

## PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a Special 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., Tuesday, August 13, 2013, at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park  
Historic Preservation Commission  
**Tuesday, August 13, 2013**  
1707 St. Johns Avenue, City Hall  
**7:30 p.m.**

### **SPECIAL MEETING AGENDA**

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Minutes**
  - A. July 11, 2013
- IV. **Scheduled Business**
  - A. Determination of Significance
    - 179 Roger Williams Avenue
    - 1202 McDaniels Avenue
    - 2082 Cedar Crest Drive
    - 1566 Eastwood Avenue
  - B. Certificate of Appropriateness
    - 2276 Linden Avenue
  - C. Public Hearing
    - 1427 Waverly Road Landmark Nomination
- V. **Discussion Items**
  - A. Preliminary discussion about improvements to 434 Marshman Road
- VI. **Business From the Public**
- VII. **Other Business**
  - A. Planning for October Event at the Highland Park Public Library
  - B. Next meeting scheduled for September 12, 2013
- VIII. **Adjournment**

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

**I. Call to Order**

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

**II. Roll Call**

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

*Members Absent:* None

*City Staff Present:* Cross, Sloan,

*Ex-Officio Members Present:* Julia Johnas

*Student Commissioners Present:*

*Others Present:* Kenny Gantt (1271 Ridgewood Drive), David Midgal (266 Vine Avenue), Phillip Holland

**III. Approval of Minutes**

Chairman Fradin asked for approval of the minutes from the June 13, 2013 HPC meeting, as amended. Commissioner Curran moved to approve the minutes as amended. Seconded by Commissioner Rotholz. The motion was approved by a unanimous vote (7-0).

**IV. Scheduled Business**

**A. Determination of Significance – 1271 Ridgewood Drive**

Staff presented a historical summary of the property. The Commission asked the property owners about the extent of the modifications to the house. The owner indicated the interior demolition and new work would increase the house to about 3,100 square feet when finished. The Commission reminded the petitioner about the State of Illinois' tax freeze program, but the owner did not feel his additions would be of a historical nature that would qualify for the program.

The Commission discussed the landmark standards and how they applied to the subject property. Chairman Fradin indicated he felt that no standards were satisfied. Commissioner Rotholz agreed. Commissioner Temkin asked if the Commission felt #4 might be satisfied because of the Craftsman style. Commissioner Becker indicated that any charming features of the style that may have been present at one time had been lost over time. The applicant also noted the property had been vacant for about two years.

- Commissioner Temkin made a motion finding the structure at 1271 Ridgewood Drive does not satisfy any landmark standards.
- Seconded by Commissioner Thomas
- Vote: 7-0 Motion passes

1  
2 **B. Certificate of Appropriateness – 266 Vine Avenue**  
3

4 Staff summarized the proposed modifications to 266 Vine Avenue, which is located within the  
5 Vine/Linden/Maple historic district. David Midgal, The Garden Consultants, Inc., is the project  
6 architect and shared additional details with the Commission. He indicated the new brick areas on the  
7 patio modification would match the existing brick on the house. Commissioner Temkin noted the  
8 improvements would have very limited visibility from the nearby public right-of-way.  
9

10 Chairman Fradin invited the Commission to discuss the COA Standards in Chapter 24. Commissioner  
11 Rotholz indicated that #21 was satisfied because the patio could be removed from the house in the  
12 future without damaging it's historical or architectural significance.  
13

- 14 • Motion by Commissioner Curran to approve a Certificate of Appropriateness for the  
15 proposed modifications at 266 Vine Avenue.
- 16 • Seconded by Commissioner Bramson
- 17 • Vote: (7-0) Motion Carries.  
18

19 **C. Review of a Planning Report – 1427 Waverly Road**  
20

21 Staff provided background information about the intent and procedural role of the planning report.  
22 Chairman Fradin commented on the report, reminding the Commission that it contained a  
23 recommendation from staff finding that the proposed landmark nomination did not conflict with the  
24 City's master plan and that, as a result, the landmark designation process should continue.  
25

26 Chairman Fradin stated he had not identified anything in the report that he would like changed, then  
27 asked the Commission if they had any proposed changes to the report. No changes were identified.  
28 The Commission discussed the other houses in the Waverly Road area and their relative historical and  
29 architectural significance.  
30

31 Commissioner Bramson recommended creating a brief summary of the Planning Report when it is  
32 presented to the City Council because the information is valuable, but can be confusing or  
33 overwhelming to people who don't work with it as regularly as the HPC commissioners. Chairman  
34 Fradin reminded the Commission that the Council would be considering this specific house and the  
35 petition to landmark it involuntarily. The Council's consideration will be important because other  
36 homeowners in Highland Park may feel threatened by the HPC's authority to landmark properties  
37 without owner consent.  
38

39 Chairman Fradin asked for a summary of the process of this landmark designation following the  
40 approval of the planning report. Staff discussed the process with the Commission.  
41

42 Chairman Fradin asked for a motion to approve the Planning Report.  
43

- 44 • Motion by Commissioner Rotholz to approve the planning report as submitted.
- 45 • Seconded by Commissioner Curran
- 46 • Vote: (7-0) Motion carries  
47

48 **IV. Discussion Items**

49 The Commission discussed whether additional public notification for demolition applications  
50 would be beneficial. It was agreed that more information and public education will help raise  
51 awareness and public interest in historical preservation in a more meaningful way than publishing  
52 demolition application information in newspapers. Commissioner Bramson suggested that the

1 Student Commissioners be tasked with writing an article on a historic building or property in town  
2 for the Highland Park Newsletter. Commissioner Thomas agreed, indicating that positive articles  
3 that tell interesting stories would encourage support for historic preservation within the  
4 community.

