

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a Regular Meeting of the *Historic Preservation Commission* of the City of Highland Park is scheduled to be held at the hour of 7:30 p.m., Thursday, July 11, 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, July 11, 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. June 13, 2013
- IV. **Scheduled Business**
 - A. Determination of Significance
 - 1271 Ridgewood Drive
 - B. Certificate of Appropriateness
 - 266 Vine Avenue
 - C. Consideration of a Planning Report
 - 1427 Waverly Road Landmark Nomination
- V. **Discussion Items**
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Additional Public Notification for Demolitions
 - B. Planning for October Event at the Highland Park Public Library
 - C. Next meeting scheduled for August 8, 2013
- VIII. **Adjournment**

City of Highland Park
Historic Preservation Commission
Minutes of June 13, 2013
7:30 p.m.

I. Call to Order

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

II. Roll Call

Members Present: Rotholz, Temkin, Thomas, Becker, Bramson, Curran, Fradin

Members Absent: None

City Staff Present: Cross, Sloan, West

Ex-Officio Members Present: Leah Axelrod, Julia Johnas

Student Commissioners Present: Theodosakis

Others Present: Scott Meyers, Barney Rутtenberg, Liza McElroy, Rick Stumpf (15 Ravine Drive), Matt Pollack, William Schuman (1881 Old Briar Road), Cal Bernstein, Julie Deutsch, Craig Bondy, Julie Galassini (344 Ravine Drive), Doug Kasmer, Hector Salez (1205 Ridgewood Drive), Tom Corbett, Dan Asher, Ken Ortiz (45 Oakmont Road), Greg Criecos (2107 St. Johns Avenue), Stephanie Freeman (169 Laurel Avenue), Hal Francke, Scott Canel, Phillip Holland (1427 Waverly Road)

III. Approval of Minutes

Vice Chairman Rotholz asked for approval of the minutes from the May 9, 2013 HPC meeting. Commissioner Temkin moved to approve the minutes as submitted. Seconded by Commissioner Becker. The motion was approved by a unanimous vote (7-0).

IV. Scheduled Business

A. Determination of Significance – 15 Ravine Drive

Staff indicated this item was continued to discuss a termination of the 365-day demolition delay in place from the findings made at the previous meeting. The applicants spoke on behalf of the Park District, indicating the facility presented a safety hazard on the beach and would cost about \$1.6 million to renovate it. Selling the former sewage treatment plant to an outside buyer for reasons of preservation was made more difficult because the Park District is a public body and the process of selling a high-value item like the treatment facility is complex.

Commissioner Temkin asked about the costs of demolition. Rick Stumpf indicated the costs were anticipated to be \$277,750. Commissioner Curran asked why the Park District did not appear to have maintained the property. Commissioner Rotholz complimented the Park District on the thoroughness of the application materials.

- Commissioner Becker made a motion to terminate the demolition delay on the structure at 15 Ravine Drive finding that further time is not anticipated to result in the avoidance of the need to demolish the structure.
- Seconded by Commissioner Rotholz
- Vote: 6-1 (Temkin voting Nay) Motion passes

B. Determination of Significance – 1881 Old Briar Road

The applicant, William Schuman, spoke to the Commission stating he felt the house satisfied none of the landmark criteria and the 1947 garage credited to Van Bergen was demolished before he purchased the house. Ex-Officio member Axelrod stated the house represented an early split level home in Highland Park. Planner Andrea West added that her research had identified other split levels from this era in the City.

Chairman Fradin asked if anyone on the Commission felt the house satisfied standards 4 or 6. Ex-Officio member Johnas indicated she felt neither were satisfied and the house was fairly typical of the period and not significant. Commissioner Becker felt that Number 6 could apply to the house.

- Motion by Commissioner Becker finding the house satisfies landmark standard 6:
- Aye: Temkin, Curran, Becker
- Nay: Bramson, Rotholz, Thomas, Fradin
- Vote: (3-4) Motion Fails

C. Determination of Significance – 344 Ravine Drive

Staff gave a historical and architectural summary of the house. Cal Bernstein explained the extensive marketing efforts that have gone into trying to sell this property. Julie Galassini indicated that there had not been a single showing in two years. Julie Deutsch, the listing agent, indicated that no sign had been placed on the property showing it was for sale, but it had been placed in numerous publications. The house has had three owners in the time Ms. Deutsch has had the listing.

Cal Bernstein approached the Commission, indicating the purchase of the house is not contingent on approval of the demolition. He stated the house has significance, but has a country estate and not a suburban home. Mr. Bernstein stated he felt landmark standard #2 did not apply and the architect Vade should not satisfy landmark standard #5.

Commissioner Bramson asked if any of the deterioration on the house constituted actual safety threats. Julie Deutsch indicated there were not any safety issues, but the house required considerable upkeep. Commissioner Temkin asked about the marketing of the property, noting that no For Sale sign has been put up. She asked for verification of all the marketing efforts behind the house. Chairman Fradin reiterated the importance of that documentation, as well as information about the costs of restoring the house to a liveable condition.

The Commission discussed the landmark standards. Chairman Fradin stated #6 is satisfied and the Commission agreed. Commissioner Thomas indicated #3 could be met because of the owners' association with Inland Steel. Ex-Officio member Axelrod felt the house and the Beatty family represented a transition in Highland Park from a summer destination to a year-round livable community, which could satisfy Landmark Standard #1. Commissioner Bramson stated #4 could be satisfied by the Tudor Revival style of the house.

1 Commissioner Bramson asked the homeowner why he was interested in demolishing this house.
2 Owner Craig Bondi indicated that the house is beautiful and is located on a big lot. The HPC asked if
3 he could build on the properties with lower-value houses, but Mr. Bondi indicated the configuration of
4 the properties precludes that. Mr. Bondi indicated they weren't necessarily going to demo the house,
5 but wanted the flexibility to be able to. He closed by stating it's a beautiful home, but on an even more
6 beautiful property.

7
8 Commissioner Becker indicated that landmark standard #7 should be considered because of the
9 house's location on a ravine.

- 10 • Motion by Commissioner Curran finding the property at 344 Ravine Drive satisfies
11 landmark standards to 1, 4, 6, and 7.
- 12 • Seconded by Commissioner Thomas
- 13 • Vote: 6-0-1 (Fradin abstaining)
- 14 • Motion carries

15
16
17 **D. Determination of Significance – 15 Ravine Avenue**

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

26
27 Commissioner Temkin indicated the design of the facility was innovative for its time and the
28 engineers/designers were well-reputed. Commissioners Temkin and Thomas stated they would like to
29 see the old sewage treatment plant preserved.

30
31 Vice Chairman Rotholz asked the Commission to consider the landmark criteria in Chapter 24.
32 Commissioner Temkin indicated criteria 1, 7, and 9 may be appropriate. Commissioner Thomas
33 thought 8 and 9. Commissioner Becker indicated 1 and 8 may be satisfied, and that costs related to any
34 renovation or rehabilitation of the building would be very expensive.

35
36 Jean Sogin stated that the review in this case is less about a question of a demolition delay and more
37 about the question of how to tell the story of the plant's history. Ex-Officio member Julia Johnas
38 stated there was value to restoring the park to how it looked in Millard's day, which was as pristine
39 lakefront beach area.

- 40
41 • Motion by Commissioner Temkin finding the former sewage treatment plant at 15 Ravine
42 Drive satisfies landmark standards 1,7, and 8.
- 43 • Seconded by Commissioner Thomas
- 44 • Vote: 3-1 (Rotholz voting nay)
- 45 • Motion carries

- 46
47
48 • Motion by Commissioner Becker to terminate the demolition delay on 15 Ravine Drive.
- 49 • Motion fails for lack of a second

50
51 Commissioner Temkin asked the Park District to propose a historical marker for the facility.

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

E. Determination of Significance – 370 Ravine Drive

Staff gave a brief architectural summary of the house, indicating it is a mid-century split level.

- Motion by Commissioner Thomas finding the house at 370 Ravine drive does not meet any landmark criteria.
- Seconded by Commissioner Rotholz
- Vote: 7-0
- Motion Carries

F. Determination of Significance – 384 Ravine Drive

Staff introduced the application and provided background about the architect. Initial research finding that the architect had passed away was incorrect. Staff located the architect in California and spoke with him on the phone. He remembered the house as the first project he completed after graduating from his architectural program in 1955.

- Motion by Commissioner Becker finding the house at 384 Ravine satisfies landmark criterion #6 because of its unique Wrightian design.
- Seconded by Commissioner Curran
- Vote: 7-0
- Motion Carries

G. Determination of Significance – 1205 Ridgewood Drive

Doug Kasmer and Hector Salez from Ravinia Renovations were present to discuss the application. Mr. Kasmer indicated he has owned the property for two years and that the house is in very poor condition. Commissioner Temkin agreed, stating she has seen it and it's a train wreck.

- Motion by Commissioner Temkin finding the house at 1205 Ridgewood Drive does not satisfy any landmark standards.
- Seconded by Commissioner Curran
- Vote: 7-0
- Motion Carries

H. Determination of Significance – 45 Oakmont Road

Tom Corbet, Dan Asher, and Ken Ortiz were present to discuss this demolition. Mr. Asher indicated that the house had been vacant since 2011 and his intent is to return the property to open green space. He purchased the house from Tony Grunsfeld, the previous owner, and it has mold and mildew problems. Mr. Ortiz commented that he would harvest 90% of the materials from the demolition.

1 Chairman Fradin guided the discussion toward the landmark criteria, stating the view of the house
2 from the street was obstructed, but the photographs were impressive. Commissioner Temkin stated the
3 house should meet #6. Commissioner Thomas felt 4, 5, and 7 could apply because of the striking
4 location of the house. Commissioner Becker felt either 4 or 6 could apply.
5

- 6 • Motion by Commissioner Bramson finding the house at 45 Oakmont Road satisfies
7 landmark standard #4.
- 8 • Seconded by Commissioner Becker
- 9 • Vote: 6-1 (Fradin voting nay)
- 10 • Motion Carries

11
12 Chairman Fradin stated that the applicants have the right to request a termination of the delay, but the
13 request should be accompanied by documentation that efforts have been made to market and sell the
14 property, or estimates to repair or renovate the house show that it would be cost-prohibitive to do so.
15

16 **I. Determination of Significance – 2107 St. Johns Avenue & 2113 St. Johns Avenue**

17
18 Chairman Fradin asked if the Commission would consider a motion finding that neither of these
19 properties satisfied any landmark criteria. Greg Criccos was present representing the applications
20

- 21 • Motion by Commissioner Bramson finding the house at 2107 St. Johns does not satisfy
22 any landmark criteria.
- 23 • Seconded by Commissioner Rotholz
- 24 • Vote: 6-0-1 (Curran abstaining)
- 25 • Motion Carries

- 27 • Motion by Commissioner Thomas finding the house at 2113 St. Johns does not satisfy any
28 landmark criteria.
- 29 • Seconded by Commissioner Rotholz
- 30 • Vote: 6-0-1 (Curran abstaining)
- 31 • Motion Carries

32
33 Greg Criccos was present representing the applications and thanked the Commission for their time.
34 He indicated his intent was to build two nice townhomes on the properties.
35

36 **J. Landmark Nomination – 169 Laurel Avenue**

37
38 Staff introduced the project, noting that the only remaining step for the Commission at this point was
39 to approve the resolution making a preliminary landmark nomination recommendation to the City
40 Council. The nomination would be placed on an upcoming Council agenda for final approval by an
41 Ordinance adopted to designate the house as a local landmark.
42

- 43 • Motion by Commissioner Rotholz to adopt Resolution 13-01
- 44 • Seconded by Commissioner Temkin
- 45 • Vote: 7-0
- 46 • Motion Carries

- 48 • Motion by Commissioner Curran to adopt the planning report for 169 Laurel Avenue's
49 landmark nomination
- 50 • Seconded by Commissioner Rotholz
- 51 • Vote: 7-0

- Motion Carries

K. Landmark Nomination – 1427 Waverly Road

Hal Francke addressed the Commission on behalf of the property owner. He indicated that the historic criteria satisfied by the property at 1427 Waverly Road had been thoroughly discussed at previous meetings of the HPC and it was not his intent to argue those. Instead he asked the Commission to consider the fairness of imposing any further delays on the demolition of this property. Mr. Francke added that the owner has paid roughly \$12,000 per month in carrying costs and the meeting date of June 13th, 2013 was only five days from the expiration of the one-year demolition delay. He clarified the language in Article 24 for the Commission, noting it said the Commission “may” adopt a resolution making a preliminary landmark designation recommendation, but there was no obligation on the part of the HPC to do so.

Phillip Holland addressed the HPC as the nominator of the property for local landmark status. He indicated that his family owned the house at 1427 Waverly Road for many years, but declined to opportunity to designate it as a local landmark out of humbleness. He stated that the timing of his landmark nomination was not intended to be vindictive, but was the result of a long research process.

Chairman Fradin asked if the Commission if there was interest in revisiting the prior findings that landmark criteria 4, 5, and 6 are satisfied by the subject property. There was none. He then asked if there was any discussion of whether the property was of sufficient integrity to be worthy of preservation. There was none. Chairman Fradin then addressed Mr. Francke’s point of the fairness. Commissioner Bramson indicated the timing was within the established limits in the Code, so the Commission shouldn’t consider the timing of this nomination when discussing the landmarking process. Commissioner Curran stated that after all the time and discussion the HPC has dedicated to this property, the nomination process should be carried forward. Commissioner Becker agreed.

Chairman Fradin asked if any Commissioners would be interested in making a motion to adopt Resolution 13-02, as amended to include landmark standards 4, 5, and 6?

- Motion by Commissioner Temkin to adopt Resolution 13-02 as amended?
- Seconded by Commissioner Curran
- Vote: 7-0
- Motion Carries

Chairman Fradin directed staff to draft a planning report for this landmark nomination as required by Article 24.

