism" in which she documents Russell Walcott as the person who introduced Le Corbusier to Fuller:

"The great revolutionist in architectural design whose book should be read in conjunction with my 4D. My own reading of Corbusier's "Towards a New Architecture", at the time when I was writing my own, nearly stunned me by the almost identical phraseology of his telegraphic style of notion with the notations of my own set down completely from my own intuitive searching and reasoning and unaware even of the existence of such a man as Corbusier. Corusier [sic] was first called to my attention by Russell Walcott, the best of residential designers in Chicago, when I was explaining my principles to him last November."

Paul Schweikher ran a highly-regarded architectural office in Chicago in the 1930's and 40's. Once the chairman of the Department of Architecture at Yale and later at Carnegie Melon University in Pittsburgh, Schweikher talked about his time working with David Adler in the mid-1920's. He credits his time in the firm with teaching him Adler's eye for proportion and incorporating the relationship of human use into the scale of things within his designs. Schweikher references Russell Walcott in discussions about the International Style and how Walcott had respect for the movement as it began to replace the French Beaux Arts system that was popular in academic circles at the time. Schweikher is known to have designed one house in Highland Park, 166 Park Avenue, that he designed in 1950 and which is ranked S – Significant in the City's architectural survey.

Robert Work partnered with Walcott for eight years. Before that, he worked with David Adler from 1917 to 1928. Work was a licensed architect and provided the authority to approve final plans when Adler was operating without a professional license. Adler worked independently in Chicago for most of his career, save for his partnership with Robert Work. Adler had a love for symmetry, including even designing false doors to balance a functioning door. His career spanned four decades, during

Historic Preservation Commission

which time he undertook commissions for about 200 projects, the majority of them single-family residences which are located in 15 states, from Massachusetts to Hawaii, along with one in British Columbia.ⁱⁱ

Their work as a team was located all around the country. The Art Institute of Chicago contains photographs of an Adler & Work building known as the Stanley Field Residence on 70th Street in New York. They also designed the house at 366 Summit Avenue in St. Paul, Minnesota, the Boeckmann House, built in 1928 in the Georgian Revival in style.ⁱⁱⁱ Photographs of these works are included in the attachments to this report.

Robert Work was an associate of Howard Van Doren Shaw before he partnered with David Adler. Arthur Miller, the Archivist and Librarian for Special Collections at Lake Forest College and expert on Walcott and Work, shared the following information about Robert Work:

“ Robert Work was the main on-site fixer for Shaw on Market Square, the first shopping center and one of the major 20th century architectural innovations, and key to that project--leaving only after that to join Adler [in 1917] for over a decade with many of the great houses under his signature. Not unlike Daniel Burnham, Work enabled great designers like Shaw and Adler, who defined the North Shore surely, to excel and gain national attention: Burnham was the boss, but Work did this as chief draftsman/office mgr. “

As a point of interest, Robert Work's application for membership into the National Chapter of the American Institute for Architects (AIA), completed in 1930, was signed by Bertram Weber. Weber was a Highland Park architect and designed several local buildings, including the Karger Recreation Center and the American Legion Building at 1957 Sheridan Road.

Recommended Action

The Commission is asked to discuss Landmark Criterion #5 and whether it is satisfied by the subject property at 1427 Waverly Road. The Criterion is as follows:

- 5) [The Structure] 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.

If the Commission finds that the criterion is satisfied, a 365-day demolition delay may be enacted. The delay will commence from the date that a completed application was submitted to the Department of Community Development, which was June 18, 2012.

Attachments

- Trowbridge Photos of Walcott & Work Houses
- Photos of two Adler & Work Designs:
 - 366 Summit Avenue, St. Paul, MN
 - Stanley Field Residence on 70th Street in New York
- National Register Nomination for the Russell Walcott's Mill Farm Inn, 1938, Tyron, North Carolina

Historic Preservation Commission

- Highland Park Historic Survey Entry for 2340 Egandale Road
- 1991 Landmark Nomination Form for 2340 Egandale Road

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

ⁱⁱ Thursday Night Hikes: Architecture Notes - St. Paul Architects 1859-1903, Lawrence A. Martin Minneapolis, Minnesota, August 10, 2001

ⁱⁱⁱ Ibid

Arthur Wheeler House, Sterling, IL



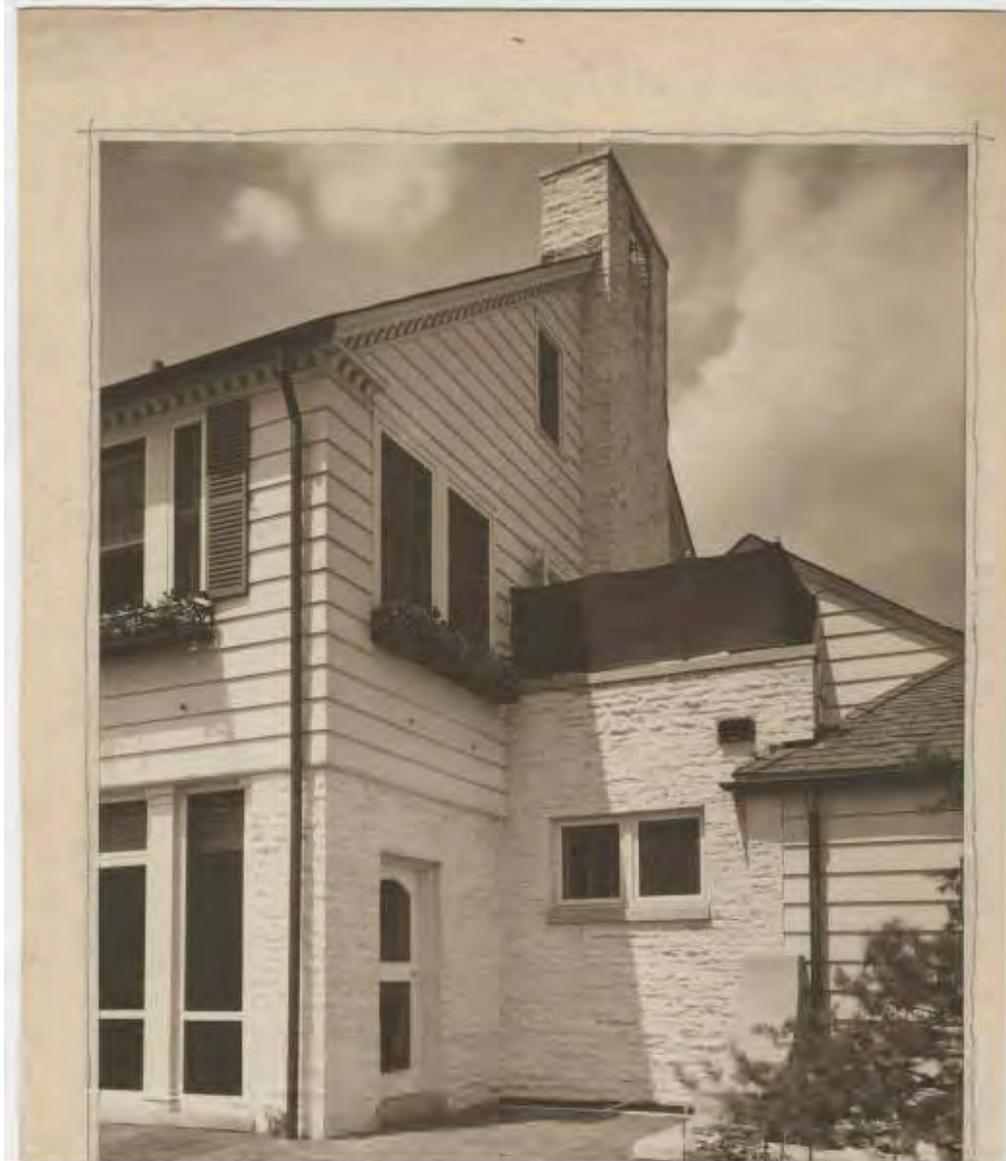
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Alfred Ettlenger House, Cary, IL



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F.W. Morf House, Barrington, IL



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F.W. Morf House, Barrington, IL



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Russell Kelley House, Lake Forest, IL



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Lewis Mercer House, Chicago Area



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David Adler & Robert Rock
Associate Architects.
Date, April 14, 1927

FIELD ASSURANCE
4-6-8 East 70th Street,
New York City.

THE FRICK CO.
FRICK
No. 10, St.

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Mill Farm Inn

Tryon, Polk County, PL0057, Listed 1/22/2009

Nomination by Clay Griffith

Photographs by Clay Griffith, April 2008



Facade view



Rear view

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mill Farm Inn
other names/site number _____

2. Location

street & number 701 Harmon Field Road not for publication N/A
city or town Tryon vicinity X
state North Carolina code NC county Polk code 149 zip code 28782

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination/____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ____ nationally ____ statewide X locally. (____ See continuation sheet for additional comments.)