5  
6 The Commission also discussed the upcoming workshop in October. Titles were proposed, as well  
7 as media for marketing the event.

8  
9 **V. Business from the Public**

10  
11 **VI. Other Business**

12  
13 **VII. Adjournment**

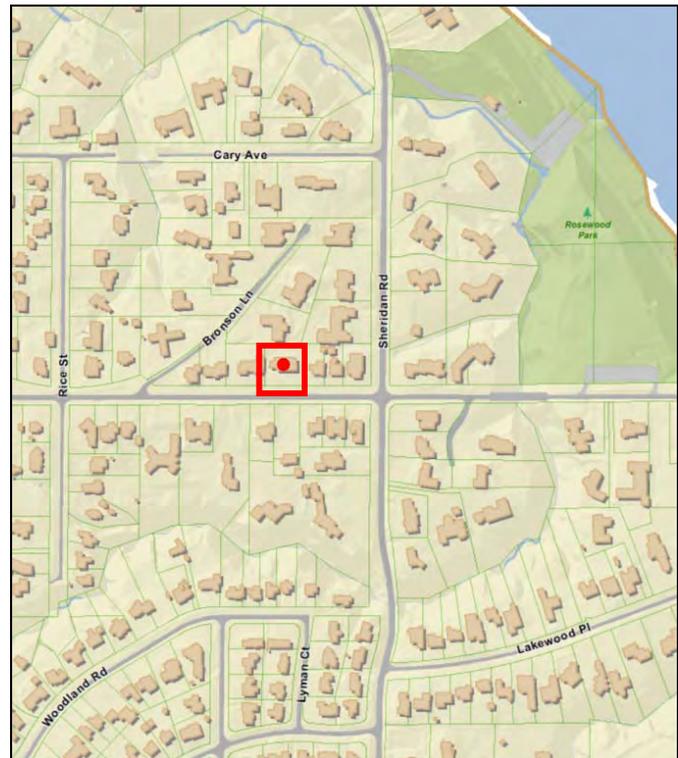
14  
15 Chairman Fradin adjourned the meeting at 9:29 pm.

# Historic Preservation Commission

## 179 Roger Williams Avenue Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 8/13/2013

<i>Year Built:</i>	1949
<i>Style:</i>	Late Prairie
<i>Petitioner:</i>	Mr. & Mrs. Boehm
<i>Size:</i>	2769 s.f.
<i>Original Owner:</i>	Arnold Streicher
<i>Architect:</i>	Frank J. Lapasso
<i>Original Cost:</i>	\$33,000
<i>Significant Features:</i>	Brick half wall around base, wide overhanging eaves, ribbon windows.
<i>Alterations:</i>	<ul style="list-style-type: none"><li>• Remodel and Addition (1955)</li><li>• Garage Expansion (1987)</li><li>• Bathroom Addition (1993)</li></ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 179 Roger Williams and how it may satisfy any of the landmark criteria listed below.



A demolition permit has been submitted for the house at 179 Roger Williams Avenue. It is a Late Prairie style house east of the Ravinia District and not far from Rosewood Park. The house was built in 1949, but has a history of renovations and additions over the years. The bathrooms have been expanded twice and the garage was modified in the '80s.

### **Architectural Analysis**

The term "Late Prairie" references the Prairie style from the early 1900's, but indicates the house followed in later years following the peak of the style's popularity. The photographs of 179 Roger Williams illustrate a few of the Prairie style characteristics: low pitched roof, an emphasis on horizontality, long overhanging eaves. The house's design is enhanced by the brick half wall around the base made from stylized roman brick.

# Historic Preservation Commission

The 2001 South Central Area historical survey has a list of Late Prairie houses in the survey area:

- 179 Roger Williams Avenue (1949) by Frank L. Passo;
- 94 Oakmont Road (1946) by John V. McPherson;
- 85 Roger Williams Avenue (1949) by Dubin & Dubin;
- 777 Sheridan Road (1949) by Friedman, Alshuler, and Sincere;
- 985 St. Johns Avenue (1980s) by Phil Kupritz;
- 787 Judson Avenue (c.1945); and
- 89 Cary Avenue (1965) by Ralph E. Ernst

There are no records of any of these houses having been demolished.

## **Architect Frank Lapasso**

Mr. Lapasso was a Chicago-area architect who is credited with one other house in Highland Park: 173 Lakeside Place. It is in the Art Moderne style and was given a C – Contributing historical status in the 2003 Braeside architectural survey. It has not been demolished. Research revealed two other works by LaPasso in the Chicago area: the Thunderbird Hotel, built in 1959 at 7501 South Shore Drive, and the Theophil Reuther artist studio building at 143 W. Burton Place. The hotel has long-since been demolished, but the studio was still standing as of March, 2012.<sup>1</sup>

Frank J. Lapasso does not appear in the 1956 AIA directory, which is the oldest directory available for searching on the AIA's website. No other biographical resources were located.

## **Arnold Streicher, Original Owner**

Research was not able to uncover much information about Arnold Streicher, the original owner of the house at 179 Roger Williams Avenue. The 1950 phone directory for Highland Park verified that he lived at that address, but he did not appear in any other records of the era.

## **Landmark Criteria**

Below are the landmark criteria from the City Code:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.