Hal Francke submitted a letter on behalf of the property owner waiving the Code’s requirement to send a certified letter to the property owner with follow-up information about the HPC’s findings at the meeting. He also requested that the Commission proceed to a public hearing as expeditiously as possible.

IV. Discussion Items

V. Business from the Public

VI. Other Business

1 **VII. Adjournment**

2

3 Vice Chair Rotholz adjourned the meeting at 10:20 pm.

Historic Preservation Commission

1271 Ridgewood Drive Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 7/11/2013

<i>Year Built:</i>	c. 1922
<i>Style:</i>	Craftsman Bungalow
<i>Petitioner:</i>	Wizard Investments LLC represented by Arek Jarog
<i>Size:</i>	1,026 square feet
<i>Original Owner:</i>	Unknown
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Front gable roof with broad overhanging eaves and exposed rafter tails, historic 4/1 wood windows with simple wood surrounds
<i>Alterations:</i>	<ul style="list-style-type: none">• Side deck addition (no date)• One story rear addition (no date)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1271 Ridgewood Drive and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1271 Ridgewood Drive; 1271 Ridgewood Drive is located within the Bob-O-Link survey area and is considered a “Contributing” property. The Lake County Tax Assessor’s data indicates the house was built in 1922; the construction pre-dates available Highland Park permit records and no plans or records from the original construction are available.

Architectural Analysis

The subject property is a modest version of the Craftsman Bungalow. Many people associate the Craftsman style with the side-gable, low, heavy porch front homes, several examples are located within the survey area. The subject property instead features details common in craftsman homes, including decorative exposed rafter tails and 4/1 wood windows. More uncommon in

Historic Preservation Commission

this style is the side entry. The Bob-O-Link historical survey provides the following summary of the Craftsman Style:

The Craftsman style developed around 1900 and was inspired by the English Arts and Crafts Movement and its American counterpart. The focus of the movement was a shift away from machine-made goods in favor of handcrafts and manual arts, a notion that was strongly influential to the style. As a result, the key characteristics of the Craftsman style, low pitched roofs with overhanging eaves and exposed elements such as bracing and rafter tails, give the impression of a less polished, more rustic construction. Greene & Greene are recognized as the primary proponents of the style in the United States. The two architects, who were brothers, practiced in California from the 1890s to the mid 1910s. Their designs were widely published in architectural journals, as well as women's interest magazines. The flurry of interest in the style led to the publication of numerous pattern books. The popularity of the style was augmented during the early years of the century with the publication of The Craftsman magazine by Gustav Stickley, which offered home designs, tips, and plans.

Within the survey area, there are 22 Craftsman style houses and 13 Craftsman Bungalows. Of the houses, four are rated locally significant. These include 827 Bob-O-Link Road; 1486 Oakwood Avenue; 1089 Ridgewood Drive; and 1139 Ridgewood Drive. All are listed on the Illinois Historic Structures Survey. Of the bungalows, four are rated locally significant. They are the following: 1275 Glencoe Avenue; 1521 Green Bay Road; 1471 Oakwood Avenue; and 1110 Ridgewood Drive, which is also listed on the Illinois Historic Structures Survey.

Biographical Information

Ex-Officio member Julia Johnas provided some biographical information about the subject property:

The house was built in 1922 for Harry Edward Clarkson (1895-1965). He was born in Waukegan on March 28, 1895. He was still living at 1271 Ridgewood as late as 1951. Originally he worked as a repairman for the railroad, but after marriage, he took up his father-in-law's occupation as lather. He married Gertrude A. Sasch (born in Highland Park in 1895). They had three children: Robert, Marion, and Dorothy.

An interesting detail about this property is that it was owned by Frank P. Hawkins (manager of the Highland Park Building Company and first mayor of the city) when it was a vacant lot according to the 1919 tax assessment roll.

Landmark Criteria

Below are the landmark criteria from the City Code:

Historic Preservation Commission

- 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,
- (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

Historic Preservation Commission

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data





REOPENED
JULY 11, 2013
SUNSHINE

1371
P. 00000000







City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

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



HISTORIC INFO	<input type="text"/>
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LANDSCAPE	Midblock on east side of residential street; front sidewalk; side driveway; similar setback; mature trees
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PHOTO INFORMATION

ROLL1	<input type="text" value="04"/>
FRAMES1	<input type="text" value="27"/>
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	<input type="text" value="K:\Historic Preservation\SU"/>

SURVEY INFORMATION

PREPARER	<input type="text" value="Lara Ramsey"/>
PREPARER ORGANIZATION	<input type="text" value="Granacki Historic Consultants"/>
SURVEYDATE	<input type="text" value="3/16/2005"/>
SURVEYAREA	<input type="text" value="Bob-o-link"/>



Lake County, Illinois

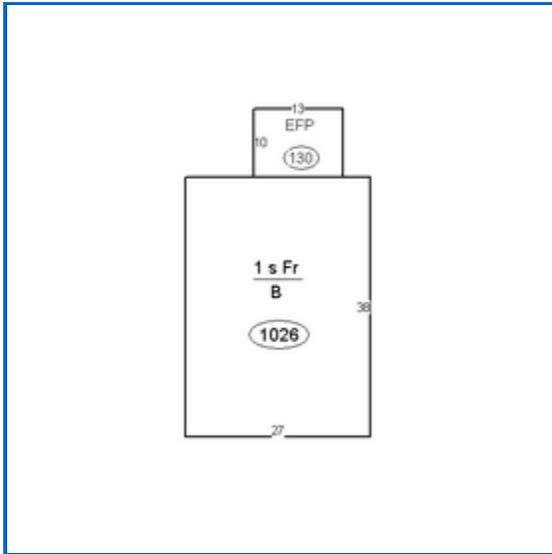
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-26-217-017	Neighborhood Number:	1826050
Street Address:	1271 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:	\$30,571	House Type Code:	13
Total Amount:	\$90,605	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2012	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1922 / 1922
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1026
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	1026
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	0 / 0 / 0
		Garage Attached / Detached / Carport Area:	0 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 1
		Porches Open / Enclosed Area:	0 / 130
		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
1/29/2013	\$160,000	Qualified	None

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=1626217017>

266 Vine Avenue

Application for a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	July 11, 2013
FROM:	Andy Cross, Planner II
SUBJECT:	Exterior Improvements at 266 Vine Avenue

PETITIONERS / OWNERS:

Deborah Samyn, on behalf of
Robert Moss
266 Vine Avenue
Highland Park, IL 60035

PROPERTY LOCATION:

266 Vine Avenue

STRUCTURE

Style: Tudor Revival
Architect: Fredrick Hodgdon
Built: 1934

HISTORIC STATUS:

Contributing structure in the 1999 Vine/Linden/Maple Historic District

PROJECT ARCHITECT:

David Migdal
The Garden Consultants, Inc.
484 Central Avenue, Ste. 206
Highland Park, IL 60035

PROPERTY SUMMARY

The house at 266 Vine is one of 27 structures in the Vine/Linden/Maple Local Historic District. The property owner, Robert Moss, consented to the landmark district designation in 1999 and still owns the property today. There are no records of exterior alterations prior to the historic district and no previous Certificates of Appropriateness have been sought for the house.

The house is in the Tudor Revival style. The architectural surveys have a detailed description of the style, which is included in the attachments to this memo. Some of the most characteristic traits include an irregular building footprint, half-timbered and stucco exteriors, prominent chimneys, and steeply pitched gable roofs. All of these can be seen on the subject property.

Architect Frederick Hodgdon

266 Vine Avenue was designed by Frederick Hodgdon. The 2006 Bob-o-Link area architectural survey contains the following biographical write-up on him and his work:

“**Frederick M. Hodgdon** (1894-1971) was the son of noted Chicago architect William Hodgdon. The elder Hodgdon and his firm Coolidge & Hodgdon were known for their designs of the Art Institute, Temple Shalom, and the medical school and hospital at the University of Chicago. Frederick Hodgdon was a member of Coolidge & Hodgdon until 1929, when he formed a partnership with Frederick Stanton. Their offices were located at 307 North Michigan Avenue. In addition to serving as a judge for the 1927 Tribune Tower competition, Hodgdon was the designer of the Michigan Shore Club and, in 1929, he submitted the winning design in the contest for the Highland Park City Hall. In 1934, he opened a branch office of his architectural firm at 250 East Main Street in Barrington, Illinois. Hodgdon lived in Highland Park with his wife and two sons.”

Jason Berry, a former planner for Highland Park, put together the following additional information: Hodgdon designed a variety of buildings, from expansive, twenty-five room mansions on Chicago's North Shore to commercial storefronts for grocer A&P. Shortly after the National Housing Act of 1934 opened up the suburban frontier with FHA-supported mortgages, Hodgdon opened an office in northwest suburban Barrington, Illinois. For the rest of his career Hodgdon would partner with developers and builders on exclusive suburban estates and golf course retreats. Hodgdon moved to California in the 1940s, settling in the Los Angeles area. He died in 1972 at age 78.

SUMMARY OF IMPROVEMENTS

The owner of 266 Vine Avenue is proposing improvements to the patio on the south, or rear elevation of the house. As an alteration on a property within a local historic district, the improvements are considered a Regulated Activity and will require a Certificate of Appropriateness from the Historic Preservation Commission.

The application materials include photographs of the existing conditions. **Page L.2** in the plan set includes the following narrative describing the materials proposed on the new patio:

“The existing dry-laid lannonstone retaining wall shall be replaced with a masonry retaining wall and columns. The proposed masonry walls and columns will be compatible with the existing elements of the façade and the house. The brick masonry will match the brick used on the house. The walls and columns will have Indiana limestone copings what will harmonize with the limestone façade. The copings will be 2-1/4” thick with an eased edge and a 1” overhang beyond the walls and columns. The existing bluestone pavers will be reset into the new patio configuration in the same ashlar pattern as the existing patio, thereby remaining consistent with the palette of the existing patio.”

The same page has a scaled drawing of the proposed new patio. The rear-facing patio shows extensive symmetry and will not come higher of the ground than the existing patio does. For the sake of comparison, **Page L.3** has a drawing of the existing patio. When viewed together with the photographs, it becomes easier to evaluate the size and scale of the proposed changes.

EVALUATION OF CRITERIA IN THE HISTORIC PRESERVATION ORDINANCE

Here are the Standards for Certificates of Appropriateness as listed in Section 24.030(D) of the City Code:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATION

Based on the findings presented above, staff recommends that the Historic Preservation Commission approve the Certificate of Appropriateness for the new patio, or recommend changes to the plans to meet the criteria listed above.

ATTACHMENTS

- Location Map of 266 Vine Avenue
- **Page L.1** – Landscape Plan for the Proposed Patio
- **Page L.2** – Scaled Plan of Proposed Patio
- **Page L.3** – Scaled Plan of Existing Awning
- Photographs of Existing Conditions





The Garden Consultants, Inc.