Signature of certifying official Date

North Carolina Department of Cultural Resources
State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
____ entered in the National Register	_____	_____
____ See continuation sheet.	_____	_____
____ determined eligible for the National Register	_____	_____
____ See continuation sheet.	_____	_____
____ determined not eligible for the National Register	_____	_____
____ removed from the National Register	_____	_____
____ other (explain): _____	_____	_____

Mill Farm Inn
Name of Property

Polk County, North Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	1	structures
0	0	objects
1	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
In the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/hotel

Current Functions
(Enter categories from instructions)

DOMESTIC/hotel
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Colonial Revival

Materials
(Enter categories from instructions)

foundation Stone/granite

roof Asphalt
walls Stone/granite
Wood/rough-cut siding
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Mill Farm Inn
Name of Property

Polk County, North Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

Architecture _____
 Entertainment/Recreation _____

Period of Significance
1939 – 1958

Significant Dates
1939

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Walcott, Russell S. - architect

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS):**
- ___ preliminary determination of individual listing (36 CFR 67) has been requested.
 - ___ previously listed in the National Register
 - ___ previously determined eligible by the National Register
 - ___ designated a National Historic Landmark
 - ___ recorded by Historic American Buildings Survey # _____
 - ___ recorded by Historic American Engineering Record # _____

- Primary Location of Additional Data**
- State Historic Preservation Office
 - ___ Other State agency
 - ___ Federal agency
 - ___ Local government
 - ___ University
 - Other
- Name of repository:
 Polk County Public Library, Columbus, NC
 Polk County Historical Museum, Tryon, NC

Mill Farm Inn
Name of Property

Polk County, North Carolina
County and State

10. Geographical Data

Acreage of Property 3.75 acres

UTM References

(Place additional UTM references on a continuation sheet)

1 17 387070 3898450
Zone Easting Northing

2 _____

3 _____
Zone Easting Northing

4 _____
____ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Clay Griffith

organization Acme Preservation Services LLC date September 2, 2008

street & number 825-C Merrimon Ave., #345 telephone (828) 281-3852

city or town Asheville state NC zip code 28804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Gary W. Corn and James R. Blanton

street & number 701 Harmon Field Road telephone 864-590-7410 / 828-817-0215

city or town Tryon state NC zip code 28782

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Mill Farm Inn, Polk County, NC

Section 7. Narrative Description

(*N.B.* The Mill Farm Inn is oriented to the southeast, but for the ease of reading herein the façade is identified as the south elevation. Similarly, the two ends are referred to as the east and west elevations, and the rear is designated as the north elevation.)

Designed by architect Russell S. Walcott and completed in 1939, the Mill Farm Inn is located at the intersection of three important roads in southern Polk County. The Mill Farm property lies a short distance north of the Tryon town limits on North Carolina Highway 108 (Lynn Road), which connects Tryon to the small village of Lynn and the county seat of Columbus, approximately three miles to the northeast. Mill Farm Inn occupies a 3.75-acre site that is bound by Harmon Field Road (SR 1121) to the south, Howard Gap Road (SR 1122) to the east, Pacolet River to the north and northwest, and adjacent property lines to the west. The inn sits in the southwest section of the property, facing southeast and overlooking the intersection of Highway 108, Howard Gap Road, and Harmon Field Road. The property is bordered by mature vegetation between the inn and the roads, and along the west and far north property lines. A semi-circular, gravel driveway enters the property from Harmon Field Road, with parking areas at the southwest end of the main building. Two square, stone pillars mark the entrance walkway from the driveway to the front of the inn, and a manicured lawn and garden area lies directly in front of the building, framed by hedges and tall trees. A small creek runs through the property on the east side of the inn, flowing roughly north to the Pacolet River. The property is also accessed from the east, off Howard Gap Road, by a gravel driveway that serves an eight-bay frame garage built around 1988. A wood gazebo, erected around 1990, is located to the northwest of the inn. An open, grass lawn extends north and northeast from the inn to the banks of the Pacolet River.

Mill Farm Inn, 1937-1939; ca. 1985. Contributing building

Exterior

The Mill Farm Inn, designed by Chicago architect Russell Walcott and completed in 1939, is a two-story, Colonial Revival-style, stone building topped by an asphalt-shingle side-gable roof with exposed rafter ends. The building is constructed of irregularly coursed granite quarried near the Green River in northern Polk County. The symmetrical façade is six bays wide with a central entrance bay on the first story and an interior stone chimney rising from the center of the roof's ridge line. Windows across the façade are single eight-over-eight double-hung wood sash except for a square, four-light wood casement to the side of the front entry. Articulated granite keystones and voussoirs form flat-arch lintels above the window openings, which are also framed with granite block sills. The single-leaf entry contains a glazed-and-paneled wood door topped by a flat-arch lintel and framed by decorative wood shutters. The entrance bay and granite stoop are sheltered by a gable-roof porch supported by square wood posts, with weatherboard siding and exposed rafter ends in the gable end. The current owners replaced the porch posts in 2007 with oak timbers sawn to match the original posts.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Mill Farm Inn, Polk County, NC

The four-bay west elevation of the building is relatively plain with single eight-over-eight double-hung windows on both stories and a rectangular, louvered vent in the gable end. The east elevation, which was originally obscured by a one-story shed-roof sleeping porch, displays only two eight-over-eight windows (instead of four) on the second story and a rectangular vent in the gable end. The first- and lower-story exterior walls are now covered by an apartment addition, built to replace the sleeping porch in the late 1980s following a local ordinance requiring that the innkeeper live on-site. The lower story of the building is exposed at the east end due to the slope of the site, allowing the two-story addition to appear subordinate to the main building. The addition features rough-cut wood siding, paired one-over-one windows, and entry porches on the south and east sides. Both porches, which shelter single-leaf glazed-and-paneled wood doors, consist of a gable roof supported on slender wood posts and feature exposed rafter ends and weatherboards in the gable end. A wood walkway wraps around the corner of the building and connects to a modern wood deck projecting to the southeast. At the north (rear) end of the addition, the upper-story wall projects beyond the rear wall of the inn and the overhang is supported by thick, carved brackets.¹

The north elevation of the building offers a similar appearance to the façade but lacks its strong symmetry. Eight bays wide on the first story and six bays on the second story, an extra first-story window located on the east side of the elevation provides additional light to the dining room at the northeast corner of the building. A flat-roof porch supported by decorative iron posts and brackets shelters the single-leaf glazed rear entry door. Ghostmarks at the second story on the east side of the elevation indicate the location of a suspended walkway, now removed, that connected an exterior stair from the original end porch to a balcony located atop the rear porch roof. The exterior stair, which provided access for to Ms. Williams' apartment on the second floor at the northeast corner, was likely removed by the Hedrick family in the 1960s or 1970s.

Interior

The Mill Farm Inn is entered through a transverse foyer with a half bath located to the east and the main stair rising against the north wall. A narrow hall to the east provides access to the basement stairs, the wood closet beneath the main stair, and to the kitchen. A passageway at the west end of the foyer continues through to the large living room on the north side of the building, as well as a hallway to the bedrooms located at the west end of the building. The interior is generally finished with chestnut floors in the main living rooms, oak floors in the hallways, six-panel doors with brass hardware, tall baseboard moldings, and picture moldings. The flat window and door surrounds of the main public rooms (foyer, living, and dining) are differentiated by a narrow outer band. The walls and ceilings are composed of wall board covered with a thin coat of plaster for texture.

¹ James Blanton and Gary Corn, owners of Mill Farm Inn since 2006, have gathered information about the inn from conversations with Frank Albrecht, grandson of Frances Williams; Rena Hubl, granddaughter of Russell Walcott; and the previous owners, Chip and Penny Kessler. Some of these details, which have subsequently been incorporated into the written description, were communicated to the author by the owners on April 16, 2008.

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The living room measures fourteen feet by twenty-eight feet and is punctuated by a fireplace on the south wall and a beamed ceiling. The restrained mantel features fluted pilasters framing the fireplace and supporting a tall architrave and mantel shelf. Glazed tiles originally framed the fireplace opening, but the tiles were removed by a previous owner, who painted the exposed brick. A solid wood door accented with iron strap hinges to the east of the fireplace accesses the wood closet that was added sometime after 1960. The decorative wood beams were also added to the room sometime after 1960. A partition wall added in the 1980s to the west end of the living room shortened its original length but created an additional guest bathroom and office for the inn (now a closet). An open doorway at the east end of the living room leads into the dining room, where the current owners added built-in bookshelves against the east wall in 2007. At the south end of the dining room, a small butler's pantry connects back to the kitchen and features a swinging wood door and built-in shelves and cabinets. The kitchen displays a linoleum tile floor in angled checkerboard pattern, pine paneled cabinets from the 1950s, and breakfast nook. The current owners installed tile counter tops and backsplashes in 2007. At the west end of the first floor, a narrow hallway leads from the foyer to two bedrooms, each with a private bathroom. Access to the bathroom on the south side of the hall was altered by removing the doorway from the hall and opening a new doorway from inside the bedroom.

The stairs from the foyer open onto a small sitting area on the second story, with two suites of rooms located to the east and west. Each suite consists of two bedrooms, two bathrooms, and a kitchen. The two kitchens were created in the 1980s from a large common room originally located above the first-story living room. The second-story interior is generally finished in the same manner as the first story with chestnut floors, six-panel doors with brass hardware, flat window and door surrounds, tall baseboard moldings, and picture moldings. However, the two bedrooms at the east end are carpeted. Original walls and ceilings are composed of wall board covered with a thin coat of plaster for texture, while the kitchen partition walls are painted wood paneling. In the east kitchen, a doorway originally opened onto the rear porch roof deck, but the previous owners replaced the door in the 1980s with a one-over-one window.

Garage, ca. 1988. Non-contributing building

In the late 1980s, the Kesslers built a freestanding, eight-bay, frame garage to the east of the inn to house their family's numerous automobiles. The Kesslers attempted to visually mitigate the size the building by designing it to look like a barn with rough-cut wood siding, asphalt-shingle side-gable roof, and false barn doors on the south side. The garage is a long, rectangular structure with four bays on either side of a blind center bay, and each open bay contains a metal roll-up door. Carved brackets support the eaves at the four corners, and louvered vents are located in the gable ends. Two eight-over-eight double-hung windows are located on the west elevation of the building facing the inn, and two pairs of decorative wood shutters are located on the east elevation. A square cupola is positioned at the center of the roofline and features a pyramidal roof and latticed openings. On the south (rear) elevation, the false "barn" doors consist of plywood panels painted red with applied decorative rails and stiles painted white. Two sets of paired shutters

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flank the false doors on the south elevation. The Kesslers also planted a row of hemlock trees to screen the building from Highway 108 and Harmon Field Road. A second gravel driveway was laid from Howard Gap Road to access the garage. The current owners rent out the garage bays as individual storage units.