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<sup>1</sup> <http://www.designslinger.com/2012/03/21/theophil-studios.aspx>

# Historic Preservation Commission

- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.
- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

## **Recommended Action**

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

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

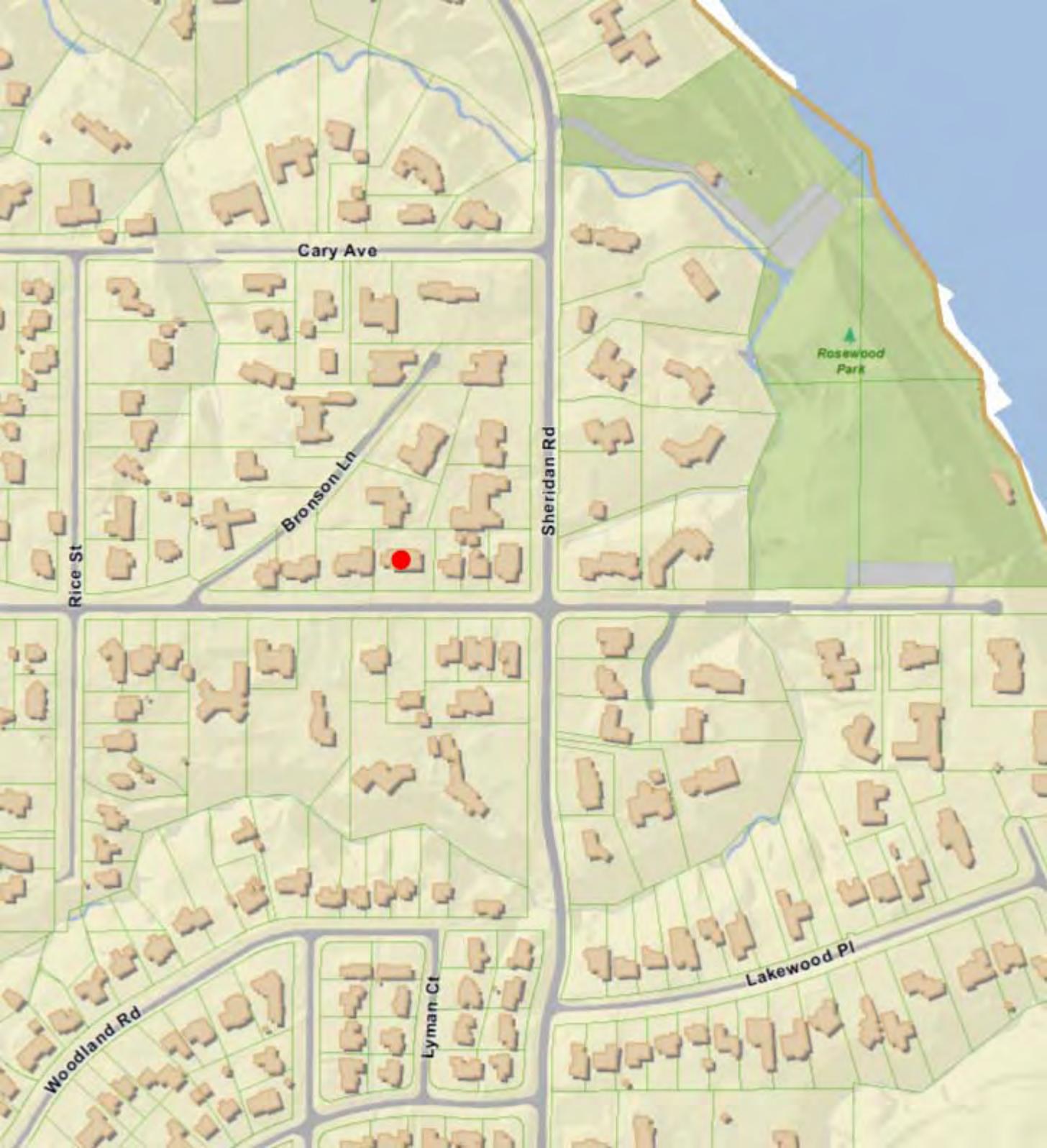
## **Attachments**

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data



Cary Ave

Rosewood Park

Sheridan Rd

Bronson Ln

Rice St

Woodland Rd

Lyman Ct

Lakewood Pl

179 ROGER WILLIAMS











# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #   
DIRECTION   
STREET   
ABB   
PIN

LOCAL SIGNIFICANCE RATING  C  
POTENTIAL IND NR? (Y OR N)  N  
Criteria   
CONTRIBUTING to a NR district? (C or NC)  C  
Contributing secondary structure? (C or NC)  F  
LISTED ON EXISTING SURVEY? (IHSS, NR, etc.)