484 Central Avenue, Suite 206

Highland Park, IL 60093

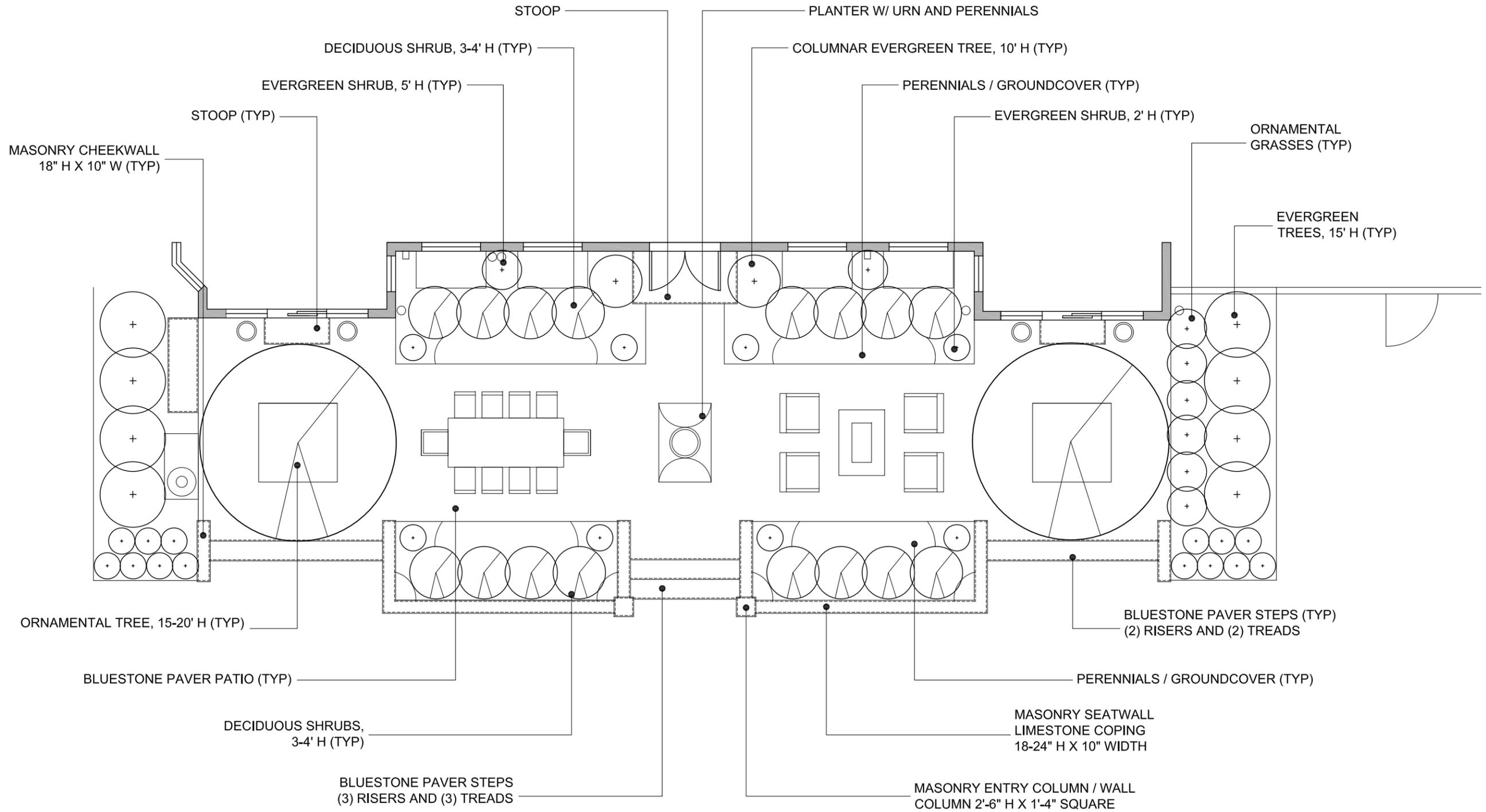
P: 847.433.0300

F: 847.433.0324

www.gardenconsultants.com

MOSS RESIDENCE

266 Vine Ave.
Highland Park, Illinois



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

Date: 06.18.13

Designer/s: DAS

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PROPOSED LANDSCAPE PLAN

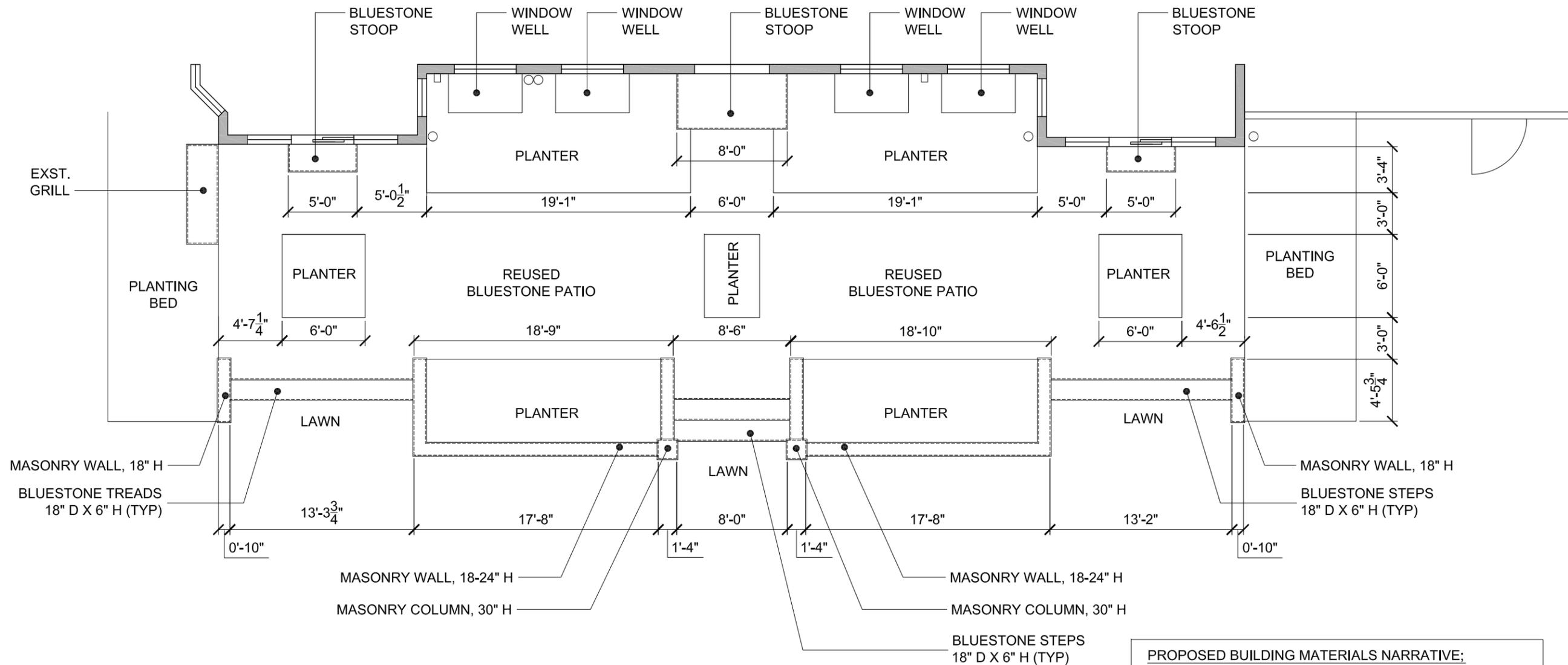
1 PATIO LANDSCAPE PLAN

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



MOSS RESIDENCE

266 Vine Ave.
 Highland Park, Illinois



PROPOSED BUILDING MATERIALS NARRATIVE:

THE EXISTING DRY LAID LANNONSTONE RETAINING WALL SHALL BE REPLACED WITH A MASONRY RETAINING WALL AND COLUMNS. THE PROPOSED MASONRY WALLS AND COLUMNS WILL BE COMPATIBLE WITH THE EXISTING ELEMENTS OF THE FACADE AND THE HOUSE. THE BRICK MASONRY WILL MATCH THE BRICK USED ON THE HOUSE. THE WALLS AND COLUMNS WILL HAVE INDIANA LIMESTONE COPINGS THAT WILL HARMONIZE WITH THE LIMESTONE SURROUND AT THE CENTRAL DOORWAY OF THE SOUTH FACADE. THE COPINGS WILL BE 2-1/4" THICK WITH AN EASED EDGE AND A 1" OVERHANG BEYOND THE WALLS AND COLUMNS. THE EXISTING BLUESTONE PAVERS WILL BE RESET INTO THE NEW PATIO CONFIGURATION IN THE SAME ASHLAR PATTERN AS THE EXISTING PATIO, THEREBY REMAINING CONSISTENT WITH THE PALETTE OF THE EXISTING PATIO.

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

Date: 06.18.13

Designer/s: DAS

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PROPOSED PATIO PLAN

1 PATIO PLAN - PROPOSED
 SCALE: 1/8"=1'-0"



The Garden Consultants, Inc.

484 Central Avenue, Suite 206

Highland Park, IL 60093

P: 847.433.0300

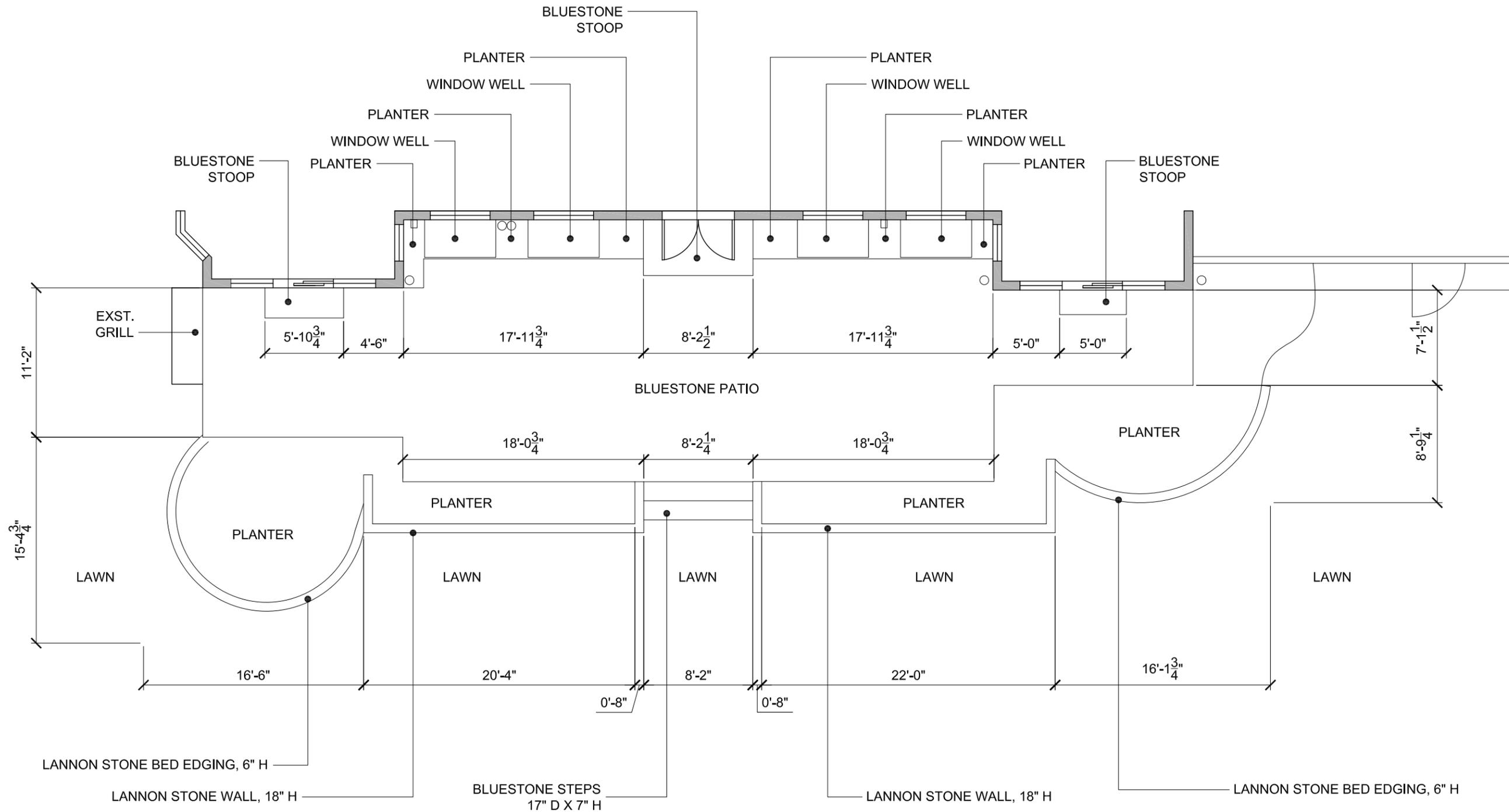
F: 847.433.0324

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MOSS RESIDENCE

266 Vine Ave.

Highland Park, Illinois



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

Date: 06.18.13

Designer/s: DAS

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EXISTING PATIO PLAN



HISTORIC PRESERVATION REVIEW

City of Highland Park, Illinois

Context Images – 1 of 1



View from Vine Avenue, Looking Northwest, South of Foreground Tree



View from Vine Avenue, Looking Northwest, North of Foreground Tree

HISTORIC PRESERVATION REVIEW

City of Highland Park, Illinois
Existing Façade Images – 2 of 2



Southwest Elevation – Existing Patio, Walls, and Steps



Southeast Elevation – Existing Patio, Walls, and Steps

HISTORIC PRESERVATION REVIEW

City of Highland Park, Illinois

Existing Façade Images – 1 of 2



South Elevation from Southeast Corner of Yard – Existing Patio, Walls, and Steps



South Central Elevation – Existing Patio, Walls, and Steps

HISTORIC PRESERVATION COMMISSION PLANNING REPORT FOR 1427 WAVERLY ROAD

DATE REFERRED: July 11, 2013
ORIGINATED BY: Department of Community Development
SUBJECT: Planning Report for 1427 Waverly Road Landmark Nomination

SUMMARY AND BACKGROUND OF SUBJECT MATERIAL

Address: 1427 Waverly Road
The Allan Loeb House

Owner: Land Trust #8002360791, Scott Canel as Trustee

Zoning: R4 Single Family Residential; Lakefront Density & Character Overlay Zone (LFOZ)

Style: Georgian Revival

Date of Construction: 1929

Architects: Russell Walcott & Robert Work

ADMINISTRATIVE HISTORY

The owners of 1427 Waverly Road appeared before the Historic Preservation Commission in July, 2012 with a request to demolish the house. After extensive research and discussion, the HPC determined that the structure satisfied three landmark criteria. As a result of that finding, the property was put under a 365-day demolition delay that had an expiration date of June 18, 2013.

On April 30, 2013, a nomination was submitted to the City to designate 1427 Waverly Road as a local landmark. It was submitted by Phillip Holland, a resident of Highland Park whose parents owned the house from 1959 to 1996. The nomination was presented to the Historic Preservation Commission on June 13, 2013 per the requirements of Sec. 24.025(A) of the Historic Preservation Ordinance. The Commission considered the landmark nomination and determined that the property satisfied three of the landmark criteria established in Article 24 and has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation. The Commission adopted Resolution 13-02 (7-0) which affirmed a preliminary landmark designation for the property.

In accordance with the landmark designation process, the property at 1427 Waverly Road remains a Regulated Structure until the landmark nomination process is complete. The Owner has declined to give consent to the landmark designation, which advances the process of landmark designation to a public hearing that will be scheduled at an upcoming meeting of the Historic Preservation Commission.

DESCRIPTION OF THE PROPERTY

The Allan Loeb House at 1427 Waverly Road house is a stately 10,200 square-foot Georgian Revival with a brick driveway and parking court in the front. The house located on a lot in depth behind 1425 Waverly Road and isn't directly visible from the street. The design of 1427 Waverly Road is credited

HISTORIC PRESERVATION COMMISSION PLANNING REPORT FOR 1427 WAVERLY ROAD

to architects Russell Walcott and Robert Work, but Arthur Heun may have begun the drawings before Walcott and Work became involved. Heun is known to have designed 1425 Waverly Road and was well-acquainted with the Loeb family through previous construction projects.

Former HPC Chairwoman Jean Sogin drafted a narrative about 1425 & 1427 Waverly Road for the Historical Society's 2011 walking tour that included the Allan Loeb House. In it, she writes, "Heun designed the homes in two very different styles for the two brothers. Allan 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." Credit to Heun may result from oral tradition more than solid evidence, however. 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.

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*.

Extensive biographical research for both Robert Walcott & Robert Work was undertaken for a meeting of the Historical Preservation Commission on August 9, 2012. The report from that meeting summarizing the research is included in its entirety in the attachments to this planning report.