Gazebo, ca. 1990. Non-contributing structure

Built around 1990, the gazebo is a large, octagonal, wood structure with wood posts, wood deck flooring, screened sides, and diagonally braced rails. The asphalt shingle roof is topped by a short, solid cupola with a ball finial. The structure stands to the northwest of the inn, accessed by a short walkway from the rear porch and entered through a single-leaf screen door.

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Section 8. Statement of Significance

Summary

Completed in 1939, Mill Farm Inn is a two-story Colonial Revival-style inn constructed of local blue granite and located at 701 Harmon Field Road near the town of Tryon, North Carolina. Proprietress Frances Williams, a divorcee, had run a boarding house in Cambridge, Massachusetts and lived in France prior to coming to Tryon, where she operated the inn for the literary and artistically minded visitors that frequented the area. Ms. Williams commissioned architect Russell S. Walcott to design the country inn, a rare surviving example of expressly designed tourist accommodations in Tryon. Mill Farm Inn meets National Register Criterion A in the area of Entertainment/Recreation as a domestic guest accommodation common to Tryon and Polk County. Mill Farm Inn also meets National Register Criterion C as an intact Colonial Revival-style inn designed by Chicago architect Russell Walcott, who retired to Tryon in 1936. Upon relocating to Tryon, Walcott's work evolved from the popular revival styles that he frequently employed during his career toward a more modern aesthetic. The inn represents a vernacular expression of the popular Colonial Revival style. The period of significance for the Mill Farm Inn, which remains in operation, extends from the construction of the main building in 1939 to 1958; the years after 1958 do not meet Criteria Consideration G for exceptional significance.

Historical Background

The small mountain town of Tryon, North Carolina, lies in the far southern section of Polk County, just north of the North Carolina/South Carolina state line. Polk County is relatively small in area, covering only 237 square miles, and ranges in elevation from 750 feet above sea level in the south to 3,238 feet above sea level at its highest point in the northwest. The crest of the Blue Ridge Mountains forms the northern boundary of the county, which is drained by the Pacolet and Green rivers. Lying on the southern slopes of the Blue Ridge, Polk County enjoys characteristics of both the mountain and piedmont regions. Thermal belts occurring in the county provide frost-free areas that allow farmers to grow a wide range of crops. The variety and influence of geography in Polk County is manifested in the two towns of Tryon, a popular winter resort, and Saluda, a summer resort only eight miles to the north.²

² D. William Bennett, ed., *Polk County, North Carolina, History* (Tryon, NC: Polk County Historical Association, Inc., 1983), 5. Bill Sharpe, *A New Geography of North Carolina*, Volume III (Raleigh, NC: Sharpe Publishing Company, 1961), 1536-1538. Elizabeth Doubleday Frost, *Tryon Memories* (Tryon, NC: Polk County Historical Association and Tryon Publishing Company, Inc., 1995), 7-10, 27-28.

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Located approximately three miles southwest of Columbus, the county seat, which was formed in 1855, the town of Tryon remained a modest settlement through much of the nineteenth century. The community began to take its present shape following the arrival of the Asheville-Spartanburg Railroad, which reached Tryon in 1877. Built with the intention of connecting South Carolina ports and markets with people and resources in North Carolina, Tennessee, and the Ohio Valley, the railroad had a dramatic impact on the economic and social development of Tryon in the late nineteenth century as the trains between South Carolina and Asheville began to expose a wide range of visitors to the community. Located at the base of the Saluda Grade, the steepest mainline railroad grade in the country, Tryon became a frequent stopping place as northbound trains prepared for the grueling climb and southbound trains cooled their wheel bearings and brakes. As a result, a hotel was erected and boarding houses were opened to accommodate the accidental tourists and Tryon's reputation as a pleasant resort quickly grew.³

Following its incorporation in 1885, Tryon was laid out in a circle around the railroad depot, which was located on the east side of the tracks near their intersection with South Trade Street (roughly opposite the current Tryon Theatre). Trade Street, the town's original commercial street, ran parallel to the railroad tracks on the east and northeast side and was the location of T. T. Ballenger's dry goods store and his blacksmith shop. Ballenger, who was one of the town's most prominent citizens and its first mayor, built Oak Hall (originally known as the Tryon City Hotel), the first building constructed specifically as a hotel for visitors to Tryon, with John Garrison in 1882. The hotel, a local landmark until its demolition in 1979, was a large frame structure with Italianate and Queen Anne ornamentation that was restrained yet stylish for its day.⁴

Early visitors to Tryon were also served by the McAboy House, a popular inn located north of town near the community of Lynn. Dr. L. R. McAboy, a Presbyterian minister from Pittsburgh, Pennsylvania, purchased the Dr. Columbus Mills House in the 1870s, added a third story, and converted it into an inn that became popular among visitors from the north. McAboy House attracted many guests seeking a cure for respiratory ailments, especially tuberculosis, in the late nineteenth century. Asheville had become renowned for its sanitoriums, but Tryon began to attract patients who were disillusioned with Asheville's unpredictable weather and looking for a more relaxed environment in which to convalesce. The poet Sidney Lanier (1842-1881) transferred from Asheville to McAboy House in 1881, as he was dying of tuberculosis. Lanier's widow and two sons moved to Tryon after his death, and contributed to the town's reputation in literary and cultural circles. In 1889, several new Tryon residents saw the need for a public library and formed a club of community members to promote a library and provide a focus for intellectual and cultural activities. Club

³ Diane E. Lea and Claudia Roberts, *An Architectural and Historical Survey of Tryon, North Carolina* (Raleigh, NC: North Carolina Department of Cultural Resources, Division of Archives and History, 1979), 1-3. Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill: University of North Carolina Press, 1999), 186-188.

⁴ Lea and Roberts, 9. Frost, 20-21.

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members decided to name the group in honor of Sidney Lanier, and Mrs. Lanier responded by donating two volumes of her husband's poems for the library, known today as the Lanier Library. In addition to founding the library, the Lanier Club worked to establish the town cemetery, educate people about tuberculosis, and beautify the depot. The club also hosted popular fundraising events, which often featured dramatic or musical performances.⁵

David Stearns later purchased the McAboy House, which he extensively remodeled, modernized, and renamed Mimosa Inn. To the old structure Stearns added an elevator, running water, steam heat, gaslights, and a casino at the rear. The Mimosa Inn burned in 1914, but a new building, which continues to operate today, was erected on the same site and utilized portions of the casino structure. Stearns, along with partner Aaron French, also operated the Skyuka Hotel, a popular lodge built near Tryon on White Oak Mountain in the 1890s (no longer standing).⁶

Whether visitors to Tryon arrived by accident or came specifically for the salubrious climate, a substantial number became enchanted with the community and decided to buy property for seasonal or year-round use. Many of these new residents came from the North or upper Midwest regions of the country and infused the small town with their own diverse interests. In addition to Sidney Lanier's association with Tryon, William Gillette, the renowned New York stage actor, General Ulysses Doubleday, and industrialist Charles E. Erskine of Wisconsin, all helped to solidify and spread Tryon's reputation as a first class resort town in the early twentieth century. Many of the individuals who adopted Tryon as their home contributed generously to its institutions and organizations.⁷

One of the most important individuals to make their home in Tryon was Carter Brown, who owned and managed the Castle Park Hotel in Michigan and came to Tryon in search of a new resort property to develop. He settled on a lodge and several cottages that had been built for a tuberculosis sanatorium in 1906. Brown acquired the property in 1917, erected some additional buildings, and operated it as the Pine Crest Inn (NR, 1982) from October to May. The inn quickly gained notice for its hospitality, good food, and rustic charm. The Pine Crest Inn exemplified the unpretentious comfort that made Tryon so popular among its well-to-do clientele. Brown became an important promoter of Tryon, especially with the formation of the Tryon Riding and Hunt Club in the 1920s. He worked to rehabilitate the Block House, an eighteenth-century trading post near Tryon, establish riding trails, and organize the annual horse and hound shows and steeplechase. Brown's efforts to popularize equestrian activities in the area have contributed to Tryon's strong association with these pursuits that continues to this day.⁸

While Carter Brown was often the most visible of Tryon's proponents in the second quarter of the twentieth century, the town also gained recognition from other sources, including the Lanier Library, a

⁵ Lea and Roberts, 2 and 4-5.

⁶ Ibid., 5.

⁷ Ibid., 4-6.

⁸ Claudia P. Roberts, Pine Crest Inn National Register of Historic Places Nomination (1980). Lea and Roberts, 6-7.

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subscription library organized in 1890. The library, which established its permanent home in 1905, served for many years as the principal cultural center in town. At 5½ inches by 8½ inches and only four pages in length, the *Tryon Daily Bulletin*, a local newspaper organized in 1928 by Seth Vining Sr., was touted as the world's smallest daily newspaper. Eleanor Vance and Charlotte Yale, who had formed Biltmore Industries in Asheville, relocated to Tryon and organized the Tryon Toy Makers and Wood Carvers in 1915. The Tryon Toy Makers helped initiate a crafts revival in Polk County that led to the formation of other groups such as the Blue Ridge Weavers, a crafts guild organized in 1922 for the production and promotion of local handicrafts including textiles, basket weaving, and ceramics.