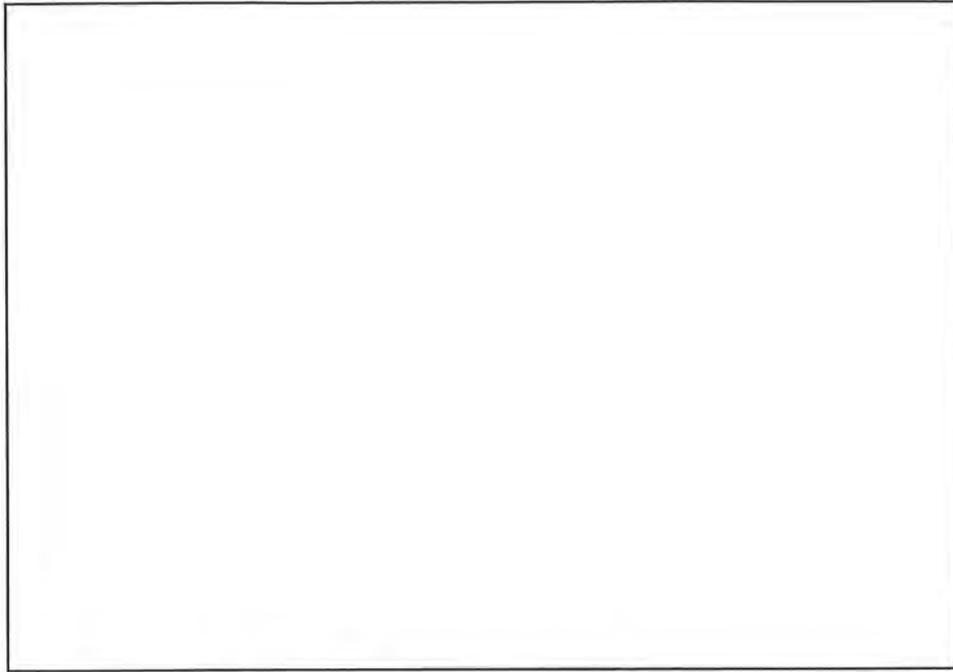


### GENERAL INFORMATION

CATEGORY  CURRENT FUNCTION   
CONDITION  HISTORIC FUNCTION   
INTEGRITY   
SECONDARY STRUCTURE   
SECONDARY STRUCTURE 2

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION  OVERALL SHAPE OR PLAN   
ARCHITECTURAL CLASSIFICATION2   
ORIGINAL CONSTRUCTION DATE   NO. OF STORIES   
DATE SOURCE  WINDOW MATERIAL, TYPE(S)   
EXTERIOR WALLS (current)  casement  grouped   
EXTERIOR WALLS (original)  PORCH   
 ROOF (type and materials)   
 FOUNDATION   
  
SIGNIFICANT FEATURES   
ALTERATION(S)



**RESEARCH INFORMATION**

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

**ADDITIONAL INFORMATION:**

---

**SURVEY AREA:**

AREA

**LANDSCAPE FEATURES**

**PHOTOGRAPHIC INFORMATION:**

ROLL NO.  FRAME NO.

ROLL NO.  FRAME NO.

ROLL NO.  FRAME NO.

PREPARER

ORGANIZATION

DATE



# Lake County, Illinois

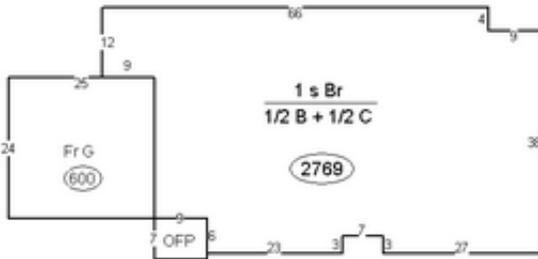
## Property Tax Assessment Information by PIN

Property Address	Property Characteristics
Pin: 16-36-203-017	Neighborhood Number: 1825414
Street Address: 179 ROGER WILLIAMS AVE	Neighborhood Name: EAST Ravinia
City: HIGHLAND PARK	Property Class: 104
Zip Code: 60035	Class Description: Residential Improved
Land Amount: \$138,350	Total Land Square Footage: 22318
Building Amount: \$78,285	House Type Code: 13
Total Amount: \$216,635	Structure Type / Stories: 1.0
Township: Moraine	Exterior Cover: Brick
Assessment Date: 2012	Multiple Buildings (Y/N): N
	Year Built / Effective Age: 1949 / 1950
	Condition: Average
	Quality Grade: Good
	Above Ground Living Area (Square Feet): 2769
	Lower Level Area (Square Feet):
	Finished Lower Level (Square Feet):
	Basement Area (Square Feet): 1384
	Finished Basement Area (Square Feet): 1107
	Number of Full Bathrooms: 3
	Number of Half Bathrooms: 0
	Fireplaces: 1
	Garage Attached / Detached / Carport: 1 / 0 / 0
	Garage Attached / Detached / Carport Area: 600 / 0 / 0
	Deck / Patios: 0 / 0
	Deck / Patios Area: 0 / 0
	Porches Open / Enclosed: 1 / 0
	Porches Open / Enclosed Area: 63 / 0
	Pool: 0



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

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



## Property Sales History

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
11/1/2012	\$680,000	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.

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1636203017>

# City of HIGHLAND PARK

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="minor alterations"/>	REASON for SIGNIFICANCE	<input type="text" value="Rated 'O' in the Illinois Historic Structures Survey."/>
SECONDARY STRUCTURE	<input type="text" value="-"/>		
SECONDARY STRUCTURE	<input type="text" value="-"/>		