Allan Loeb

1427 Waverly Road was built for Allan Loeb. Research by former HPC Chairwoman Jean Sogin indicated the following: "The two brothers [Allan and Ernst] were real estate and investment experts. They 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."¹

Ernest and Allan 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 known to be designed by Jensen and is presumed to cover both 1425 and 1427 Waverly, which gave continuity between the lots. However, documentation of the Jensen design on 1427 is still subject to verification.

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 (Lake Forest Academy) in Lake Forest.

¹ Narrative for the Historical Society's 2011 walking tour

HISTORIC PRESERVATION COMMISSION PLANNING REPORT FOR 1427 WAVERLY ROAD

The verification of Jensen's design for 1427 Waverly Road is subject to a presently missing Jensen drawing file that is archived at the Bentley Historical Library at the University of Michigan. The Library is currently searching for files (LOE1 and LOE2) which contains:

Plot plan of the Ernest Loeb and Allan Loeb residences. , 1929 (LOE1) (Blueprint; plan of buildings, topo lines; Russell Walcott and Robert Work, architects; unsigned. 96 x 62 cm. Scale: 1/32" = 1')

A planting plan for the home of Mr. Ernest Loeb, 1930 (LOE2) (Ink on linen; location, type, amounts of plantings; planting list, with heights and quantities; signed. 101 x 83 cm. Scale: 1" = 10')

The garden of Mr. Ernest Loeb, 1930 (LOE3) (Ink on linen; location, type of plantings; notes; signed. 91 x 64 cm. Scale: 1" = 5')

Efforts to locate the original Jensen drawings are ongoing, however, and any new findings will be presented to the Historic Preservation Commission and added to the City's archives when found.

FINDING OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE

The Historic Preservation Commission accepted a landmark nomination for 1427 Waverly Road at the June 13, 2013 meeting and made the preliminary determination that the Property meets three 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;
- (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;

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 1427 Waverly Road was determined to satisfy three of nine Landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.

HISTORIC PRESERVATION COMMISSION POLICY

The Historic Preservation Commission discussed a preliminary Landmark designation recommendation on June 13, 2013. Upon adoption of Resolution 13-02, the property at 1427 Waverly Road became a Regulated Structure. No building permits or demolition permits shall be issued per Section 24.025(B)(3):

HISTORIC PRESERVATION COMMISSION PLANNING REPORT FOR 1427 WAVERLY ROAD

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 issuance moratorium described above will conclude upon final disposition of the landmark nomination process.

HISTORIC PRESERVATION AND THE CITY OF HIGHLAND PARK MASTER PLAN

The City of Highland Park Master Plan establishes “a philosophy of preservation,” as a community value and principle, clarifying it with 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.”²

The Plan further states that the City should “pursue landmark nominations of individual properties and districts which have historic, architectural and/or cultural significance to protect them from inappropriate changes.”³ The Neighborhood Strategic Plan for the Lakefront District where 1427 Waverly Road is located points out that “Lakefront District residents feel that public input should be a higher priority in community decision-making, and that information about public hearings for proposed development should be increased.”⁴ Any consideration of this Property should not only respect the issues raised by the master plan and give the plan’s recommendations careful deliberation, but should also respect any additional considerations raised by Lakefront community.

The Lakefront District Neighborhood Strategic Plan recognizes that “historic landmarks and landscapes, and winding streets that conform to the topography of the ravines significantly contribute to the character of the neighborhood. Four National Register Historic Districts and one Local Historic District have been designated in the eastside of Highland Park. Within these districts and scattered throughout the Lakefront District are numerous local and national landmarks. These include Yerkes Fountain/Horse Trough at Forest Avenue, donated in 1896 for the dedication of Sheridan Road; the Ward Willits House at 1445 Sheridan Road, designed by Frank Lloyd Wright in 1902; an impressive log house built in 1893 at 1623 Sylvester Place; the Senior Center on Laurel Avenue.” The plan notes that although no distinct architectural style or house size dominates the Lakefront District, residents within the District generally feel that high quality architecture and “understated elegance” are its unifying elements.

EFFECT OF PROPOSED LANDMARK ON SURROUNDING NEIGHBORHOOD

The Waverly Road area has seen a number of tear-downs in recent years. Since 2001, the original houses at 1346, 1415, 1426, 1436, 1441, and 1447 Waverly Road have been demolished. There are still significant houses in the neighborhood, however. As part of the research for the demolition of 1441 Waverly Road in 2001, a map was created of significant homes in the Waverly Road/Sheridan Road area that could potentially form a historic district. The map, which also shows where all the demolitions have taken place since 2001, is included in the attachments to this report. The remaining significant houses in the area were designed by a range of well-known architects and represent a

² City of Highland Park, *A Comprehensive Master Plan*, Master Plan Amendment: New Goals & Objectives (1997), pg. 2

³ Ibid, pg.10

⁴ City of Highland Park, *Lakefront District Neighborhood Strategic Plan*, (1997), pg. 23.

HISTORIC PRESERVATION COMMISSION PLANNING REPORT FOR 1427 WAVERLY ROAD

number of different styles, including Tudor Revival, Miesian, Prairie, Colonial Revival, and International.

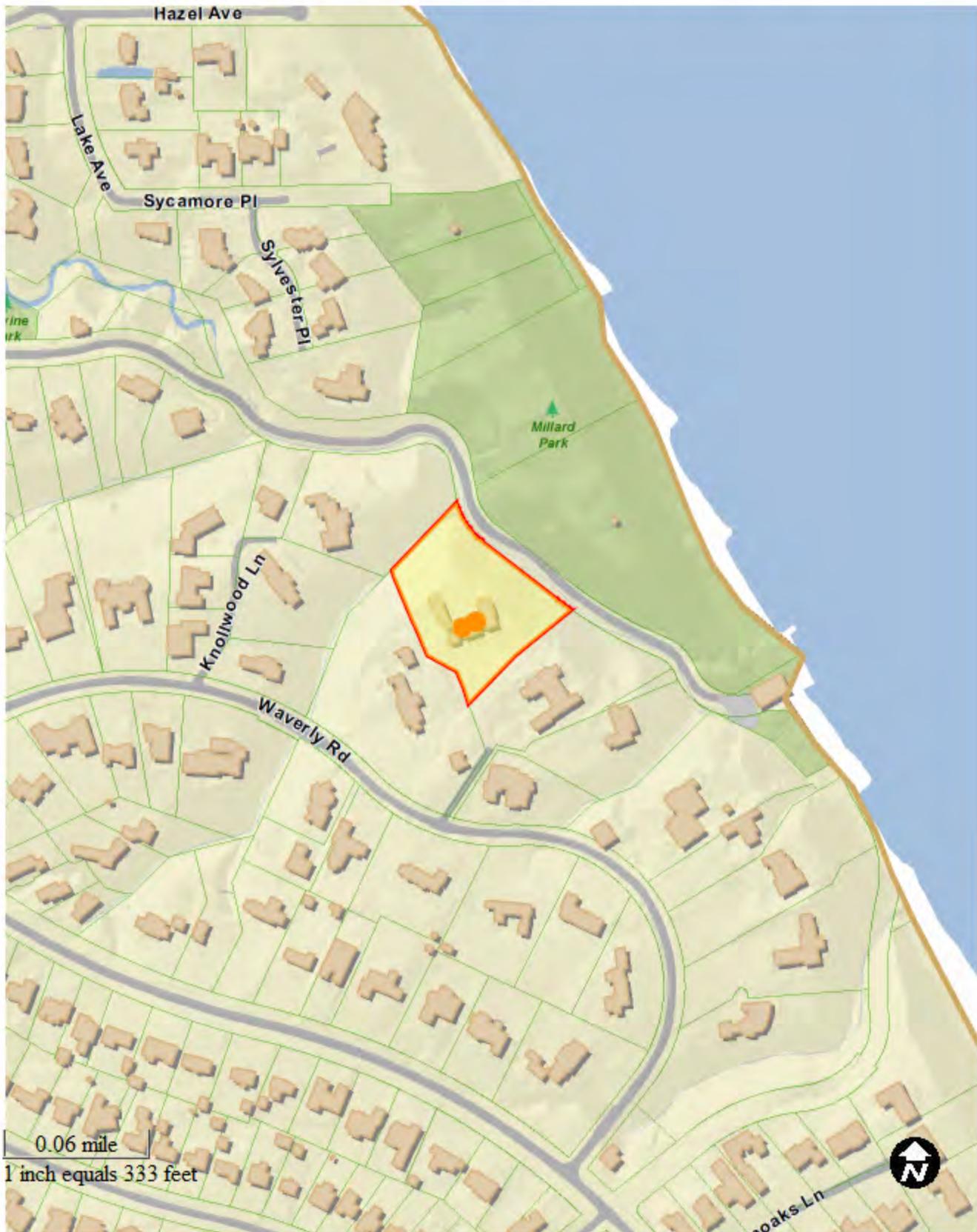
As indicated above, there were conceptual discussions of a historic district in the Waverly Road area at the time of the demolition of 1441 Waverly road in 2001. A historic district encompassing all the homes fronting on Waverly Road and Knollwood Lane, as well as those houses on the north side of Sheridan between the Waverly Road entrances would contain 51 structures. Of those, 26 (51%) have either an S – Significant or C – Contributing status in the 1999 Central East survey area. A new contiguous historic district requires that at least 50% of the houses within it satisfy at least one of the criteria for landmark designation in Article 24. Based on the survey’s findings and using the historic district borders mentioned above, the removal of another S-Significant structure from this area could impact the area’s eligibility for a historic district designation.

DEPARTMENT OF COMMUNITY DEVELOPMENT 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 1427 Waverly Road.

ATTACHMENTS

Exhibit A	Map
Exhibit B	Photographs
Exhibit C	Preliminary Landmark Designation Resolution
Exhibit D	Staff Report to the Historic Preservation Commission dated August 9, 2012
Exhibit E	Lakefront District Neighborhood Strategic Plan
Exhibit F	Master Plan Goals & Objectives
Exhibit G	Map of Significant Houses in the Area
Exhibit H	Highland Park Landscape Survey (1988)



RECEIVED

1427 Waverly

JUN 18 2012

City of Hingham
Building Dept











**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(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: 7

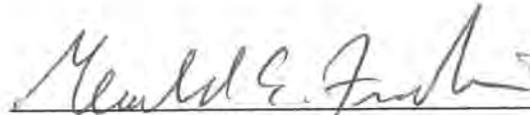
NAYS: 0

ABSENT: 0

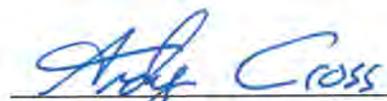
PASSED: X

APPROVED: June 13, 2013

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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Alfred Ettlenger House, Cary, 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, 31

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	<u>17</u>	<u>387070</u>	<u>3898450</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
					<u> </u>	<u> </u>	<u> </u>

 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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Mill Farm Inn, Polk County, NC

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Mill Farm Inn, Polk County, NC

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Mill Farm Inn, Polk County, NC

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

Mill Farm Inn, Polk County, NC

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

Mill Farm Inn, Polk County, NC

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Mill Farm Inn, Polk County, NC

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

Mill Farm Inn, Polk County, NC

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

Mill Farm Inn, Polk County, NC

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

Mill Farm Inn, Polk County, NC

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).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Mill Farm Inn, Polk County, NC

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 13

Mill Farm Inn, Polk County, NC

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 14

Mill Farm Inn, Polk County, NC

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
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 15

Mill Farm Inn, Polk County, NC

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 16

Mill Farm Inn, Polk County, NC

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 17

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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. Elc. Co. Wk. 2438
central
sent application to
H. W. H. 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:

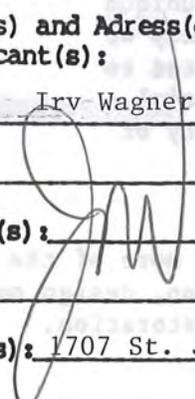
Built very much in the French Estate style of David Adler; this house was designed by Robert Work, who once worked for Howard Van Doren Shaw and was Adler's partner from 1917 to 1929.