Before coming to Tryon in the mid-1930s, Frances Nevins Williams, a Kentucky native, grew up in Nashville, Tennessee and married Mason Williams of North Carolina. Mr. Williams eventually became the District Attorney of San Antonio, Texas. Around 1900, however, the Williams' divorced and Frances Williams moved to Cambridge, Massachusetts, where she ran a boarding house for Harvard professors. After her children were grown, she moved to Grasse, France, a village in the hills of Provence, where she intended to spend the rest of her life. She eventually returned to the United States, as her financial situation worsened following the stock market crash in October 1929, and purchased the Mill Farm property from J. J. and Flossie Cantrell in September 1936. At the time, Mill Farm contained a farmhouse and grist mill, which was located near the alignment of present-day Harmon Field Road and alongside the small creek that runs through the property. Williams commissioned Chicago architect Russell Walcott, who retired to Tryon in 1936, to design a two-story stone country inn on the site of the existing farmhouse, which was torn down to make room for the new building. Williams reportedly envisioned the inn as French farmhouse similar to examples she remembered from her time in France. She received a loan from the Bank of Tryon and began construction of the inn. The blue granite for the building came from a quarry on the Green River in northern Polk County, near property owned by the Walcotts. Frances Williams welcomed the first guests to Mill Farm Inn in July 1939. Ms. Williams lived in a second-floor apartment at the northeast corner of the inn.⁹

At the time of its construction, Mill Farm Inn surely seemed to be a moderately risky investment. Nationwide economic conditions, coupled with improving highway systems, forced many local establishments to close their doors. With the notable exception of Oak Hall, the majority of tourist accommodations in Tryon were simply large private residences that had been opened to guests. Mill Farm Inn differed significantly in that it was architect-designed and built specifically as an inn, although clearly domestic in scale. Many of Tryon's inns and guest houses catered to visitors making extended stays during the summer or winter seasons, but automobile tourism increasingly challenged this type of business by allowing easier access to destinations farther afield and shorter stays. Williams persisted, however, and catered to the well-to-do literary and artistically-minded visitors that helped to make Tryon's reputation as a

⁹ Frank Albrecht, letter to Gary Corn, September 14, 2006. Polk County Register of Deeds Book, 60, page 583. James Blanton and Gary Corn, personal communication.

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resort area. Considered a stern businesswoman, Williams reportedly advertised the inn exclusively in the *New York Times Book Review* and expected her guests to discuss their current book choices in the evenings. Requiring that guests of the inn stay for at least a month, Williams preferred that guests reserve their room for the entire season. Meals were served for guests of the inn and included in the room fare. The inn had no public restaurant, but Tryon residents were occasionally invited to join guests for Sunday lunch in the dining room. Though invited, diners were expected to pay for their meal.

Frances Williams operated Mill Farm Inn with the assistance of three employees: housekeeper, groundskeeper, and cook. Williams maintained the inn from 1939 to 1948, when she suffered a stroke and was no longer able to run the business. She built a house, known as the Pink House, immediately west of the inn overlooking the Pacolet River, where she lived until her death. Williams sold the inn to Paul and Natalie Lower on March 1, 1948 (89/114), who ran it for just two years before selling the property to Ethel Sturgis in 1951 (94/247). Ms. Sturgis operated the inn for several years and produced a promotional brochure describing its amenities at the time. Elliott and Lula Ranney purchased the inn from Sturgis in 1954 (100/200), and after the death of his wife, Elliott Ranney sold the property to Gordon and Jeanette Hedrick in 1961 (120/65). The Hedricks converted the building into a single-family dwelling where they raised their two children.¹⁰

In October 1981, Chip and Penny Kessler purchased the old inn from the Hedricks and set about returning the building to use as an inn. The Kesslers, Chicago transplants, came to Tryon in 1977 and the following year purchased Auberge, an upscale European-influenced inn from the 1940s that they remodeled and converted into guest accommodations after several years of use as apartments. With the demise of the Thousand Pines Inn, Mimosa Inn, and Oak Hall, the Kesslers recognized a market for guest rooms in Tryon and refurnished the building's seven apartments for daily, weekly, or monthly accommodations. After completing work on Auberge, the Kesslers purchased the old Mill Farm Inn to offer additional rooms. The Kesslers made several changes to the building before it reopened as an inn in 1982, including enclosing the end porch for innkeepers' quarters and adding the garage and gazebo to the grounds. The Kesslers continued to operate the inn until 2006, when it was sold to the current owners, James Blanton and Gary Corn.¹¹

Architecture Context

Prominent Chicago architect Russell Smith Walcott (1889-1959), who retired to Tryon in 1936, designed the Mill Farm Inn for Frances Williams. Born in Evanston, Illinois, a suburb of Chicago, Walcott studied architecture at Princeton University, where he graduated with high honors, and following graduation, he travelled to Europe. Upon his return, Walcott started his career in the office of Howard Van Doren Shaw, a renowned architect to Chicago's leading families. In 1917, Walcott married Eugenia Buffington, and

¹⁰ Polk County Register of Deeds Office.

¹¹ Bennett, 95 and 235. Polk County Register of Deeds Office.

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together they raised two adopted children. After a stint in the armed forces during World War I, Walcott joined his older brother, Chester Walcott, in a partnership with Edwin H. Clark from 1919 to 1922. Walter T. Stockton, a former employee of the Clark and Walcott office, recalled that Russell Walcott was not heavily involved in the firm's work and started his own practice in 1922. Based in Chicago, Walcott specialized in residential architecture influenced by English and French architectural models.¹²

Walcott enjoyed a successful private practice in the 1920s, designing large houses and estates along Chicago's North Shore. His designs were typically executed in the Colonial Revival, Tudor Revival, or Normanesque styles, with pleasant proportions and fine craftsmanship but lacking excessive ornament. The renowned designer Buckminster Fuller credited Walcott with introducing him to the influential writings of French architect Le Corbusier. Fuller considered Walcott among "the best of residential designers in Chicago...." Walcott appears to have been influenced by the Country House movement popular among the nation's leading industrial and business families during the first part of the twentieth century, although he worked on that scale less frequently than some of his contemporaries. Situated on generous, private grounds, country houses were usually designed as a family's principal residence that was close to urban centers or transportation lines and spacious enough to allow for leisurely recreation and elaborate entertaining. New York architect Harrie T. Lindeberg (1880-1959), a leading proponent of the Country House movement in the United States, designed several North Shore estates at the same time Walcott was establishing his practice. Lindeberg frequently drew on a vocabulary of forms and details influenced by Medieval-, Tudor-, and English Arts and Crafts-style houses, and he felt that the key compositional element of a building was its roof, which served to unite the whole structure.¹³

In 1928 Walcott teamed with Robert J. Work, and the new firm continued to design imposing suburban houses and country estates for Chicago's elite families. Examples of Walcott's work portray his clear understanding of the popular revival styles that were dominating residential architecture at the time. Walcott and Work also completed projects outside of Chicago, including the Normanesque Ben Alexander House in Wausau, Wisconsin, built in 1932, and Canterbury in Fauquier County, Virginia. Completed in 1933 for Col. and Mrs. Albert E. Pierce of Chicago, Canterbury is a grand Georgian Revival-style house with an imposing three-story central block flanked by symmetrical two-story wings and projecting pavilions.¹⁴

¹² "Interview with Walter T. Stockton" (rev. ed.), interviewed by Betty J. Blum, Chicago Architects Oral History Project (The Art Institute of Chicago, Chicago, IL, 2005), 1-5, 7. Vital records, Polk County Register of Deeds.

¹³ Fuller quoted in *Your Private Sky: R. Buckminster Fuller: Discourse*, Joachim Krausse and Claude Lichtenstein, eds. (Springer, 1999), 80. Mark Alan Hewitt, *The Architect and the American Country House, 1880-1940* (New Haven, CT: Yale University Press, 1990), 53-55, 278. Lindeberg is known to have designed two buildings in western North Carolina: the rambling, Norman-style Grove Park Country Club clubhouse (1924) in Asheville and Ellsleigh (1927), a large Colonial Revival-style stone dwelling in Biltmore Forest. See Clay Griffith, "Grove Park Country Club Clubhouse Local Landmark Designation Report," Asheville, NC, June 14, 2002.

¹⁴ Trowbridge & Beals Collection, Drawings and Document Archive, Ball State University Architecture Library, Muncie, IN. Joan Evanich, "House of the Season: 'The 1928 Vernon Welsh Home,'" Winnetka Historical Society website

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In addition to his architectural practice Walcott was active in finance, and together with seven other men founded the First Federal Savings and Loan of Barrington, Illinois. Walcott served on the board of directors of the bank, which opened in March 1934 with approximately \$1,800 beginning capital. Twenty years after its organization the bank's assets had grown to \$2.5 million. The success of his architectural practice and other investment ventures allowed Walcott to leave Chicago in 1936, intent on retiring at the relatively young age of forty-seven, to Tryon, North Carolina.¹⁵

Russell and Eugenia Walcott purchased a large tract of land from Dr. and Mrs. Marion C. Palmer in March 1936. Dr. Palmer acquired the property off Howard Gap Road at the foot of Warrior Mountain and began work on a log house. During the Depression Dr. Palmer's patients who were unemployed and unable to pay would work on the property in exchange for medical services. Walcott later expanded the property, now known as Walcott Farm, and enlarged the cabin. His decision to come to Tryon was based, in part, on being diagnosed with diabetes, and at the time a doctor in Spartanburg, South Carolina was having success with new insulin treatments for the disease. From his home near Tryon, Walcott could take the train to Spartanburg, receive his treatment, and return home all in the same day.¹⁶

Walcott was unable to stay away from architectural practice completely after arriving in Tryon, and he undertook a select number of commissions. He designed Mill Farm Inn for Frances Williams, a neighbor of sorts, who lived a few miles south on Howard Gap Road. In 1938, he designed the main house at the large hunt country estate known as "Cotton Patch," located on South River Road (SR 1516) east of Tryon. Walcott served as the local architect on the Art Deco-style Tryon Theatre, which was built according to designs by Hendersonville architect Erle Stillwell in 1938. In 1940, Walcott also designed Auberge, an upscale European-influenced inn located on Melrose Avenue in Tryon known for its four-star restaurant. The distinctive two-story, U-shaped stucco building sits slightly below grade with engaged portico, second-story balconies, curving exterior stairs, and plain square posts framing the entrance. The austere exterior finish and blocky massing suggests the introduction of modern architectural influences in Walcott's work, possibly dating from his collaboration with Stillwell on the Tryon Theatre design.¹⁷

Among the several residences that Walcott designed in Tryon, he appears to move away from the strict use of revival styles into a more modern aesthetic, combining rambling one-story plans with rough-cut wood siding and informal stone work. Designs for the Washburn House, Holt-Webster House, and Turck House in Tryon mark a departure from Walcott's more traditional application of revival styles. The Holt-

(http://www.winnetkahistory.org/gazette/homes/1180_westmoor.html - accessed April 3, 2008). Springs Valley Rural Historic District National Register of Historic Places Nomination, Warrenton, VA, 2006.