### ARCHITECTURAL DESCRIPTION

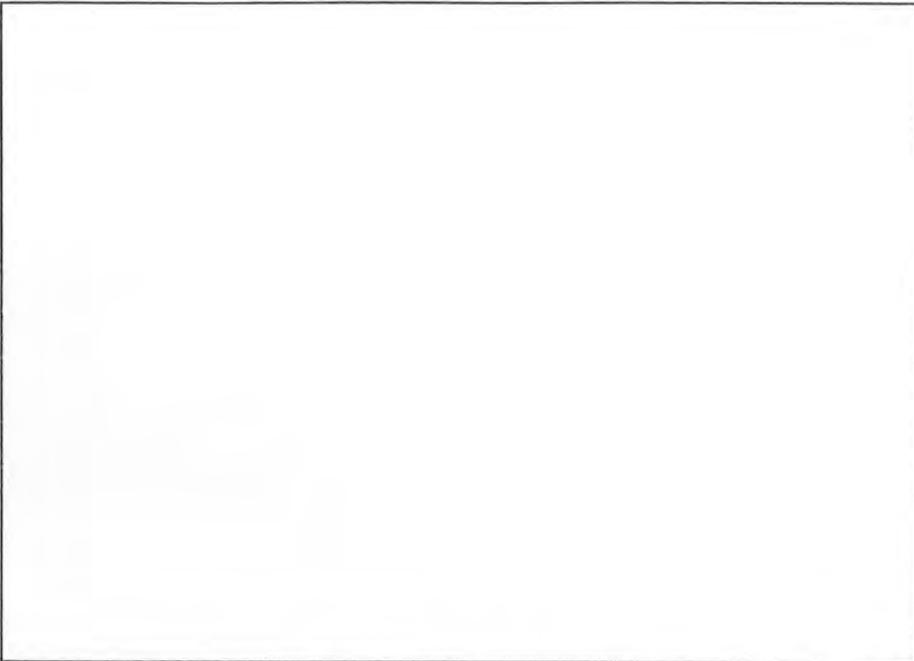
ARCHITECTURAL CLASSIFICATION	<input type="text" value="Art Moderne"/>	PLAN	<input type="text" value="L"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="1948"/>	ROOF TYPE	<input type="text" value="Hipped"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="Recessed front"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL	<input type="text" value="Vinyl"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Wood"/>	WINDOW TYPE	<input type="text" value="casement; awing; fixed"/>
		WINDOW CONFIG	<input type="text" value="paired; picture"/>

SIGNIFICANT FEATURES

ALTERATIONS

**HISTORIC INFORMATION**

HISTORIC NAME	Goodman, Mr. & Mrs. House
COMMON NAME	
PERMIT NO	5517; 12387; 17564
COST	\$25,000
ARCHITECT	Lapasso, Frank
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	building permit



HISTORIC INFO	
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LANDSCAPE	Midblock of residential street; uniform setback; front driveway w/parking lined w/plantings; foundation bushes; bushes lining south lot line; mature trees
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**PHOTO INFORMATION**

ROLL1	19
FRAMES1	30
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\lakeside0173.jpg

**SURVEY INFORMATION**

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/30/03
SURVEYAREA	Braeside Survey Area

# Historic Preservation Commission

## 1202 McDaniels Avenue Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 8/13/2013

<i>Year Built:</i>	1948
<i>Style:</i>	Minimal Traditional
<i>Petitioner:</i>	Michael Boilini
<i>Size:</i>	872 square feet
<i>Original Owner:</i>	Henry Boilini
<i>Architect:</i>	Willard Walker (Chicago)
<i>Builder:</i>	Henry Boilini
<i>Original Cost:</i>	\$14,000
<i>Significant Features:</i>	Front gable bay on front façade with an inset porch, front picture window
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1202 McDaniels Avenue and how it may satisfy any of the landmark criteria listed below.



1202 McDaniels is a mid-century minimalist house that was designed by Willard Walker and built by the original owner, Henry Boilini. The house has remained in the Boilini family and Henry's wife, the grandmother of the petitioner, currently resides in the house.

There are no records of major alterations to the house, though wood shingle siding was added at some point. The detached garage has a screened porch area, but the structure is showing signs of age and deterioration.

A search into City Archives uncovered a notarized letter from September, 1948 that Mr. Boilini presented to the City when applying for building permits that provides some interesting history about this house:

# Historic Preservation Commission

"I hereby certify that I am the owner of the property to be occupied by this building shown on these drawings and that the original of these plans was drawn by Willard Walker, architect, of 301 N. Michigan Avenue, Chicago, Illinois, and purchased from me from the "House of the Month Service", Buffalo, New York, and that the following changes were made: omission of basement and addition of utility room and new size windows were made by Bruno Lumardi of Highwood, Illinois. These plans conform to the ordinance of the City of Highland Park now in effect; this building will be constructed by myself and my own employees. I am constructing this building for my own use."

-Notarized September 17, 1948

A 1951 catalog of the "House of the Month" service was located on the internet and is included in the attachments to this report. Sadly it doesn't appear to have the house model built at 1202 McDaniels, but the overall style of the houses in the catalog are reflective of the subject property.

## **Architectural Analysis**

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

"With the economic depression of the 1930's came this compromise style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than over-hanging as in the succeeding Ranch Style. Usually, but not always, there is a large chimney and at least one front-facing gable, both echoing Tudor features.

These houses were built in great numbers in the years immediately preceding and following World War II; they commonly dominate the large tract-housing development of the period....They were built of wood, brick, stone, or a mixture of these. Although most were relatively small one-story houses, occasional two story examples are also seen."

## **Biographical Information for Henry Boilini**

Julia Johnas was very helpful in locating the following information about the original owner of the house, Henry Boilini:

Mr. Boilini's obituary in the Highland Park News on February 10, 1994 states that he was a life-long resident of Highland Park. Henry L. Boilini was born on June 3, 1920 and died on Feb. 3, 1994. His obituary notes that he was a driver for Dealers Redi-Mix. He was survived by his wife Catherine, a daughter, Cathleen and three sons, Louis, Henry, and Patrick. He was the son of Robert and Tina Boilini. Robert is listed at 232 McDaniels in the 1925 street directory. Robert's occupation on the 1940 census was "laborer, building construction." It's probable that Henry followed in his father's footsteps in the construction business. Ancestry.com includes a record of Henry's January 1942 enlistment in the Marine Corp.