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

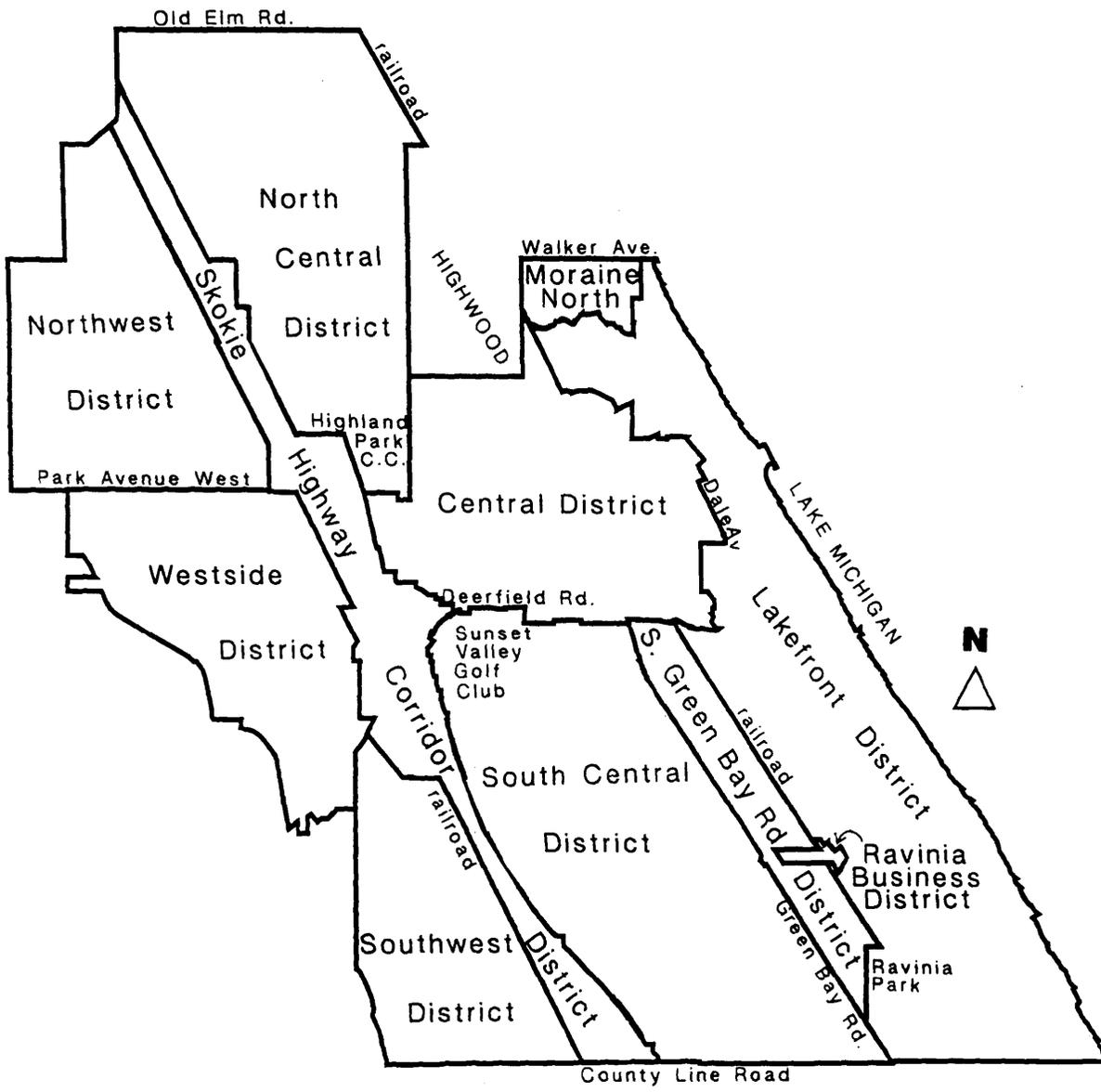
City of Highland Park

LAKEFRONT DISTRICT

**Neighborhood
Strategic
Plan**

TABLE OF CONTENTS

INTRODUCTION.....	2
Purpose.....	2
District Boundaries	2
Neighborhood Planning Process	2
 LAKEFRONT DISTRICT VISION STATEMENT	 3
The Built Environment.....	3
Natural Features	4
Public Amenities.....	4
Transportation	4
 ISSUES AND RECOMMENDATIONS	 5
New Development.....	5
<i>Size and Appearance of New Homes</i>	<i>5</i>
<i>Lot Density.....</i>	<i>9</i>
<i>Impervious Surfaces.....</i>	<i>11</i>
<i>Enforcement of City Codes and Ordinances.....</i>	<i>12</i>
Natural Environment.....	13
<i>Ravines and Lakefront</i>	<i>13</i>
<i>Noise and Air Pollution</i>	<i>15</i>
<i>Deer.....</i>	<i>16</i>
<i>Trees.....</i>	<i>16</i>
Transportation and Infrastructure	17
<i>Sidewalks and Bikepaths.....</i>	<i>17</i>
<i>Sheridan Road.....</i>	<i>19</i>
<i>Traffic Safety and Enforcement</i>	<i>19</i>
<i>Drainage Improvements.....</i>	<i>19</i>
<i>Electric Utilities.....</i>	<i>20</i>
Community Empowerment.....	21
Recreational Areas and Opportunities	22
<i>Ravinia Festival Park</i>	<i>22</i>
<i>Lakefront Recreation</i>	<i>22</i>
Braeside Neighborhood Commercial District	23
 LAKEFRONT DISTRICT ACTION STEPS.....	 25
 <u>Graphics</u>	
Map of Lakefront District	<i>front inside cover</i>
Map of Planning Districts in Highland Park.....	1
Map of Lakefront Zoning Districts	7
Map of Subdividable Single-family Residential Lots in Lakefront District.....	10
Map of Ravines.....	14
Braeside Neighborhood Commercial District Conceptual Urban Design Plan	<i>back inside cover</i>



INTRODUCTION

Purpose

The Lakefront District is one of 11 planning districts that were created for the purpose of updating the City's Comprehensive Master Plan that guides land use and community development decisions in Highland Park. For additional information about the City's Comprehensive Master Plan, please refer to the "*Introduction to the City of Highland Park Master Plan*".

The Lakefront District Neighborhood Strategic Plan (the Plan) includes a **Vision Statement** describing positive qualities of the Lakefront District that should be preserved and enhanced in the future; **Issues and Recommendations** addressing concerns related to land use and community development in the Lakefront District; and **Action Steps** assigning responsibilities for implementing the recommendations within a specified timeframe to certain individuals or groups.

District Boundaries

The Lakefront District stretches along four miles of lakefront in Highland Park, from Fort Sheridan on the north to Lake Cook Road on the south. It is bounded by Lake Michigan on the east and primarily by the Metra/Union Pacific North Line railroad and the Central Business District on the west. It also encompasses Ravinia Festival Park west of the railroad, and the residential area south of Ravinia Park (see map).

Neighborhood Planning Process

The Lakefront District planning process began in December 1997 with a kick-off meeting attended by more than 80 residents. During that meeting and eleven subsequent meetings, residents identified neighborhood strengths and concerns, and evaluated recommendations and actions steps to include in the plan.

Public participation was an important element of the planning process, and through articles in the Highlander, school newsletters, and the local paper all Highland Park residents were encouraged to attend and participate in the meetings. Prior to the kick-off meeting, a mailing was sent to all Lakefront District residents, and everyone who expressed interest continued to receive mailings throughout the process. Before the Plan was finalized, a second district-wide letter urged all District residents to comment on the draft Plan.

Members of the Plan Commission and Community Development Department facilitated the meetings, and Public Works and Police Department staff presented additional background information about specific discussion topics, as did members of the Lakefront Commission, Environmental Commission, and Ravinia Festival Community Relations Commission.

Community Development staff drafted the Plan based on the meeting discussions and written comments from residents. The Neighborhood Planning Committee (NPC), made the final decisions about what to include in the Plan before it was submitted to the Plan Commission for the public hearing process. The NPC consisted of neighborhood volunteers who attended at least half of the planning meetings, and who agreed to set aside personal interests and consider the broad issues and input from all residents in making recommendations and approving the Plan.

LAKEFRONT DISTRICT VISION STATEMENT

“The rustic setting of East Highland Park is its most charming asset. The ravines, tall trees and winding streets create a feeling of openness and comfort. The variable appearances of the homes, the “non-development” look, is visually appealing and adds to the distinctiveness of the area.”

–Lakefront District Resident

The Lakefront District is a peaceful and scenic residential neighborhood enhanced by unique natural features, caring, involved citizens, and a high quality built environment. This section identifies in greater detail the qualities that define the character of the Lakefront District, and which should be preserved and enhanced in the future.

The Built Environment

Historic landmarks and landscapes, and winding streets that conform to the topography of the ravines significantly contribute to the character of the neighborhood. Four National Register Historic Districts and one Local Historic District have been designated in the eastside of Highland Park. Within these districts and scattered throughout the Lakefront District are numerous local and national landmarks. These include Yerkes Fountain/Horse Trough at Forest Avenue, donated in 1896 for the dedication of Sheridan Road; the Ward Willits House at 1445 Sheridan Road, designed by Frank Lloyd Wright in 1902; an impressive log house built in 1893 at 1623 Sylvester Place; the Senior Center on Laurel Avenue; Ravinia Festival Grounds; Braeside and Ravinia Schools; Rosewood Park; and many other unique landmarks and homes.

Although no distinct architectural style or house size dominates the Lakefront District, residents feel that high quality architecture and “understated elegance” are its unifying elements. Pride of ownership manifests itself in excellent property maintenance and frequent home improvements throughout the neighborhood, and the relative absence of new subdivisions with uniformly designed homes is also notable. In addition to the architecture of the houses, lot size and the proportion of house size to lot size are also important determinants of the character of each block.

“Not many localities in the country enjoy the vast ocean-like panorama of Lake Michigan at one’s doorstep, or the wooded and flowering beauty of ravines off one’s back yard. Because of this unique beauty, ravine and lakefront properties are desirable locations for homes. Some ravines contain rare and endangered plant species and may be justly considered ecological treasures.”

--Living in a Ravine & Lakefront Community. City of Highland Park Lakefront Task Force and the Department of Community Development, 1994.

Natural Features

The ravines, lake bluffs, beaches and abundance of mature trees create a natural setting unique to the Lakefront District. Natural landscaping, wildlife, and a lack of fences contribute to the sylvan quality of the neighborhood, and a sense of being in harmony with nature pervade the neighborhood. Residents wish to preserve and enhance the important relationship between the natural and built environment.

Public Amenities

Public amenities are abundant in and around the Lakefront District. These include numerous recreation areas, some of which have limited beach access. Moraine Park, Central Park, and Rosewood Park are just a few of the public parks in the neighborhood, and a boat ramp and sailboat storage is available at the end of Park Avenue. The privately owned Ravinia Festival Park provides another significant recreational opportunity to residents of the Lakefront, and throughout the Chicago region.

Other amenities located in the Lakefront District include the Senior Center, religious institutions and neighborhood schools. Also, the Central Business District, Ravinia Business District, the Highland Park Library and other facilities and cultural opportunities are within minutes of the neighborhood.

Transportation

The Lakefront District provides a pleasant environment for walking, biking and driving. The curving roads were platted in a manner that respects the area’s natural beauty and topography, and most of the roads in the Lakefront District remain relatively congestion-free. Sidewalks exist in many areas throughout the neighborhood, and the Green Bay Trail, although primarily used for recreation, also provides a transportation alternative for pedestrians and bikers.

In addition, Lakefront District residents have a range of public transportation options available to them. Train stations in downtown Highland Park, Ravinia Business District, and Braeside Neighborhood Commercial District are easily accessible, and the downtown train station is served by all of Pace bus routes for Highland Park. The *Senior Connector* bus offers another transportation alternative for the City’s senior citizens.

ISSUES AND RECOMMENDATIONS

Lakefront District issues and recommendations are presented in six primary categories:

<i>New Development Graphic</i>
<i>Environment Graphic</i>
<i>Transportation and Infrastructure Graphic</i>
<i>Community Empowerment Graphic</i>
<i>Recreation Graphic</i>
<i>Braeside Neighborhood Commercial District Graphic</i>

New
Development

Natural
Environment

Transportation
and Infrastructure

Community
Empowerment

Recreational Areas
and Opportunities

Braeside Neighborhood
Commercial District



New Development

Size and Appearance of New Homes

The most common issue raised during the Lakefront District planning process was the size and appearance of new homes and building additions. "Teardowns" - tearing down one or more older homes to be replaced with a new, larger house - was consistently cited as a problem. Although some Lakefront District residents felt this to be an acceptable or even desirable side effect of market forces, most residents want development regulations to do more to ensure that new development is consistent with the existing neighborhood character.

"Our area is subject to "teardowns" and the subsequent construction of large homes that cover more of the lot than the former houses did."

"The heterogeneity of the housing stock needs to be preserved. The current trend for "knockdowns" has resulted in structures which are garish and usually inappropriate for the lot size and other homes in the vicinity."

"The building of over-sized houses which infringe on green space and involve loss of trees, give the view of ostentation and over-privilege."

--Comments from Lakefront District Residents

Residents were concerned about some new and remodeled homes that they identified as "problem sites" because of:

- Excessive floor area ratio (FAR), or the ratio of the floor area of a home to lot size;
- New homes on ravine lots that appear too large in relation to the lot;
- The height of new homes exceeding older homes;
- Lack of design compatibility between new homes and existing, sometimes historic homes;
- Uniform house design in new subdivisions; and
- Prominent garages on new houses.

With the adoption of a new Zoning Ordinance in 1997, many provisions were tightened, including FAR, sideyard setbacks, garage door width and height limits. The effects of these changes may not yet be fully evident. Therefore, the controversial size or appearance of some "problem sites" is the result of old zoning regulations (or zoning ordinance variations) rather than inadequate current regulations. However, the neighborhood planning process identified some specific zoning ordinance amendments that are warranted, especially for FAR, uniform house design, and prominent garages.

In 1997, the FAR for the R5 zoning district was reduced by 4% and for the R4 district by 6%. Residents feel, however, that the recent reductions in FAR do not go far enough in limiting the size of new homes, and support a further reduction in FAR using the zoning regulations for Lake Forest as a model. Residents also favor reducing the maximum FAR for homes on ravine lots. Lake Forest, for example, allows only

GRAPHICS:
Map of Lakefront Single-family Residential Zoning Districts

“No two single-family dwellings of identical front elevation, or façade, shall be constructed or located on adjacent lots, nor shall there be constructed or located more than twenty-five (25) percent of single-family dwellings of the same elevation or façade in any block. A change of front elevation or façade shall be deemed to exist when there is a substantial difference in roof line, type and location of windows, and/or kind and arrangement of materials.”

--Tinley Park, IL Zoning Ordinance.

50% of “non-tableland” to be included in measuring overall lot size, reducing the maximum house size for that lot.

With the exception of Local Historic Landmarks, the City does not require design review for residential development. In 1998, the City passed a Demolition Delay Ordinance giving the Historic Preservation Commission the power to delay demolition of an architecturally or historically significant home for up to three months, in order to find an alternative solution to demolition.

Although the design of a new home can be controversial, especially when it replaces or neighbors a historic home, residents are divided about whether to recommend design review for new homes including replacements for “teardowns”. However, there is strong support for specific regulations that would address the issues of uniform house design and prominent garages but without the level of subjectivity associated with a full-scale design review.

Requiring that more subdivisions be reviewed as Planned Unit Developments is another mechanism the City has for regulating the size and appearance of new homes. The City should also continue to evaluate the height regulations and amend them as needed to protect the existing character of the neighborhood.