¹⁵ From Arnett C. Lines, *A History of Barrington, Illinois* (1977), which is reprinted on the Barrington Area Library website (<http://www.barringtonarealibrary.org/LocalHistory/LinesHistory/part4.htm>).

¹⁶ Polk County Register of Deeds Book 68, page 74. Bennett, 276. James Blanton and Gary Corn, personal communication.

¹⁷ Holland Brady, "Architects in the Life of Tryon," manuscript, Holland Brady, AIA, Architect, Tryon, NC (February 17, 2004; updated October 2007).

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Webster House on Overlook Circle, which was chosen as the House Beautiful House of the Year in 1941, still stands and features a ten-foot high dry-stacked stone wall supporting a terrace “that extends about eighty feet along the south side of Little Piney Mountain.”¹⁸

Beyond the small number of buildings that he designed in Tryon, Walcott quietly influenced the life of the community in a number of other ways. He served on the Board of Trustees of St. Luke’s Hospital in Tryon and drew the first plans for the hospital’s expansion program. He also served as an advisor to the Tryon School Board during its building campaign of the late 1940s and early 1950s. Around 1938, Walcott formed a partnership with architect Shannon Meriwether that lasted until 1942. Walcott may have also influenced architect Ernst Benkert to come to Tryon. Benkert, architect of the Tryon Fine Arts Center (1967-1969), had worked for various architects in Chicago during the 1920s and was a good friend of Walcott. Walcott died at his farm off Howard Gap Road in 1959. His wife, Eugenia, continued to live at Walcott Farm until her death in 1994, at the age of 104.¹⁹

Frances Williams reportedly approached Walcott about designing the Mill Farm Inn to evoke a sense of a provincial French farmhouse. Williams lived in south France for a while before returning to the United States and settling in Polk County. Walcott, who had also travelled in France and designed a number of residences in the Normanesque style, was good choice as architect for the project. Although the building lacks any specific references to the French architecture that Ms. Williams envisioned, the vernacular Colonial Revival style effectively captures some of the spirit that she desired. Beginning in the 1930s, the popularity of the Colonial Revival style started to wane as changing fashions and economic conditions led to a simplification of the style, and the Mill Farm Inn’s stone construction, simple forms, and restrained details fit within the characteristics of the style while also standing apart from the more common frame dwellings in the area.²⁰

As an architectural style, Colonial Revival represented a broad rebirth of interest in the early English and Dutch houses of the Atlantic coast states. The 1876 Centennial Exhibition in Philadelphia is commonly cited as the first awakening of interest in the nation’s colonial architectural heritage. The nationally prominent architectural firm of McKim, Mead and White popularized colonial architectural precedents through a widely publicized tour of New England to study original Georgian- and Federal-style buildings. However, the firm’s work in the late nineteenth century contributed to the often eclectic nature of early Colonial Revival-style buildings, which were rarely historically correct copies of colonial precedents. Across

¹⁸ Jeffrey A. Byrd, ed., *A Sense of Heritage: A Pictorial History of the Thermal Belt Area* (Tryon, NC: Tryon Chamber of Commerce, 1991), 311-312. *Tryon Daily Bulletin* (July 17, 1939). See also Brady.

¹⁹ *Tryon Daily Bulletin* (May 7, 1959 and October 17, 1994) and Brady. Holland Brady, a Tryon native, worked for a while for Paul Schweikher in Chicago before eventually returning to Tryon in 1951. Schweikher had worked in Russell Walcott’s office in the 1920s. Upon returning to Tryon, Brady joined Shannon Meriwether’s office, and eventually the two became partners in 1953. Mr. Brady continues to practice architecture in Tryon.

²⁰ James Blanton and Gary Corn, personal communication.

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the country, Colonial Revival was the dominant style for domestic architecture in first half of the twentieth century. A renewed emphasis on symmetry and a central portico, along with classicized embellishments around entrances, cornices, and windows, are hallmarks of the style. Beginning in the mid-1910s the style shifted toward more carefully studied designs with correct proportions and details influenced, in part, by new published sources of information including the *White Pine Series of Architectural Monographs* (1915-1928). These widely available publications contributed to a greater understanding of the original buildings, and from 1915 to 1935 Colonial Revival-style houses more closely reflected the early prototypes. From the mid-1930s through World War II changing fashions and economic conditions led to a simplification of the style before it lost favor.²¹

In North Carolina the Colonial Revival style entered residential architecture at the turn of the twentieth century with classicized adornments grafted onto Queen Anne forms. As the Colonial Revival style became accepted in the state, it grew to represent the architecture of Anglo-Saxon heritage and encompassed not only seventeenth- and eighteenth-century precedents but also examples from the early nineteenth century. A “Southern Colonial” variant of the Colonial Revival style emerged with a central portico of colossal order and one-story porches extending out to the sides as its principal feature. The symmetrical form returned to a double-pile, central-passage plan familiar in antebellum architecture of the southern states. Although the Southern Colonial model frequently appeared in towns and rural areas across the Piedmont and coastal regions of North Carolina, it found less favor in the western mountain region where the associations with idealized antebellum society and values were not as strong.²²

In western North Carolina—especially outside of Asheville—the Colonial Revival style commonly appears as classicized embellishments applied to transitional Queen Anne or vernacular house forms. In the sparsely populated rural areas of Polk County examples of Colonial Revival-style buildings are less common than in the resort towns of Saluda and Tryon, which contain an eclectic mix of architectural styles. Early examples of the Colonial Revival style often continued the commodious, rambling forms of the Queen Anne with classicized elaborations at the entrances, cornices, and windows. Variations of the style, exemplified by the symmetrical, red brick and white trim Georgian model, did not appear in these resort communities. Originally built as a tuberculosis sanatorium in 1906, the Pine Crest Inn in Tryon, a two-story frame building and three detached cottages with simple Colonial Revival detail—pedimented gables, wide cornice boards, and Tuscan porch columns—captures the informality typical of the area.²³

²¹ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1992), 321-326.

²² Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 1990), 416-423.

²³ Lea and Roberts, 10-11.

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At Mill Farm Inn the symmetrical arrangement of the exterior elevations exhibits the typical formality of the Colonial Revival style, although it is not so rigid as to disallow subtle variations between the front and rear and the two end elevations. The stone construction, simple forms, and restrained details fit within the general tenets of the style, while at the same time convey a relaxed, vernacular character appropriate for a country inn. On the interior, the spacious main living room, narrow halls, chestnut floors, plaster walls, and tasteful moldings help to express the casual elegance of Ms. Williams' establishment. Although the building has been altered as it has changed functions over the years, the overall form and character of the building remain intact, with most of the changes occurring on the second story of the interior and the addition at the northeast end for innkeeper's quarters. The two additional structures—an eight-bay garage and a gazebo—added to the property in the late 1980s and early 1990s also do not diminish the historic integrity of the Mill Farm Inn.

United States Department of the Interior
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Mill Farm Inn, Polk County, NC

Section 9. Bibliography

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Mill Farm Inn, Polk County, NC

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Mill Farm Inn, Polk County, NC

Section 10. Geographical Data

Verbal Boundary Description

The nominated property for the Mill Farm Inn contains the full extent of Polk County tax parcel P48-127. The boundary is shown by a heavy line on the accompanying tax map.

Boundary Justification

The nominated property includes the residual parcel historically associated with the Mill Farm Inn. Frances N. Williams acquired the property from J.J. and Lottie Cantrell in 1936. The 3.75-acre tract contains all of the buildings, structures, driveways, parking areas, and landscape features associated with the inn. The property is described in Polk County Deed Book 343, page 99.

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Section number Photographs Page 18

Mill Farm Inn, Polk County, NC

Photograph Index

All photographs of Mill Farm Inn at 701 Harmon Field Road in Polk County, North Carolina by Clay Griffith of Acme Preservation Services, on April 16, 2008. Digital images kept at the Survey and Planning Branch of the North Carolina Historic Preservation Office in Raleigh, North Carolina.

1. Oblique view from Harmon Field Road, looking north
2. Facade, looking northwest
3. Oblique view of northeast side elevation, looking southwest
4. Rear elevation, looking southeast
5. Interior – foyer, looking west
6. Interior – living room fireplace, looking east
7. Interior – 1st story bedroom (northwest corner), looking east
8. Interior – 2nd story bedroom (northwest corner), looking west
9. Garage, main elevation, looking southeast (non-contributing)
10. Gazebo, looking west (non-contributing)

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 2340

DIRECTION

STREET EGANDALE

ABB RD

PIN 1623203027

LOCAL SIGNIFICANCE RATING S

POTENTIAL IND NR? (Y or N) N

CRITERIA -

Contributing to a NR DISTRICT? C

Contributing secondary structure? -

Listed on existing SURVEY? IHSS



GENERAL INFORMATION

CATEGORY building

CONDITION good

INTEGRITY minor alterations and addition(s)

SECONDARY STRUCTURE -

SECONDARY STRUCTURE

CURRENT FUNCTION Domestic - single dwelling

HISTORIC FUNCTION Domestic - single dwelling

REASON for SIGNIFICANCE Rated "O" on the IHSS Survey. Notable local example of the French Eclectic style by local architects Wolcott & Work.