# Historic Preservation Commission

## **Landmark Criteria**

Below are the landmark criteria from the City Code:

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

## **Recommended Action**

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

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- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations creating a mandatory 180-day Review Period commencing on the Application Completion date,

# Historic Preservation Commission

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

## **Attachments**

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

"House of the Month" catalog from 1951



Sunset Rd

Court Ave

Kimballwood

Marvell Ln

Golf Ave

Fairview Rd

Sunset Rd

Bob-o-link Rd

Foley's Pond

Thorn Tree Ln

Rollingwood Rd



Brit



1202 McDaniels















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	Boilini, Henry House
COMMON NAME	
PERMIT NO	5618
COST	14000
ARCHITECT	
ARCHITECT2	
BUILDER	Boilini, Henry
ARCHITECT SOURCE	



HISTORIC INFO

LANDSCAPE

Midblock on west side of McDaniels; side driveway; similar setback; mature trees

**PHOTO INFORMATION**

ROLL1	12
FRAMES1	35-36
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	K:\Historic Preservation\SU

**SURVEY INFORMATION**

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/18/2005
SURVEYAREA	Bob-o-link



# Lake County, Illinois

## Property Tax Assessment Information by PIN

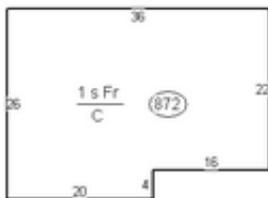
Property Address	Property Characteristics
Pin: 16-26-107-018	Neighborhood Number: 1826010
Street Address: 1202 MC DANIELS AVE	Neighborhood Name: McDaniels/Golf/Thmtr
City: HIGHLAND PARK	Property Class: 104
Zip Code: 60035	Class Description: Residential Improved
Land Amount: \$68,601	Total Land Square Footage: 15120
Building Amount: \$28,435	House Type Code: 43
Total Amount: \$97,036	Structure Type / Stories: 1.0
Township: Moraine	Exterior Cover: Wood siding
Assessment Date: 2012	Multiple Buildings (Y/N): N
	Year Built / Effective Age: 1948 / 1948
	Condition: Average
	Quality Grade: Good
	Above Ground Living Area (Square Feet): 872
	Lower Level Area (Square Feet):
	Finished Lower Level (Square Feet):
	Basement Area (Square Feet): 0
	Finished Basement Area (Square Feet): 0
	Number of Full Bathrooms: 1
	Number of Half Bathrooms: 0
	Fireplaces: 0
	Garage Attached / Detached / Carport: 0 / 1 / 0
	Garage Attached / Detached / Carport Area: 0 / 528 / 0
	Deck / Patios: 0 / 0
	Deck / Patios Area: 0 / 0
	Porches Open / Enclosed: 0 / 0
	Porches Open / Enclosed Area: 0 / 0
	Pool: 0



02

[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
<b>No Previous Sales Information Found.</b>			

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<http://apps01.lakecountyl.gov/spassessor/comparables/ptaipin.aspx?Pin=1626107018>

# Historic Preservation Commission

## 2082 Cedar Crest Drive Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 8/13/2013

<i>Year Built:</i>	1949
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Stuart & Linda Kupfer
<i>Size:</i>	2,294 s.f.
<i>Original Owner:</i>	C.C. Campbell
<i>Architect:</i>	Jones & Duncan
<i>Original Cost:</i>	\$10,000
<i>Significant Features:</i>	Hipped roof with overhanging eaves, historic 1/1 and 2/2 wood windows
<i>Assessed Value (2012):</i>	\$142,922
<i>Alterations:</i>	<ul style="list-style-type: none"><li>• Addition (1952)</li></ul>
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 2082 Cedar Crest Drive and how it may satisfy any of the landmark criteria listed below.



A demolition permit application has been submitted for the house at 2082 Cedar Crest Drive. The property is located near the western edge of Highland Park where Berkeley Avenue dead-ends into Ridge Road. The house is located behind 2040 Berkeley and backs up to the Berkeley Prairie Forest Preserve.

The 2,294 square foot, single-story Ranch house is constructed largely of brick. The original house was about half the size of the current house. Original architectural drawings from 1949 are titled "Remodeling of Barn for C.C. Campbell" by Jones & Duncan and show the southern half of the current house. In 1952, the same architects designed a two-car garage and extra living space on the north end of the house. The separation is visible on the photograph of the

# Historic Preservation Commission

east elevation, or front, of the house. The Lake County Assessor's Office lists the Year Built for the house as 1911, which may reference the original barn on the property.

## **Jones & Duncan**

The local firm was comprised of Mr. Chester Jones and James S. Duncan. The team worked primarily in Highland Park and had an office on Central Avenue. There are over 40 houses accredited to the pair within the Highland Park Historical surveys. The majority of the homes were constructed between 1947 and 1965 when the neo-colonial, modern and contemporary ranch styles were popular; many of these homes were located within the Sherwood Forest subdivision on the West Side.