Recommendations

- ⇒ ~~*Reduce FAR for the lakefront neighborhood zoning districts using Lake Forest’s regulations for maximum house size as a model.*~~
- ⇒ ~~*Amend the Zoning Ordinance to allow only 50% of non-tableland of a lot to be included in measuring overall lot size.*~~
- ⇒ ***Revise dimensional controls for lakefront neighborhood zoning districts to ensure that new homes and building additions, including those on ravine lots, are more consistent with the scale of existing homes, and are appropriately sized to preserve and enhance the character of the neighborhood.***
- ⇒ *Continue to evaluate the height regulations and amend as needed to protect the existing character of the neighborhood*
- ⇒ *Decrease lot size or number of lots that triggers PUD process.*
- ⇒ *Adopt guidelines, such as those used in Tinley Park, Illinois, to discourage uniform design in new subdivisions.*
- ⇒ *Create incentives to reduce garage width facing the street, such as allowing modest FAR or impervious surface bonuses for facing garage away from street and at back of property.*
- ⇒ *See additional recommendations under **Code Enforcement**.*
- ⇒ *Encourage residents to attend Plan Commission and City Council meetings to give public input regarding new development proposals and zoning amendments.*

“[M]any of the large lakefront properties have been further subdivided and built upon. Often this activity has been carried on exclusively to maximize profits, with little thought given to architectural or ecological sensitivities. Perhaps with greater interest in Highland Park’s fine architectural and landscape heritage, and with further public involvement in preservation issues, this disturbing trend can be reversed.”

--Highland Park: American Suburb At Its Best. An Architectural and Historical Survey edited by Philip Berger, 1982.

GRAPHIC: Sketch of a lot in depth.

Lot Density

The Lakefront District is zoned for low to moderate density single-family residential uses, with the exception of limited areas adjacent to Ravinia Business District that are zoned for medium to high density residential uses, and Braeside Neighborhood Commercial District.

Lot sizes along the lake are consistently larger than the minimum required for the next lower zoning district. These lots should be rezoned from R4 to R3 to preserve the existing density and character of the area. Because new development impacts steep slope areas, this will also help protect lake bluffs and ravines that are heavily concentrated on those lots.

In other areas of the Lakefront District current zoning designations are generally consistent with the existing lot density. Furthermore, provisions of the Zoning Ordinance prevent subdivision of lots in many instances when the resulting lots would meet the minimum lot size for the zoning district. An ordinance adopted in 1997 defines an “established lot width”, which may be greater than the minimum lot width for the zoning district. When 60% or more of the homes on a block have a lot width greater than the minimum required, the new lot must meet the average. This regulation limits the ability to subdivide property that would result in lots that are narrower than the majority of the existing lots on the block even if the new lot would meet the minimum lot width and lot area for the zoning district.

Many parcels in the Lakefront District that are large enough to be subdivided have a high proportion of steep slope areas. This further limits the potential for new subdivisions in the neighborhood, because new construction is prohibited on the slopes of the ravines and lake bluffs. Strict regulations on lots-in-depth (see figure) also prevent subdivision of lots that would otherwise meet lot size standards.

Recommendations

- ⇒ *Rezone from R4 to R3 those areas along the lake where lots are consistently 40,000 square feet or greater.*
- ⇒ *Continue to eliminate the approval of lots-in-depth, especially where there is potential for additional lots-in-depth that would ultimately change the existing character of the block.*
- ⇒ *Also see recommendation concerning PUD trigger under **Size and Appearance of New Homes.***

GRAPHIC:Map of Subdividable Lots in Lakefront District.

“Any construction of impervious surface - buildings, patios, driveways - covers the natural surface of soil which could otherwise absorb large quantities of water.”

--*Living in a Ravine & Lakefront Community*. City of Highland Park Lakefront Task Force and Department of Community Development, 1994.

Impervious Surfaces

There is strong support from Lakefront District residents as well as members of the Environmental Commission and Lakefront Commission for adoption of maximum impervious surface ratios for new development. Limiting impervious surfaces is particularly important in the Lakefront District because any increase in the volume or velocity of storm water increases erosion of the ravines and lake bluffs.

Recommendations

⇒ *Adopt impervious surface ratios for all zoning districts in the City, or failing that, an overlay zone establishing impervious surface ratios for those districts in the Lake Michigan watershed.*

“There is too much abuse of the variance process. The charm and character of the neighborhood is being negatively impacted.”

--Lakefront District Resident

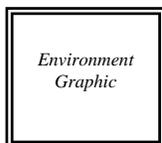
Enforcement of City Codes and Ordinances

Initially during the planning process, residents felt that many of the zoning regulations for new development in the Lakefront District needed to be tightened. However, many of those homes that residents identified as “problem sites” had been granted zoning variances, and therefore do not meet the standard regulations for development in the neighborhood.

Residents expressed concern that the frequency with which exceptions to the Zoning Ordinance are granted undermines the efficacy of the zoning standards and threatens the character of the neighborhood. They urged the Zoning Board of Appeals to reduce the number of zoning variations granted, especially in cases that would allow larger homes or smaller setbacks on ravine lots.

Recommendations

- ⇒ *Reduce the number of zoning variances granted, especially for development on ravine lots that would allow larger homes or smaller setbacks than would otherwise be permitted.*
- ⇒ *Amend the standards for granting a variance by redefining “hardship” and/or reducing the variance granting powers of the Zoning Board of Appeals.*
- ⇒ *Provide stricter overall enforcement of the City’s zoning regulations.*
- ⇒ *Encourage residents to attend Zoning Board of Appeals hearings to comment on whether requested zoning variations in their neighborhood should be granted or not.*



Natural Environment

Ravines and Lakefront

The ravines and lake bluffs play a unique and significant role in defining the character of the Lakefront District but are threatened by debris jams, stormwater run-off, new development and other activity that increases soil erosion in the area.

Although ravines and lake bluffs were created by the effects of erosion, urbanization has increased the volume and velocity of water flowing through the ravines eroding the soil at an alarming rate. According to the Lakefront Commission, erosion has claimed 50 to 100 feet of land from the lake bluff, and the ravines are deepening at a rate of approximately three to four feet every 60 years.

The City has become increasingly proactive in publicizing and addressing erosion of the ravines and lake bluffs. In 1994, the Lakefront Task Force prepared an educational brochure explaining the geology of the ravines and lake bluffs and the effects of erosion and other damage. The brochure provides tips for protecting the ravines and lake bluffs including best water management, good vegetation, and proper setbacks from the steep slope areas. Also, the Lakefront Commission and Public Works staff have mapped the ravines in a project to create a base line of ravine data.

The City is currently formulating a funding mechanism for a ravine remediation program. The program is expected to provide approximately \$200,000 per year for clearing debris jams and other maintenance activities to reduce the amount and velocity of water traveling through the ravines. These measures are expected to resolve a significant number of minor problems in the ravines, but additional funding is needed to address the major issues such as stormwater drainage improvements.

The City's Steep Slope Ordinance tries to protect steep slope areas by regulating grading, demolition, construction, landscaping, tree removal, steep slope maintenance, drainage and other activity within ten feet of the ravines and lake bluffs.

“Ravine and lakefront properties are fragile lands which require special care if they are to be preserved for current and future residents.”

“Water erosion is the most threatening force impacting ravine and lakefront property. It is a natural force which can be slowed, but cannot be stopped entirely.”

“The damage is accelerated when additional erosion is caused by human activity; this type of erosion-causing activity can and should be controlled.”

--Living in a Ravine & Lakefront Community. City of Highland Park Lakefront Task Force and the Department of Community Development, 1994.

GRAPHIC: Map of Ravines.

The Lakefront Commission has also been working with other municipalities and the U.S. Army Corps of Engineers to establish a shoreline protection program. This project will help protect the lake bluffs by dissipating wave energy before it reaches the bluff.

Recommendations

- ⇒ *Increase funding for capital improvements to address ravine erosion and maintenance.*
- ⇒ *Increase public education and information about available resources concerning lakefront and ravine issues, and encourage voluntary maintenance and protection of the steep slope areas.*
- ⇒ *Enforce the provisions of the steep slope ordinance and amend the ordinance as needed to protect the ravines and lake bluffs.*
- ⇒ *Continue to lead the North Shore community effort to secure Federal funding for completion of the U.S. Army Corps of Engineers' Shoreline Protection Study Report and to bring about the establishment of a regional shoreline protection program.*
- ⇒ *Encourage residents to attend Lakefront Commission meetings to raise concerns and learn about ravine and lakefront issues.*
- ⇒ *See additional recommendations under **Impervious Surfaces** and **Drainage Improvements**.*

Noise and Air Pollution

Clean air and the peaceful ambiance of the Lakefront District are important to neighborhood residents but are increasingly threatened by air and noise pollution. Air pollution is a regional problem and automobile transportation is one its leading sources. Noise pollution is a more localized issue and the use of leaf blowers for residential landscaping is one of the leading culprits. The City is currently seeking ways to reduce noise from leaf blowers.

Recommendations

- ⇒ *Continue to provide and/or promote alternatives to single occupancy car travel including public transportation, biking, and walking.*
- ⇒ *Increase public education regarding methods to reduce air and noise pollution.*
- ⇒ *Strengthen the City's ordinances to reduce noise from leaf blowers.*

“We know that from a cultural-carrying capacity, there are too many deer in certain areas of Highland Park. The clamor over damage to residential landscape and gardens is not the result of a few nibbles here and there.”

*--Deer Management Program
Recommendations for the City
of Highland Park, Highland
Park Deer Task Force,
November 1997.*

Deer

Lakefront District residents are eager to restore a balance between the deer population and the natural vegetation in the area. Relocation efforts have fallen short of expectations and the City has not received approval from the State for additional relocation projects. In 1997 the Highland Park Deer Task Force created a “Living with Suburban Deer” brochure that provides information about the deer population, and techniques to protect landscaping from deer such as repellents, auditory deterrents and scare devices, tree wraps, fencing and netting. It also offers extensive lists of plants that are preferred and not preferred by deer. However, many North Shore communities are faced with an over abundance of deer, and the issue cannot be overcome with individual efforts alone. A long-term regional solution is needed.

Recommendations

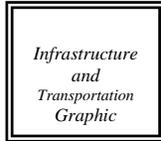
- ⇒ *Coordinate with other municipalities to adopt a regional approach to controlling the deer population.*
- ⇒ *Implement ~~all necessary~~ measures to reduce the deer population in ~~Highland Park~~ **the Lakefront District**, and actively manage it at a sustainable level.*

Trees

Mature trees are plentiful in the Lakefront District and greatly enhance the natural character of the neighborhood. Tree preservation and maintenance will continue to be an on-going concern of residents in the Lakefront District.

Recommendations

- ⇒ *Increase public education regarding mature tree maintenance on public and private property.*
- ⇒ *Increase enforcement of the City’s Tree Preservation Ordinance.*



Infrastructure and Transportation

Sidewalks and Bikepaths

The Lakefront District provides a pleasant environment for walking and biking which will be enhanced by providing additional sidewalks in the district and by minimizing conflicts between bikers, pedestrians and motorists.

Sidewalks and bikepaths are important for both transportation and recreation uses in the Lakefront District. The following recommendations for the neighborhood were included in 1995 as part of the *City of Highland Park Greenways Plan*:

“[R]elying solely on cars for transportation creates pollution, congestion, accidents, parking shortages, and deterioration in the community’s quality of life. The Greenways Plan can help to ease these problems by connecting open spaces, neighborhoods and business areas with trails, sidewalks, and bicycle routes. These facilities will make it easier to walk or ride around town and offer safe and scenic places for recreation close to home.”

--City of Highland Park Greenways Plan, 1995

Sheridan Road “Several blocks of Sheridan Road have no sidewalks which forces pedestrians into the street. This is hazardous due to the narrow width of the street and the curves and hills that create sight problems for drivers. This problem is most acute between Dean Avenue and Roger Williams Avenue where people often walk in the street to reach Rosewood Beach. Problems also occur near Ravinia Festival. Nearly 20% of the 1993 survey respondents identified Sheridan Road as the one street in the community where new sidewalks are most needed. Therefore, the Greenways Plan recommends that a sidewalk be built on at least one side of Sheridan Road to fill in the gaps that exist.”

Beech Street Trail “The City owns a strip of public right-of-way east of Sheridan Road at the end of Beech Street that was originally intended to continue Beech Street to Ravine Drive. The Greenways Plan recommends the construction of an off-street path within this right-of-way to provide access to Lake Michigan and Millard Park. Due to the topography of this area, it may not be possible to allow bicycles on this path but it is ideal for a pedestrian path that would allow access to the lakefront from the Green Bay Trail along Beech Street. Given the existing trees and vegetation on this land and the proximity of adjacent residences, this proposed path must be carefully designed to protect the vegetation and privacy of this neighborhood.”

“Lack of continuous sidewalks poses risks to children and limits access to other sections of neighborhood for those who want to walk versus ride a bike or drive.”

“There is a great need for sidewalks on Sheridan Road from Cedar to Ravinia Festival. This makes pedestrian travel to Rosewood Beach and Ravinia Festival dangerous.”

– Comments from Lakefront District Residents

GRAPHIC: Portion of Sheridan Road where sidewalks are needed and/or of the Beech Street extension.

Green Bay Trail Greenway “This is the most heavily used greenway in Highland Park. It includes three recommended routes: two segments of the Green Bay Trail and Green Bay Road. This Plan recommends that the Trail be maintained to make it consistently 10 feet wide and to remove hazards such as encroaching fences, bushes and tree limbs. Lake County recently received funds to build two new sections of the Green Bay Trail.... One segment includes a new bridge over Vine Avenue to connect the existing trail to Bloom Avenue. The second segment is in Highwood and will connect to the Lake Forest Bike Path at Old Elm Road. These improvements will significantly improve the Trail’s usefulness and safety.”

On-Street Bicycle Routes “[T]he Greenways Plan designates many streets as Bicycles Routes” to improve access to all parks, schools, neighborhoods, and shopping areas in the community. It is impossible to connect all parts of Highland Park with off-street trails because there is simply not enough vacant land in the proper locations. Therefore, it is necessary for bicyclists to use the streets for access. These bike routes were chosen based on the 1993 survey findings and the knowledge of the Greenways Committee members. Few improvements are needed to most of these routes besides properly identifying them with Bicycle Route signs.”