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION French Eclectic

DETAILS

DATE of construction 1929

OTHER YEAR 1931

DATESOURCE building permit

WALL MATERIAL (current) Brick

WALL MATERIAL 2 (current)

WALL MATERIAL (original) Brick

WALL MATERIAL 2 (original)

PLAN irregular

NO OF STORIES 2.5

ROOF TYPE Hipped

ROOF MATERIAL Wood - shingle

FOUNDATION Brick

PORCH Front

WINDOW MATERIAL Wood

WINDOW MATERIAL

WINDOW TYPE double hung

WINDOW CONFIG 8/12; 8/8; 4/6; 4/4; 6/6

SIGNIFICANT FEATURES Wood double hung windows with various configurations; three story tower with pyramidal roof; plastered entrance surround; projecting wings; full height wing bay with conical roof

ALTERATIONS Garage and porch addition; replacement siding in tower; rear northwest side addition

HISTORIC INFORMATION

HISTORIC NAME	Marks, Harold M. House
COMMON NAME	
PERMIT NO	2260; 2385
COST	\$72,000
ARCHITECT	Wolcott & Work
ARCHITECT2	
BUILDER	Gorey, Thomas
ARCHITECT SOURCE	building permit



HISTORIC INFO

LANDSCAPE

Mid-block on curving residential driveway; front iron diamond patterned fence; front circular driveway; foundation bushes; bushes lining fence; rear ravine overlook; mature trees

PHOTO INFORMATION

ROLL1	1
FRAMES1	6, 11, 14
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	4/4/02
SURVEYAREA	Northeast Survey Area

City of HIGHLAND PARK
ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY
CONTINUATION SHEET

STREET # 2340

STREET EGANDALE RD

ADDITIONAL PHOTOS OR INFORMATION



Date 9-24 1929



30 Sec 1931

Building Permit No. 2260

Location of Building—No. 454 Street Eggandale Rd.

W. Elmer W. W. 2438
Sent application to 10/31
Municipal Bldg. 20 Aug 1931

Name of Owner Harold M. Marks

Present Address 341 N. Linden Ave Phone 319

Type of Construction brick Remodeling

General Contractor Thos. Gorey Address 1463 Maple Ave Univ. 5898 Phone

Permit issued to Owner to construct a single family dwell. + gar.

building on Lot 4, 7, 8 Blk. 32 Sub'n. HP

Builder's estimate \$12,000⁰⁰ Permit fee \$241⁰⁰

Location on Lot verified 192 by

Other inspections

Deposits Sidewalks planked

Remarks

Job completed Receipt for returned plans Owner

Hentle 135st. Trib Town. Chgo -
Sep 5381
43144 Mich.

Electrical Contractor Kordick Address _____
Wiring Permit No. 1616 Issued 1-22-30 Fixture Permit No. 1913 Issued _____
1st Inspection _____ 192 by _____
2nd Inspection _____ 192 by _____
Size of main wire _____ Size of branch wire _____ System _____
No. of Openings _____ No. Sockets _____ No. Circuits _____ No. Motors _____ No. Ranges _____
Certificate of Inspection Issued _____ 192 No. _____
Date of Public Service Tap _____ Remarks _____

Plumbing Contractor Jacob G Weber Co Address _____
Water Tap No. 2757 Sewer Tap No. 2356 Job Order No. 1431 Issued _____ Paid _____
Inspected Feb 5 192 30 by LDR
Inspected _____ 192 by _____
No. Catch Basins 05 No. Lavatories 9 No. Toilets 8
No. Baths 4 No. Sinks 2 2 4 slip No. Laundry Tubs 1
No. Shower Baths 2 stalls No. Stacks 7 Other Items 4
Certificate of Inspection Issued Ravin 8 192 No. _____
Downspouts connected to Ravins
Kind of Heat Oil Name of Burner McQuain

Tank Inspection _____
John H Miller
Ground 1/9

AM
11-9-1929

Date 4-22 1930 Building Permit No. 2385

Location of Building—No. 434 Street Egandale Rd.

Name of Owner H.M. Marks

Present Address 434 Egandale Rd HP Phone _____

Type of Construction frame Remodeling _____

General Contractor Owner Address _____ Phone _____

Permit issued to " to construct a chicken coop

building on Lot 4, 7, 8 Blk. 32 Sub'n HP

Builder's estimate \$100.00 Permit fee \$133 166

Location on Lot verified _____ 192 _____ by _____

Other inspections _____

Deposits _____ Sidewalks planked _____

Remarks _____

Job completed _____ Receipt for returned plans _____ Owner

Electrical Contractor Address

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

1st Inspection 192 by.....

2nd Inspection 192 by.....

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

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

Certificate of Inspection Issued 192 No.....

Date of Public Service Tap..... Remarks

Plumbing Contractor Address.....

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

Inspected 192 by.....

Inspected 192 by.....

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

No. Baths..... No. Sinks..... No. Laundry Tubs.....

No. Shower Baths..... No. Stacks..... Other Items.....

Certificate of Inspection Issued..... 192 No.....

Downspouts connected to.....

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

Tank Inspection

.....

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

Landmark Nomination Form

Date: September 19, 1991

1) Name of Property (original if known): Harold Marks House

2) Street Address: 2340 Egandale Road, Highland Park, IL 60035

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park): 16-23-203-017

4) Name and Address of Property Owner(s) (From Assessor's Office): American National Bank and Trust Company - Trust No. 50797 312-661-5000

33 North LaSalle, Chicago, IL 60690

5) Present Use: Residential 6) Past Use: Residential

7) Architect: Wolcott & Work 8) Date of Construction: 1929

9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:

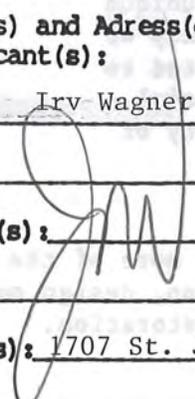
Built very much in the French Estate style of David Adler; this house was designed by Robert Work, who once worked for Howard Van Doren Shaw and was Adler's partner from 1917 to 1929.

10) This structure is eligible for designation on the basis of the following criteria (see reverse page):

4, 5, 6

11) Name(s) and Address(es) of Applicant(s):

Name(s): Irv Wagner

Signature(s): 

Address(es): 1707 St. Johns Ave



12) Affiliation (Commission Member, Owner, City Council, Preservation Organization): Historic Preservation Commission Chairman

Please complete and return this form to the Highland Park Preservation Commission 1707 St. Johns Avenue, Highland Park, Illinois 60035

**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 13-02

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION
RECOMMENDATION FOR 1427 WAVERLY ROAD**

WHEREAS, on April 30, 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 the property located at the address commonly known as 1427 Waverly Road in Highland Park, Illinois ("**Property**"); and

WHEREAS, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Property, 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 Property has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation; and

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 June 13, 2013, notices of which meeting were delivered on May 20, 2013 to the owner of the Property; and

WHEREAS, the single-family residential structure on the Property was built in the Georgian Revival style, and includes many of the architectural features of that style, including a symmetrical front façade with a pedimented entrance, casement and rounded windows, pedimented formers, and brick sheathing; and

WHEREAS, the original architects for the Property, Russell Walcott and Robert Work, were notable architects who did extensive work together in the northern suburbs of Chicago, and whose individual work included collaboration with famous architects such as Howard Van Doren Shaw and David Adler; and

WHEREAS, the residential structure on the property displays many architecturally and visually significant elements of design and detailing, including its elevation, substantial door detailing, shelving, and wainscoting in different rooms; and

WHEREAS, the Commission has determined that the proposed landmark designation of the Property satisfies the criteria for landmark designation set forth in 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 hereby finds that the Property satisfies the criteria for landmark designation set forth in Sections 24.015(3), 24.015(4), 24.015(5), and 24.015(6) of the City Code. Pursuant to those findings and Section 24.025(B)(2) of the City Code, the Commission hereby makes a preliminary recommendation to designate the Property 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.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. 13-02

Gerald Fradin, Chairman

ATTEST:

Andy Cross, Commission Secretary

#23496762_v2

**City of Highland Park
Historic Preservation Commission
Minutes of July 12, 2012
7:30 p.m.**

I. Call to Order

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

II. Roll Call

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

Members Absent: None

City Staff Present: Cross, Sloan

Ex-Officio Members Present: Susan Benjamin, Leah Axelrod

Others Present: Jeff Golman, Sidney Golman, Steve Canel (1427 Waverly), Joel Unruch, James Fraerman (112 Maple Ave), Neil Fortunado (1474 McDaniels)

III. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the June 14, 2012 HPC Meeting. Commissioner Becker made a motion to approve the minutes as submitted. Commissioner Temkin seconded the motion. The motion was approved by a unanimous vote (7-0).

IV. Scheduled Business

A. Determination of Significance – 1474 McDaniels Avenue

Staff gave a brief presentation about the history of the property. Ex-Officio member Axelrod indicated there are some special brick houses in this part of town, but this house was not one of them. Applicant Neil Fortunado was present at the meeting.

- Motion by Commissioner Rotholz that the structure at 1474 McDaniels Avenue does not satisfy any landmark criteria.
- Second by Commissioner Becker
- Vote: 7-0 Motion passes

B. Certificate of Appropriateness – 112 Maple Avenue

Staff introduced the petition, noting the house is a Contributing structure within the Vine/Maple/Linden Historic District and a Certificate of Appropriateness is required for any modifications to the exterior of the house. Architect Jim Fraerman spoke on behalf of the petition and asked that the Commission's approval include modifications to the third floor windows as needed. Further design work on the house has revealed that additional replacement windows may be needed on the third level, but all windows will match the make and models presented in the application materials.