The West Side survey lists the Significant following houses by Jones & Duncan:

ADDRESS			STYLE_TYPE	DATE	RATING	STATUS
1437	SUNNYSIDE	AV	Cape Cod	1950	S	Still around
1431	SUNNYSIDE	AV	Cape Cod	1950	S	Still around
1436	SUNNYSIDE	AV	Modern	1950	S	2003 Demo
1461	RIDGE	RD	Ranch	1942	S	2005 Demo
1233	SHERWOOD	RD	Pyramidal Cottage	1948	C	Still around
1381	SUNNYSIDE	AV	Ranch/Modern	1949	S	Still around
1225	SHERWOOD	RD	Pyramidal Cottage	1948	C	Still around
1472	CAVELL	AV	Ranch	1947	S	Still around

## **Biographical Information**

Research uncovered little information about C.C. Campbell, the original owner of the property. Julia Johnas found records of a Captain Carl C. Campbell dating to 1953, but it's not clear whether it's the owner of this property or not.

## **Landmark Criteria**

Below are the landmark criteria from the City Code:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.

# Historic Preservation Commission

- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.
- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

## **Recommended Action**

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

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

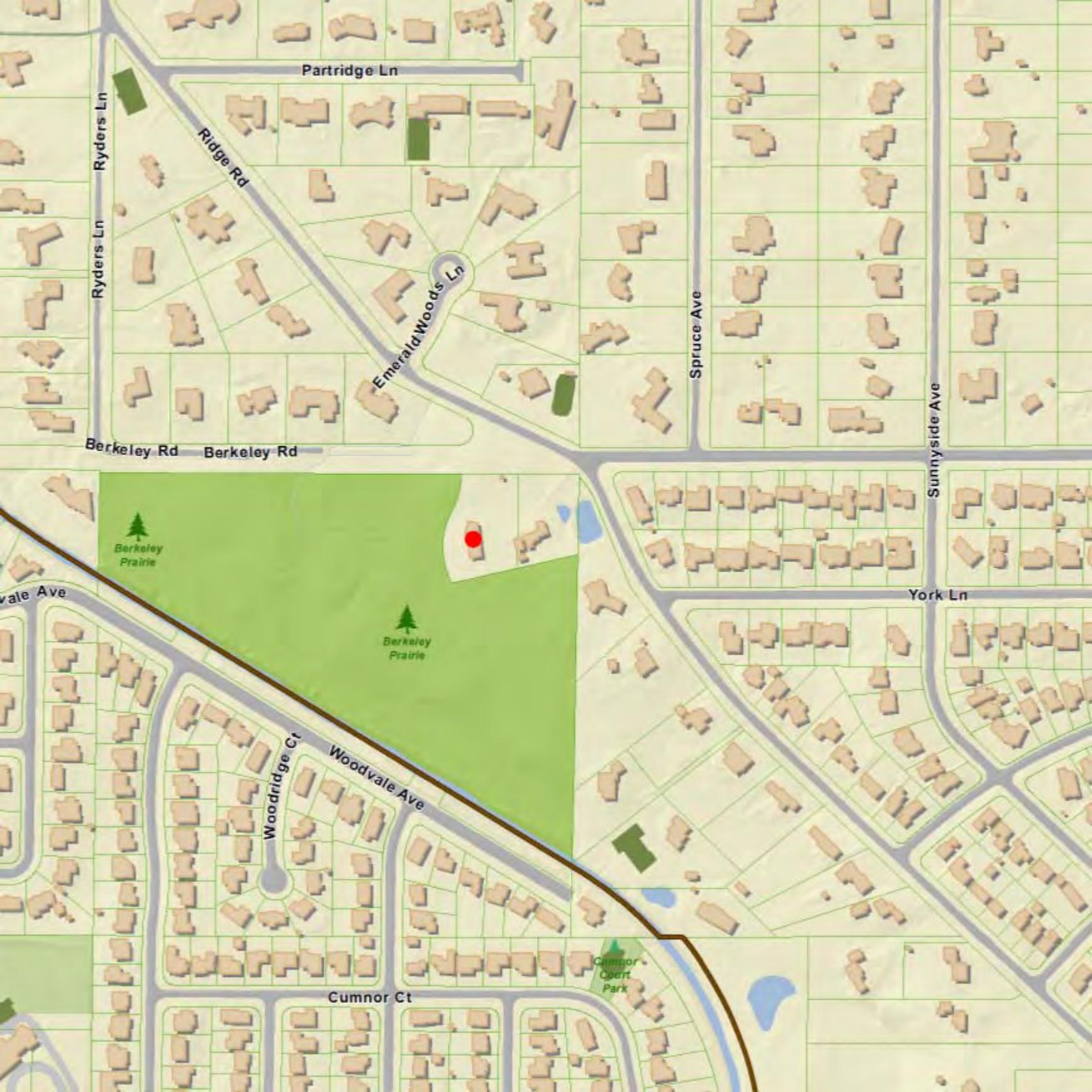
## **Attachments**

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data



Partridge Ln

Ryders Ln

Ridge Rd

Emerald Woods Ln

Spruce Ave

Sunnyside Ave

Berkeley Rd

Berkeley Prairie

Berkeley Prairie

Woodvale Ave

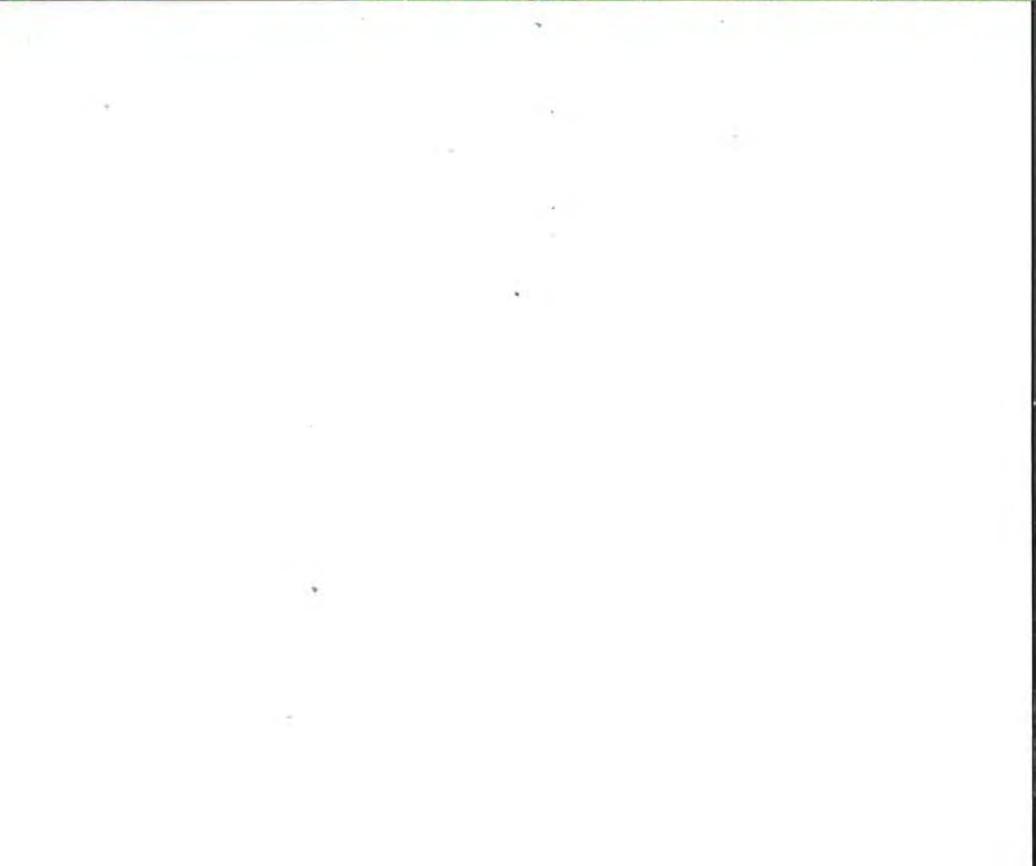
York Ln

Woodridge Ct

Woodvale Ave

Cumnor Open Park

Cumnor Ct









# Highland Park Reconnaissance Survey

STREETNO.: 2082  
STREETNAME: CEDAR CREST  
STREETTYPE: DR

BLOCKNO: 104  
PIN:

STYLE/TYPE: Ranch/Modern  
DATE: c.1949  
RATING: S  
IND NR:  
ROLLNO.: 8  
PHOTONO.: 17

HISTORICNAME:  
COMMONNAME:  
HISTORICINFO: Source-Permit for Construction; 1949  