Recommendations

- ⇒ *Expedite implementation of the Greenways Plan recommendations for improvements in the Lakefront District.*
- ⇒ *Prioritize funding for a sidewalk along at least one side of Sheridan Road to improve pedestrian access and safety to Rosewood Beach and Ravinia Festival Park.*
- ⇒ *Maintain the Green Bay Trail to ensure its usefulness and safety.*
- ⇒ *Study the possibility of creating a designated pathway in the right-of-way extension of Edgecliff Drive for lakefront access.*
- ⇒ *See additional recommendations concerning pedestrians and bicyclists under **Traffic Safety and Enforcement and Ravinia Festival Park.***

“It was the intention of the Highland Park Building Company to build a gracious community of summer homes for nearby Chicagoans. They hired landscape architects Horace W.S. Cleveland and William French to plat the streets (1872), and by so doing initiated a tradition of landscape stewardship.... Cleveland and French took care to incorporate into their plans the beauty of the area’s natural attributes.”

--Highland Park, IL. Historic Landscape Survey Final Report, Highland Park Historic Preservation Commission, July 1998.

Sheridan Road

Sheridan Road is one of the oldest streets in the City and its winding, narrow contours have helped define the character of the Lakefront District. A significant amount of traffic travels along Sheridan Road, and residents feel that the road is being neglected by the Illinois Department of Transportation (IDOT) which owns and maintains it. There is strong support for improving maintenance of Sheridan Road, but in a manner that will not change its essential character.

Recommendations

⇒ *Reconstruct and maintain Sheridan Road at its current dimensions in a way that will not harm its unique character.*

Traffic Safety and Enforcement

Many roads are shared by cars and bikes, and in areas where sidewalks don’t exist, by joggers, pedestrians, and roller bladers as well. Potentially dangerous conflicts arise when rules of the road aren’t consistently followed. However, many people are unaware that the same laws apply to both drivers and bikers, or that bikers are required to ride single file adjacent to the edge of the road to keep from blocking traffic. Also, pedestrians, joggers and roller bladers are required to use sidewalks or other viable alternatives to the street whenever they are provided. The Police Department has initiated an educational campaign, which focuses on bike clubs and kids, to raise awareness about road rules and safety precautions.

Recommendations

- ⇒ *Continue education efforts and increase enforcement activities by the Police Department to improve compliance with rules of the road and to increase biker and pedestrian safety.*
- ⇒ *Encourage residents to attend Traffic Commission meetings to raise concerns regarding traffic safety in the neighborhood.*
- ⇒ *See additional recommendations under **Sidewalks and Bikepaths**.*

Drainage Improvements

Stormwater management is important in all areas of the City, but drainage problems in the Lakefront District can create additional problems by eroding the ravines and lake bluffs that are so integral to the character of the neighborhood. Protecting the unique topography of the Lakefront District will

require additional financing for capital improvements such as storm sewers that protect the ravines.

Recommendations

- ⇒ *Provide funding in the capital budget for the repair and replacement of sanitary and storm sewer facilities in the ravines and other areas in a systematic manner.*
- ⇒ *See additional recommendations under **Impervious Surfaces and Ravines and Lakefront**.*

Electric Utilities

Lakefront residents are concerned about the frequency of power outages and about tree trimming practices adjacent to power lines. Tree trimming concerns include neglected trimming, which results in downed power lines from fallen branches, and damage to trees from excessive trimming. City representatives have met with Com Ed to address these issues, and as a result, the City expects that there will be faster response to downed power lines, and improved tree-trimming practices.

In order to reduce the number of power outages from fallen tree limbs, and also for aesthetic reasons, there is strong support from neighborhood residents to bury existing power lines. Utility lines for new subdivisions are placed underground, but ComEd has no plans to bury existing power lines and the cost would prohibit the City or neighborhood residents from funding the project alone. The cost of burying utility lines is very high, and therefore would require a long-term financing plan and the involvement of the City and residents.

Recommendations

- ⇒ *The City should develop an action plan to provide high quality electric service and reduce power outages.*
- ⇒ *The City should ensure that tree trimming practices are appropriate to reduce power outages and to preserve the health and aesthetics of trees.*
- ⇒ *The City should work with Lakefront District residents to formulate a long-term financing program for burying electric utility lines in portions of the Lakefront District where residents are willing to share in the cost of such a project.*



Community Empowerment

Lakefront District residents feel that public input should be a higher priority in community decision-making, and that information about public hearings for proposed development should be increased. In 1997 the City approved the following *Goals and Objectives* related to this issue:

Goals

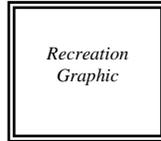
- "To ensure that information flows to all segments of the community, including the opportunity for citizen feedback."
- "To use the neighborhood strategic planning process as a forum to encourage active citizen participation early in the process of making planning policies and decisions."
- "To expand a community spirit which is characterized by civility and courtesy, common concerns and interests, trust and cooperation, and community-wide participation in civic and cultural programs."
- "To improve communications and better inform the residents of pending actions."

Objectives

- "Expand the use of modern technology to better inform residents of issues, meetings, decisions, and events including greater use of community-access cable-tv, e-mail, the Internet, and interactive Home Pages."
- "Work with committees of residents and business owners to complete all of the neighborhood and district strategic plans by the end of 1999."
- "Continue utilizing commissions and task forces composed of residents to conduct hearings and meetings to advise the City Council and staff on matters of interest to the community."
- "Provide the resources needed to achieve [the 1997] Goals and Objectives and the Actions recommended in the neighborhood strategic plans."

Recommendations

- ⇒ *Assign high priority to the 1997 Master Plan Goals and Objectives related to community input, implementing the neighborhood strategic plans, and distributing more detailed information to residents in advance of public hearings.*
- ⇒ *Refer to relevant sections of the neighborhood plan when preparing staff reports for the Plan Commission, Zoning Board of Appeals, and City Council concerning development in the Lakefront District to determine whether a development proposal is consistent with the community's master plan.*
- ⇒ *Encourage Lakefront District residents to attend meetings of the City Council, Zoning Board of Appeals, Plan Commission, Lakefront Commission, Environmental Commission, Ravinia Festival Commission, and Historic Preservation Commission to learn about the issues before the City and provide input regarding decisions that will affect their neighborhood.*



**“Ravinia
has become an
international center
for the performing
arts that enhances its
reputation with each
season.”**

*--Ravinia Strategic Plan: A
Vision for the Business District
and its Neighborhoods, City of
Highland Park, 1994*

Recreational Areas and Opportunities

Ravinia Festival Park

Ravinia Festival Park is a well-established cultural asset enjoyed by residents in the Lakefront District and throughout the Chicago region. Its proximity to residential homes requires that the Park be sensitive to the adjoining neighborhood. For that purpose, the Ravinia Festival Community Relations Commission meets four times a year between March and October to address residents concerns.

Recommendations

- ⇒ *Ravinia Festival Community Relations Commission should continue to be sensitive and proactive in addressing neighbors concerns regarding programming effects, access to grounds, traffic, parking, litter, crowds, or other issues that may affect the neighborhood.*
- ⇒ *Ravinia Festival Park is encouraged to work with the Environmental Commission to investigate environmentally-friendly pest control measures for the grounds.*
- ⇒ *Enforce the prohibition of the sale of parking spaces in private driveways and yards in residential neighborhoods surrounding Ravinia Festival Park.*
- ⇒ *Improve safety of bike path adjacent to Ravinia Festival.*
- ⇒ *Allow pedestrian access to Ravinia Park through east gate.*
- ⇒ *See **Sidewalks and Bikepaths** for additional recommendation.*
- ⇒ *Encourage residents to attend meetings of the Ravinia Festival Community Relations Commission to raise concerns regarding the Park.*

Lakefront Recreation

The Lakefront District is well served by passive recreation areas. Four large parks are situated along the lakefront, although beach access is generally limited. A boat ramp and sailboat storage is also available at the end of Park Avenue.

Recommendations

- ⇒ *Projects to provide additional recreational opportunities or access along the lakefront should be sensitive to the surrounding residential areas.*
- ⇒ *Improve bike and pedestrian access to recreation areas.*
- ⇒ *See **Sidewalks and Bikepaths** for additional recommendation.*



Braeside Neighborhood Commercial District

“To protect and strengthen all commercial areas in the community, including all neighborhood business districts, to meet the needs of residents and effectively capture Highland Park’s share of the region’s retail sales.”

-- City of Highland Park
Master Plan Goal, Adopted in
1997.

The Braeside Neighborhood Commercial District is located along the southern edge of the City of Highland Park adjacent to the Braeside train stop of the Chicago and Northwestern Railroad. The commercial district is zoned B1 for neighborhood commercial uses and occupies a portion of the irregularly shaped block bounded by St. Johns Avenue Lincolnwood Road, Braeside Road, and Pierce Road. The remainder of the block, along Pierce Road, is zoned R6 for medium density single family houses. Property adjacent to the Braeside train stop on the West of the tracks is developed with townhouses in compliance with the RM1 zoning for medium to high density multiple family development. (See map.)

The current zoning allows neighborhood commercial uses with residential units above the first floor, and multi-family residential uses adjacent to the train stop on the West. It also provides for a transition zone of medium density single-family between the commercial district and the surrounding moderate density single family homes. The zoning reflects the current uses and is appropriate for the area.

The only significant change that has been made in the Braeside Neighborhood Commercial District since the 1976 Comprehensive Master Plan is the establishment of Founder’s Park directly east of the Braeside train stop. The Park was dedicated in 1997 on the site of a former gas station. Its design, which symbolizes the “many layers of history concentrated at this unique location”, was the result of a competition sponsored by the City.

Any new development or redevelopment in the Braeside Neighborhood Commercial District should be sensitive to the surrounding residential areas. Improvements should enhance the character of the area as a pedestrian-friendly district that serves limited commercial needs of the neighborhood.

**GRAPHIC: Braeside
Neighborhood
Commercial District
with zoning**

“Improve the image of all business districts by creating an attractive and unified appearance, relating new construction to the architectural character of existing buildings. Establish urban design standards for business districts that provide for additional yet sensitive treatment of signage and expanded parking.”

--City of Highland Park
Master Plan Objective,
Adopted in 1997.

The neighborhood commercial district should be safer and more inviting to pedestrians, and a distinct path undisturbed by cars should link the Green Bay Trail north and south of the train station. Adequate car and bike parking should serve the neighborhood commercial uses and the train station. Currently, the street between the commercial uses and the Braeside train stop is wide and undefined with scattered parking that visually dominates the street.

Recommendations

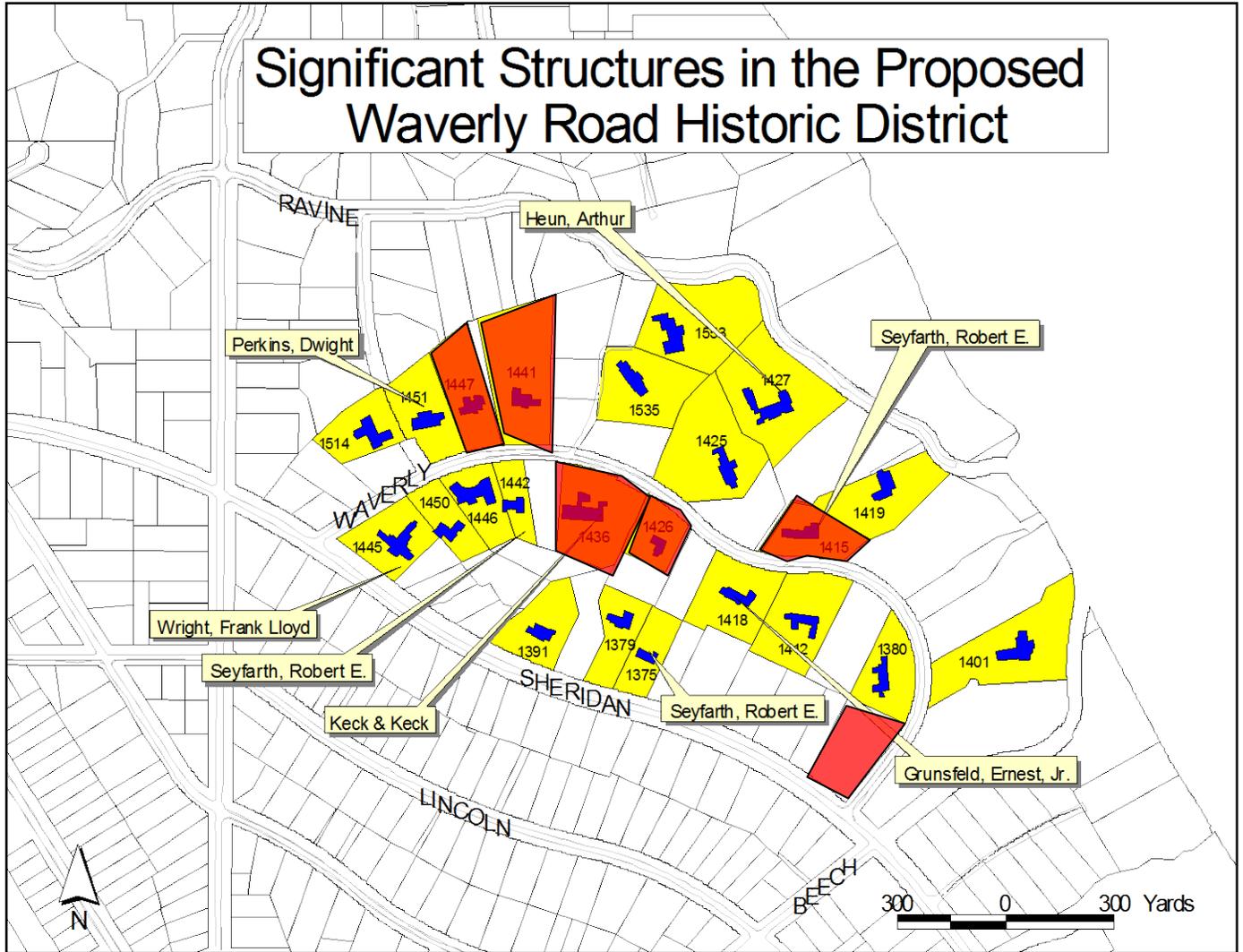
- ⇒ *Encourage a mix of residential and commercial uses that are appropriate for the neighborhood.*
- ⇒ *Create a “gateway” into the community using paving materials and landscape materials.*
- ⇒ *Work with a committee of property owners, business owners, and design professionals to establish appropriate urban design standards for the neighborhood commercial district.*
- ⇒ *Improve sidewalks, create bump-outs and add street pavers to enhance pedestrian access connecting train platforms and the commercial area to the surrounding residential neighborhood.*
- ⇒ *Link the Green Bay Trail north and south of the train station, by creating a distinct path undisturbed by cars adjacent to the train station parking lot and along St. Johns Avenue.*
- ⇒ *Improve the configuration of the parking lot and street parking to provide adequate parking capacity and reduce conflicts between cars, bikes and pedestrians.*
- ⇒ *Screen parking lots with landscaping.*
- ⇒ *Provide a sufficient number of bike racks and park benches to serve the neighborhood commercial uses and train station.*
- ⇒ *Require that new development provide sufficient open space and/or other public amenities as well as adequate screening for adjacent residential homes with a landscaped buffer.*
- ⇒ *Require new development to provide underground parking whenever possible to reduce the visual impact of parking lots along the street.*
- ⇒ *Prohibit curb cuts to commercial uses from the residential streets.*