- Motion by Commissioner Fradin to approve the modifications to 112 Maple Avenue as proposed, including the request that windows on the third floor can also be replaced as needed.
- Second by Commissioner Rotholz
- Vote: 7-0 Motion passes.

C. Determination of Significance – 1427 Waverly Road

Staff provided historical research about the house and the Loeb family. The City's architectural survey states that the house was designed by Arthur Heun, but original building permits and architectural drawings list Walcott & Work as the architects of the house. Chairwoman Sogin indicated that Jens Jensen is commonly credited with the landscape design around both 1425 and 1427 Waverly Road, but research had only verified his work at 1425 Waverly at this point.

The owners of 1427 Waverly, Jeff and Sidney Golman, addressed the Commission with a prepared statement providing background and context for the demolition application.

Commissioner Curran asked if the contract to purchase the house is contingent on the house receiving approval for demolition. The applicants indicated it was not. The contract for purchase only required that an application for demolition be submitted.

Mr. Scott Canel, 1086 Saxon Drive, introduced himself as the buyer of the property and offered some introductory comments about his plans for the house and his involvement in Highland Park.

Chairwoman Sogin commented on the architects Walcott & Work, noting that they have historical significance in their own right, despite the fact that 1427 Waverly has historically been credited to Arthur Heun. Ex-Officio Member Benjamin agreed, noting that Work had a strong association with David Adler and this house exhibits characteristics of Adler's work as a stunning example of Georgian Revival architecture.

Carl Schwartzel, architect and resident of Highland Park, asked about the recent pool house addition and how it would be handled from a preservation standpoint. He also indicated that an inspection revealed that work was needed on the slate roof and all the windows, and significant structural work on the house would also be required.

Commissioner Sogin indicated that modifications to historic homes may not detract from their overall historic significance, so the pool house may not be a significant issue in the Commission's discussion.

Commissioner Rotholz initiated a discussion about the Landmark Criteria. Commissioner Fradin indicated that Criterion #6 applied. Commissioner Rotholz agreed and also suggested that Criterion #4 is satisfied by the house. Chairwoman Sogin suggested #3 because of the association with Allen Loeb. Commissioner Becker indicated she felt #5 may apply based on the input from Ex-Officio member Benjamin.

Chairwoman Sogin addressed the question about whether Walcott and Work's architecture satisfied Criterion #5, which says it must have influenced the development of the City, county, state, or country. The fact that there is only one example of their work in Highland Park does not impact whether their work may have impacted development in the wider region or nationally.

Home owner Sidney Golman asked the Commission how their home can enhance the beauty of the neighborhood and surrounding community when nobody can see it from the street. Planning Manager Linda Sloan addressed the Commission and indicated that there are other examples of historic properties in Highland Park that are not immediately visible from the street. The house's obstructed view from the public right-of-way does not decrease its historical significance. Chairwoman Sogin indicated that the house's secluded location may prohibit it from satisfying Landmark Standard #7.

Chairwoman Sogin related the case history of 65 Vine Avenue when the architect who designed the house was not found to satisfy Criterion #5 because research did not uncover any other historically significant work, nor evidence that his work had any notable influence in the City or region or its architects. This may contrast with the current case of Walcott & Work, where their influence and other influential architectural works have been supported by research.

- Motion by Commissioner Fradin finding that the structure at 1427 Waverly Road satisfies landmark standard #6.
- Second by Commissioner Temkin
- Vote: 7-0 Motion passes.

Commissioner Fradin indicated that the difference between how the house meets #6 and how it meets #4 should be clarified. Chairwoman Sogin stated that Criterion #6 doesn't address the house's style or the time period when the house was built, but Criterion #4 does.

- Motion by Commissioner Temkin finding that the structure at 1427 Waverly Road satisfies landmark standard #4
- Second by Commissioner Becker
- Vote: 7-0 Motion passes.

Chairwoman Sogin asked the Commission to consider Criterion #3 and whether Allen Loeb had enough historical significance associated with his family's name to satisfy this standard. She suggested that the Loeb's moved to Highland Park to seek privacy following the media attention that followed the murder of Bobby Franks, so associating Landmark Criterion #3 with them may not be appropriate.

The Commission discussed Landmark Criterion #5.

- Motion by Commissioner Temkin finding that the structure at 1427 Waverly Road satisfies landmark standard #5 based on the association with Walcott & Work.

Commissioner Fradin indicated that additional research and findings on these architects would be helpful before a positive finding is made for this standard. In particular, it would be helpful to have information about their specific influence in the City, state, and county. If other houses and architectural works were derivative of Walcott & Work, then they can be said to have influenced the development in other areas. Ex-Officio member Benjamin shared a list of Walcott & Work projects from research by Arthur Miller, an architectural historian and author.

Home owner Jeff Golman indicated that discussion about Walcott & Work's architectural work outside of Highland Park represented an arbitrary and capricious exercise of the Commission's authority. He noted that the City's architectural surveys do not mention Walcott & Work. He indicated he felt the discussion about Walcott & Work should be focused on their work within the City. He reiterated that houses by notable architects on Waverly Road have already been demolished.

Chairwoman Sogin informed the Commission that she and Mr. Golman have been friends for over 20 years, but made clear that the HPC is mandated to work within the language in Article 24 included in the City Code. She empathized with the financial hardship described by the petitioners and reiterated her intent to keep the Commission's dialogue limited to the historic significance of the house in the most narrowly-focused and unambiguous way possible.

Commissioner Rotholz indicated that the eight-year long partnership of Walcott & Work appears short, so a discussion about the influence they had outside of Highland Park would be helpful in understanding their overall impact.

Ex-Officio member Benjamin indicated that additional scholarship about architects takes time. There is a body of work by this team, but their influence is broad it it takes a long time for their influence to be recognized.

Commissioner Sogin summarized the relevance of Landmark Standards #2 and #5 relating to non-owner-consent landmark processes. Planning Manager Sloan contributed procedural information, indicating that the Commission could make a motion to continue discussion on Landmark Criterion 5 until a future meeting pending further research.

Planner Cross discussed the appeals process in the event a one-year demolition delay was enacted by the HPC: A letter must be submitted to the City Manager indicating the intent to appeal the Commission's findings to the City Council within a specific period of time following the meeting where the HPC's decision was rendered.

- Motion continuing the discussion about Landmark Standard #5 to the August 9, 2012 HPC Meeting: Commissioner Temkin
- Second: Commissioner Curran
- Vote: 6-1 Motion passes.
 - Commissioner Rotholz voted Nay.

Steve Canel asked staff to clarify the process of demolition delays and the landmark designation process.

IV. Discussion Items

- 1) The 2012 Realtor Workshop was discussed.

V. Business from the Public

VI. Other Business

VII. Adjournment

Chairwoman Sogin adjourned the meeting at 9:45 pm.

**City of Highland Park
Historic Preservation Commission
Minutes of August 9, 2012
7:30 p.m.**

I. Call to Order

Chairwoman Sogin called to order the Regular Meeting of the Historic Preservation Commission at 7:45 p.m. in the City Hall Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL.

II. Roll Call

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

Members Absent: None

City Staff Present: Cross, Sloan, Passman (Corporation Counsel), Chodzen (Student Representative)

Ex-Officio Members Present: Susan Benjamin, Leah Axelrod

Others Present: Jeff Golman, Sidney Golman, Gail Holzman, Steve Canel, Linda Canel, Jay Canel, Hal Frank, Arthur Miller, Don Hirshman, Mary Hischman (1427 Waverly), Gerard Brown, John Brown, Gary Brown, Wilma Korn (434 Marshman), David Meek

III. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the July 12, 2012 HPC Meeting. Commissioner Temkin made a motion to approve the minutes as submitted. Commissioner Rotholz seconded the motion. The motion was approved by a unanimous vote (7-0).

Commissioner Rotholz recused himself from the proceedings regarding 1427 Waverly Road at the direction of Corporation Counsel (7:48 pm).

IV. Scheduled Business

A. Determination of Significance – 1427 Waverly Road ~ *Continued* ~

Corporation Counsel representative Hart Passman advised the Commission to ratify the vote regarding 1427 Waverly from the previous meeting on July 12, 2012.

- Motion ratifying the motion finding the structure at 1427 Waverly Road satisfies Landmark Standards #4 and #6: Commissioner Bramson
- Second: Commissioner Temkin
- Vote: 6-0 Motion passes.

Staff provided a summary of the subject property to the Commission and the discussion from the previous HPC meeting. The Commission continued the discussion from the previous meeting pending additional research on architects Russell Walcott and Robert Work. The intent of the research was to allow an informed discussion about whether landmark criterion #5 was applicable to the structure at

1427 Waverly Road. Staff summarized the additional research on Walcott & Work for the Commission, noting that the research undertaken in the three weeks since the previous meeting was helpful, but more time would have allowed additional information to be uncovered.

Property owner Jeff Golman presented a prepared statement and distributed copies to the Commission, concluding with a request that the HPC terminate the review process for the house and allow the demolition to proceed.

Scott Canel, the prospective purchaser of 1427 Waverly Road, summarized the research he commissioned from the School of the Art Institute Library. At the request of the Commission, a verbatim transcript of his comments are attached as an exhibit to these minutes

Sidney Golman addressed the Commission requesting that they use common sense and compassion to work with residents of the City and not against them. The Commission's support is valuable for people who wish to preserve their homes, but can present an obstacle for those who do not. Mrs. Golman indicated her feeling that Walcott & Work's body of work in Highland Park is limited to two houses, which is not evidence of the widespread influence required to satisfy Landmark Criterion #5. She also requested the Commission take into consideration the fact that the prospective buyer will build a beautiful new home on the lot that will accommodate his child with a physical handicap.

Hal Franke, legal representative for the petitioner, posed a question to Corporation Counsel representative Hart Passman as to whether an appeal to the City Council is based on all documentation that represents the public record for the meeting, or can additional evidence be submitted to the City Council for their review. Mr. Passman indicated that Council's review will be limited to the same materials that have been presented to the Commission as part of the public record, which includes the materials submitted as exhibits at the meeting.

Arthur Miller, archivist and librarian for special collections at Lake Forest College library, addressed the Commission. He provided historical information about Walcott & Work and their body of work in the area. He mentioned that the canon of significant or notable architects is continually evolving and growing and new research and information is collected. Mr. Miller discussed the notion of what constitutes a notable architect and the historical research and context that goes into a determination about the notability of a given architect. These might include visible influences of overseas studies in projects they undertook locally. Mr. Miller related historical information about Walcott & Work, mentioning in particular Robert Work's legacy in Lake Forest and surrounding communities to Country Estate architecture and his principal role, the depth of which has been relatively recently understood with examination of original documents, in the design and construction of Lake Forest's Market Square. He elaborated on Work's partnership with David Adler, for who he signed and sealed drawings prior to Adler attaining his own license.

Hal Franke asked if further questions on behalf of the petitioners could be posed to the Mr. Miller and the other witnesses. After discussion with the Commissioners, Chairwoman Sogin indicated that the public testimony portion of the discussion would close and the Commission would begin its formal deliberations.

David Meek, representing a separate petition at the meeting, asked the Commission to consider the clause of Landmark Standard 5 regarding the identifiability of a given structure as the work of a notable architect. Chairwoman Sogin indicated that the Commission had discussed that element of the standard at the previous meeting.

Chairwoman Sogin mentioned the Oral History project at the Art Institute, indicating Robert Work is mentioned as an influence by 56 architects. Russell Walcott is mentioned in the historic interviews of five architects, including Schweikert, Humrich, and William Keck.

Ex-Officio member Benjamin commented on the Illinois Historic Structure Survey and the Historic Surveys done for the City of Highland Park. She noted that Walcott & Work were not discussed in the surveys, but this should not be taken to mean they are not architects of significance. Ms. Benjamin indicated that historical research is continually growing and is a process of reevaluating the bodies of work of different architects. Commissioner Temkin added that the recent recognition and appreciation of John Van Bergen in Highland Park is a good example of this.

Commissioner Fradin indicated he appreciated the exhaustive amount of work and research undertaken by the applicants and City Staff. He noted that additional discussion or debate would not impact his decision about Landmark standard #5 and he was prepared to make a motion.

- Motion finding the structure at 1427 Waverly Road satisfies Landmark Standard #5: Commissioner Fradin
- Second: Commissioner Becker
- Vote: 6-0 Motion passes.

Chairwoman Sogin asked the Commission if any members were interested in discussing a truncation of the delay on the grounds that, based on testimony from the applicant, a delay would not serve to protect the house from demolition. The Commission did not express interest in moving forward with a truncation. The Chairwoman discussed the appeal procedure with the applicants and Corporation Counsel.

A 10-minute recess was announced between this item and the next item on the agenda.

B. Certificate of Economic Hardship – 434 Marshman Street

The meeting resumed at 9:25 pm. Commissioner Rotholz rejoined the meeting.

Staff summarized the record of 434 Marshman and the owner's previous efforts towards removing the home's landmark status. The Commission reviewed the petitioner's application materials which were submitted to demonstrate economic hardship.

Corporation Counsel representative Hart Passman explained the process and intent behind the Certificate of Economic Hardship review process.

The Commission discussed whether the debate that evening should include highest and best use, the maximum return on investment or a reasonable use of the property and a reasonable economic return. Commissioner Temkin questioned the beneficial use of the property and wondered if the house could be used by the Land Trust for the affordable housing program. Planning Manager Sloan indicated the idea could be investigated, but the price point of the house may be higher than what the Trust may consider.

The Commission questioned the applicants about the methodology used in creating the comparable sales figures in the application materials. Commissioner Bramson noted that the exhibits did not include a certified appraisal and relied on information collected by the applicants instead.

Mr. Passman swore in the petitioners and Chairwoman Sogin invited them to approach the Commission with their comments and presentation.

Gary Brown, a brother to Gerard Brown, as well as an architect, summarized the estimates and potential land values stated in the application materials and indicated that Gerard Brown and his wife Sabina can no longer afford to live in the house. Mr. Brown stated that the estimated fair market value of the house and land is \$650,000, which is based on the square-foot sales price of recent sales of houses in the neighborhood. The property is currently estimated to have a value of \$425,000 with the landmark status on the house. The value of the land alone is worth \$550,000. The house is currently on the market for \$475,000.

Mr. Brown stated that he appreciates the mission of the Historic Preservation Commission, but his brother Gerard is not in a position to lose \$150,000 on the sale of his house because of the landmark status. He noted that purchase offers have been submitted for the house if the landmark status is removed.

Commissioner Curran asked the applicants about fair market value of the land and building, noting the houses used to generate comparable sales figures were smaller than the subject property. Ms. Curran also noted that a certified appraisal had not been submitted with the application materials. She expressed concern that the figures provided as comparable sales figures may have omitted important elements such as age, size, and style of house. Gary Brown indicated they looked at houses that had sold in the neighborhood within a recent time period. Commissioner Temkin indicated that the houses provided as comparable sales are not in the immediate neighborhood of the subject property, but more spread out.

Hart Passman asked Wilma Korn, broker with Baird & Warner, to be sworn in. She then offered information about how the comparable sales numbers were generated. She identified property sales over the last year or 18 months in reasonable proximity to 434 Marshman.

Commissioner Curran asked how \$425,000 was arrived at as the current value of the house and property. Gary Brown indicated the number was reached through discussions with Wilma Korn, who provided that number as the most likely selling point for the house in the current market, taking the landmark status into account. The applicants indicated this number is based on offers that have come in. Commissioner Curran asked if these offers were available for viewing, but the applicants indicated all were made verbally and no documentation was available.

Commissioner Curran suggested that the most impartial and accurate way to obtain a fair market value for the house and the potential sales prices for the house or land alone would be to obtain a certified residential appraisal from an impartial third party.

Ex-Officio member Axelrod indicated she is familiar with the Broadview Avenue and Pleasant Avenue neighborhoods where the comparable sales figures were taken from and felt that it was not accurate to use these houses in comparison to 434 Marshman. Commissioner Curran reiterated that a professional appraisal would alleviate these types of concerns for the Commission. Gary Brown indicated that Gerard and Sabina did not have the money to pay for a certified appraisal.

Gary Brown discussed the projected fair market valuation of the land at \$550,000 and their estimated total current value of \$425,000, and the \$125,000 devaluation that the owners have realized because of the HPC's denial of a COA to demolish the house. Commissioner Curran indicated that no hard data has been submitted to substantiate that estimated land value.

Commissioner Fradin attempted to summarize the discussion to this point: The Commission is trying to decide whether the owner can obtain a reasonable economic return from the property. The discussion is not about whether the property can realize a fair market return or a similar value that

other homes in the area are realizing. Commissioner Fradin asked the applicants why they felt that selling the property for its current value is not realizing a reasonable economic return. The applicants indicated that they should receive fair market value for the house as a reasonable economic return.

Commissioner Temkin asked the petitioners about the estimated costs related to the rehabilitation and updating of the house. Commissioner Rotholz indicated the estimates for the renovation were as much as to projected fair market value of the house. He stated that the estimates were thorough and represented what he felt was a high-end figure. Gary Brown indicated the house is so outdated that all the estimates are accurate and necessary.

Ex-Officio member Benjamin indicated that seeing the interior of the house may be helpful in putting the renovation estimates into perspective. The applicants stated that would not help the review and indicated they would not support a visit. Ms. Benjamin felt the estimates for rehabilitation were too high and could reasonably be scaled back. Commissioner Becker agreed and felt the proposed renovation would not need to cost as much as the applicants had estimated.

Hart Passman ran through the options available to the Commission for the disposition of this application. The argument on the part of the applicants is that with demolition, they cannot receive a reasonable economic return from their property.

Commissioner Fradin indicated that if reasonable economic return means fair market value, then any owner of a landmark property could petition for demolition based on a showing that their property is worth slightly less than fair market value by virtue of its landmark status. This should not be considered a definition for reasonable economic use. The HPC should endeavor to establish if the house can be sold for an amount within a range of reasonableness around fair market value. For this reason it would be helpful to know what the fair market value is.

John Brown stated that Gerard pays the equivalent of \$1,000 a month in taxes and the landmark status is the only reason that the property isn't selling.

Hart Passman discussed the appeals procedure relating to the denial of a Certificate of Economic Hardship.

Commissioner Fradin stated that the applicants are not testifying that they cannot sell the house because of mold, deterioration, rot, etc. They are testifying that they cannot sell it for the fair market value they have estimated.

The Commission agreed that the discussion boils down to whether fair market value is the same as reasonable economic return. Chairwoman Sogin indicated that the Historic Preservation Commission was not in a position to debate that and the City Council is the body to make that determination.

Hart Passman summarized the possible motions for the Commission: Engage a study period of 60 days to further analyze whether the property can be put to reasonable beneficial use and can realize a reasonable economic return, or a motion to deny the certificate of economic hardship.

- Motion denying the Certificate of Economic Hardship for 434 Marshman Street on the grounds that the property can be put to beneficial use and can realize a reasonable economic return: Commissioner Fradin
- Second: Commissioner Temkin
- Vote: 7-0 Motion passes.

IV. Discussion Items

- 1) The Commission discussed work plan items for the 2013 budget year. Planning Manager Sloan invited the Commission to contact staff with ideas for projects that might involve City financing so money can be set aside ahead of time.

V. Business from the Public

VI. Other Business

VII. Adjournment

Chairwoman Sogin adjourned the meeting at 10:36 pm.