Lakefront District Action Plan

URBAN DESIGN AND PRESERVATION

GOALS	OBJECTIVES	POLICIES/ACTIONS
1. To maintain the natural ambiance, human scale, and pedestrian accessibility found in neighborhoods and business districts and to preserve and improve the community's character, public image, property values and the public health, safety, and welfare	a. Work with a committee of property owners, business owners, and design professionals to establish appropriate urban design standards and guidelines for all business districts.	Establish programs with the Park Districts and School Districts to educate residents about Highland Park's significant natural resources, landmarks and the characteristic of pedestrian-friendly neighborhoods.
2. Maintain Highland Park's character and identity by using established guidelines and procedures to protect properties that are of historic, architectural, and/or cultural value to the community, including structures and natural or man-made landscapes.	b. Explore methods to require or encourage contributions from developers and businesses for public art.	Pursue landmark nominations of individual properties and districts which have historic, architectural and/or cultural significance to protect them from inappropriate changes.
3. To increase community awareness and support for preservation of historically, architecturally, and/or culturally significant structures, properties, and landscapes.	c. Create more pedestrian-friendly streets with identified landmarks that reinforce the character of neighborhoods.	Create distinctive and attractive gateways into the community and public spaces that incorporate art, signs and landscaping.
4. To provide technical advice and support to property owners and City decision-makers regarding development proposals affecting historically, architecturally, and/or culturally significant properties.	d. Work with the telecommunications industry, property owners, an neighboring communities to create a plan and regulations to avoid harming the visual character of Highland Park with multiple towers, antennas, and similar facilities.	Design new public and private off-street parking facilities to include adequate green areas with trees and landscaping.
5. To assure continuity and maintenance of neighborhood character as renovation and redevelopment of existing properties occurs throughout the City.	e. Continue to work with developers, design professionals, contractors, residents, business owners, and the Design Review Commission to require sensitive designs in new development and remodeling projects.	Require owners of non-compliant properties to upgrade their sites over time in order to improve their appearance and bring them into compliance with current regulations
6. Preserve the cultural and historic places in Fort Sheridan by: 1. Maintaining an overall density appropriate to the integrity of the historic structures and landscaping 2. Relating new construction to the architectural character of existing buildings and locating new construction to preserve significant views and vistas; 3. Maintaining the parade grounds as open space.	f. Repeat and retain historic architectural details of existing structures in building new public structures to create consistency in styles.	Provide financial incentives to assist owners of historically or architecturally significant structures in repairing and restoring them including methods such as waiving permit fees, freezing municipal property taxes, and providing low interest loans.

Significant Structures in the Proposed Waverly Road Historic District



 = Demolished since 2001

Significant Houses in the Waverly Road Area

Address	Year Built	Architect	Style	Historical Status
1375 Sheridan Road	1919	Robert Seyfarth	Colonial Revival	S
1379 Sheridan Road	1935	Unknown	Tudor Revival	S
1380 Waverly Road	1955	Unknown	Colonial Revival	S
1391 Sheridan Road	1925	Unknown	Colonial Revival	S
1445 Sheridan Road	1902	Frank Lloyd Wright	Prairie	S
1401 Waverly Road	1959	Ernest Grunsfeld, III	Miesian	S
1412 Waverly Road	1937	Unknown	French Eclectic	S
1415 Waverly Road	1939	Robert Seyfarth	Colonial Revival	S
1418 Waverly Road	1933	Ernest Grunsfeld, Jr.	Art Deco	S
1419 Waverly Road	1928	Howard Van Doren Shaw	Tudor Revival	S
1425 Waverly Road	1930	Arthur Heun	Georgian Revival	S
1426 Waverly Road	c. 1910	Robert E. Seyfarth	Tudor Revival	S
1427 Waverly Road	1929	Arthur Heun	Georgian Revival	S
1436 Waverly Road	1952	Keck & Keck	International	S
1441 Waverly Road	1929	Unknown	Tudor Revival	S
1442 Waverly Road	C. 1920	Robert E. Seyfarth	Colonial Revival	S
1446 Waverly Road	1954	James Eppenstein	Ranch	S
1447 Waverly Road	C. 1925	Unknown	Tudor Revival	S
1450 Waverly Road	1902	Frank Lloyd Wright	Prairie	S
1451 Waverly Road	C. 1910	Perkins Dwight	Craftsman	S
1514 Hawthorne Lane	1920	Unknown	French Eclectic	S
1535 Knollwood Lane	1925	Unknown	Georgian Revival	S
1553 Knollwood Lane	1955	Bertram Weber	Ranch	S

Highland Park, IL.
Historic Landscape Survey
Final Report

Highland Park
Historic Preservation Commission
July, 1988

Sponsored By:
Park District of Highland Park
and
Illinois Historic Preservation Agency

the Schwab and the south lots, a formal terrace was added to the north entrance of the Goodman house when it was remodeled, the pool was filled in and the bridges are in extremely poor condition. The Jensen playhouse was donated to the Park District, and was moved to the Heller Nature Center.

Samuel Holmes House, L- 2693 Sheridan Rd., D- c.1927, A- Robert Seyfarth, LA- Jens Jensen, Des- NR, LL

This property was owned by Highland Park city attorney Samuel Holmes. The house was designed by Robert Seyfarth and the landscape was designed by Jens Jensen. Seyfarth most often designed in the historical revival styles. Of all of his Highland Park work, this shingle style house deviates the most as it exhibits sensitivity to the Prairie movement. Seyfarth may have been influenced to site the house in an organic way by Jens Jensen.

Jensen's plan for the landscape includes: a stone path leading to the front door; a natural pool in front of the house; native flowers around the pool; native trees such as hawthorn in the front area; and an open lawn on the south side of the property. Today the landscape is largely intact. The pool is filled and planted with ferns and broad-leaf ground cover. Though it is filled it retains a strong sense of the original pool.

The property retains a number of tiered stratified retaining walls, and stone paths and stairs leading down the ravine and to the lake. It is interesting that these stone elements do not appear in the plans which are now in the Jens Jensen Archives. Alfred Caldwell, a landscape architect who worked for Jensen explained that much of the design work actually occurred in the field. This stonework is almost certainly original, though plans may have never existed. The ravine has become severely eroded, and has been reworked many times. In addition to the stone retaining walls, there are retaining walls made of railroad ties.

Northmoor Country Club, L- Edgewood West of Green Bay Rd., D- 1930 (completion), A- Alfred S. Alschuler, LA- Jens Jensen, Des- no

The Northmoor Country Club was founded in 1919, though its members played for its first two seasons at what is now the Evanston Public Golf Course before the present site was pieced together from several old farmsteads including Stipe Farm. Club Member Alfred S. Alschuler designed the gracious clubhouse in 1921, as well as additions and outbuildings in an expansion program which lasted into the 1930's.

Jensen's plans for the Country Club are dated 1930. It is interesting that while he did not design many golf courses, he had designed the landscape for the private residence of Nathan Klee who was a founding member and first president of Northmoor. Perhaps Klee was responsible for getting Jensen the Northmoor Country Club Commission.

Ernest Loeb Estate, L- 1425 Waverly St., D- 1930, A- Arthur Heun, LA- Jens Jensen, Des- NR

The most significant part of this Jensen landscape is the garden he designed for Mrs. Loeb. The flower beds meander around a central sun

opening allowing the passage of sunlight to highlight various portions during the course of the day. As one moves through the garden, the views change, each affording a pleasant sight as one walks along the curving stone paths. The garden is surrounded on three sides by woods which contain paths leading to two small openings, the children's play area and a clearing. The major feature on the back lawn is a downy hawthorn that is quite old.

This is one of the few sites which had the original plans, the intact site, and now has a restored garden which attempts to maintain the design and spirit of Jensen. The present owners have restored the original stonework to the proper positions outlining the beds, and have used the plant materials which were listed in the signed blueprints. Those materials had to be placed somewhat differently, however, since the amount and location of sunlight has been altered by the greater height of the (now mature) surrounding trees. The little stone patio in the garden was added by the Loeb's to pave over the small pool that was part of the original design.

Station Park, C-Jens Jensen Park, L- Roger Williams Ave. Between Dean Ave. and St. Johns Ave., D- 1930, A- , LA- Jens Jensen, Des-

Station Park is a small triangular park across from Ravinia Station. In 1930 the North Shore Garden Club commissioned Jens Jensen to design a memorial at the Park for Augusta (Mrs. Julius) Rosenwald. At the time, Alfred Caldwell was working for Jensen. He recounts his experience working on the Augusta Rosenwald Memorial:

"I recall when Mrs. Rosenwald died some friends of hers wanted to do something for her and they asked Jensen to make a little pool or something. And Jensen asked me if I would do that. And I did. And the stonework around it, Jensen had Professor Franz Oust get a big rock, a granite boulder, ship it down. And I placed that and put a spring at the base of the boulder, very cunningly arranged so it looked like the spring was coming out of the rock, right in the center. Enough conventionalized so that you know it was not realistic but it was symbolic. This little pool, and Mrs. Becker paid for it. In fact she complained to Mr. Jensen about how much it cost."

The original drawing for the memorial is in the collections of the Jens Jensen Archives. The drawing is a soft watercolor. It shows a narrow stone path edging a council ring which surrounds a round pond. A large boulder is in the center of the pond. It is surrounded by water lilies. It seems that Jensen's involvement was for the memorial itself. There are no drawings in the Archives to indicate that Jensen designed the Park, other than the memorial.

In the 1970's the Park was renamed Jens Jensen Park. While the council ring and boulder remain, the integrity of the memorial has been lessened. The pool has been filled and a floor of stone now paves the area that was once the pool. An attempt has been made to match this stonework with Jensen stonework. However, Jensen never used stonework beneath a council ring in



Memorandum

To: Historic Preservation Commission
From: Andrea West, Planner, Department of Community Development
Date: June 26, 2013
Re: Education Workshop Planning - "How to Research Your Home"

In conjunction with the Highland Park Public Library, the City of Highland Park Historic Preservation Commission will be planning a workshop on researching the history of residential properties within Highland Park. This event will be part of the Commission's community out-reach and educational mission.

Project Timeline:

- | | |
|--|-------------------------|
| • 1 st Planning Kick-Off at HPC Meeting | July 11, 2013 |
| • 2 nd Planning Progress at HPC Meeting | August 8, 2013 |
| • 3 rd & Final Planning Discussion at HPC Meeting | September 12, 2013 |
| • Event | October 12, 2013 |

TENTATIVE DEADLINES & DATES TBD

- | | |
|---|--------------------|
| • Finalize Lecture Content | August 8, 2013 |
| • Finalize Agenda | September 12, 2013 |
| • Complete Posters for Printing/Hanging | September 12, 2013 |
| • Additional Planning Meetings | TBD |
| • Complete Print Advertising | TBD |
| ▪ Highlander August Deadline | July 26, 2013 |
| ▪ Highlander September Deadline | August 30, 2013 |
| ▪ Pioneer Press - Lake County | TBD |

Next Steps:

In order to begin the planning for this event we need volunteers to work with staff on the following items which will help complete the items within the task list above:

SOON

- Decide on a official title for the program:
 - "Your House has a Story" (Julia Johnas)
 - "Uncovering the History of Your House" (Julia Johnas)
 - *Your suggestion??*
- Identifying locations for poster & flyer advertising

- Creating a list of residents/realtors/associations to contact directly with notification
- Identify print publications for advertising
- Determine speaking topics
- Draft event agenda & Schedule

LATER

- Create advertising budget (mailings + news paper advertising + other printing costs)
- Distributing flyers & advertising
- Drafting press releases for publication
- Finalize event agenda & Schedule

DAY-OF

- Set-up
- Greeting attendees
- Speaking
- Research assistance
- Break-down

AFTER

- Follow-up with interested residents
- Post-event write up in Highlander

Agenda:

The workshop would take place in three stages; first, the opening of the event 30 minutes prior providing an opportunity for residents to sign-up with staff, 45 to 50 minutes of presentations, and 1 hour of questions and resource browsing with staff or Commission assistance. Staff has received the following feedback about topics that should be covered within the seminar:

- Biographical Research Methods - Who lived, built or stayed in my home?
- Architectural History Research - What is the style and why does it appear this way?
- Landmarking, Tax Freezes, Easements, Etc. - How can I use the history of my home?