remodeling on an existing barn

OTHERINFO:

ARCHITECT: Jones and Duncan, Highland Park  
BUILDER:

SUBDIVISION:



Date

August 21 1949

Building Permit No.

5849

Location of Building—No. 28A S

Street Cedar Street



Name of Owner

C. D. Campbell

Present Address

1137 Danfield Rd Danfield Phone Dan. 606

Type of Construction

Remodeling

Remodeling Kitchen, walls, etc. 12' x 12'

Architect

James S. Adams

Address 50 Ag Hotel

Phone Dan. 107 Remodeling

General Contractor

Owner

Address

Home

Phone

Permit issued to

Owner

to construct a

Remodeling Kitchen, walls, etc. 12' x 12'

building on

Lot 7

Blk

Sub'n. No. 2 East 1st St. Dan.

Builder's estimate

\$10000.00

Permit fee

34.34

Job No. ND

Amt. \$

Location of lot verified

8-21 1949 by

M. S. Clark

Other inspections

Roofed eave

Deposits

Sidewalks plankd

Remarks

1081. fee 500.00 on garage  
addr. 2215 1st St  
Oct 26, 1949

Electrical Contractor: *Burner Elec* Address: *J. Jones*

Wiring Permit No. *4394* Issued: ..... Fixture Permit No. *4394* Issued *11-29-49*

Size of main wire: *# 11* Size of branch wire: *12 & 14* System: *bonding*

No. of Openings: *26* No. Sockets: ..... No. Circuits: *18* No. Motors: ..... No. Ranges: .....

Certificate of Inspection issued: *4-2-49* 19..... No. *5500* with heater

Inspector: *W. Knobel 11-29-49*

Plumbing Contractor: *McLennan Reg. Mfg. Co. Address: 5314 Burner Rd. 217*

Water Tap No. *WEL* Sewer Tap No. *81* Job Order No. .... Issued: ..... Paid: .....

No. Catch Basins: *1 spare* No. Lavatories: *1* No. Toilets: *1*

No. Baths: *1* No. Sinks: *1* No. Laundry Tubs: *1*

No. Shower Baths: *107* No. Stacks: *2* Other Items: *1-30 rad.*

Certificate of Inspection issued: *21 Dec 10-15-49* 19..... No. ....

Downspouts connected to: *5500 Wash*  
Kind of Heat: *Electric Heat* Name of Burner: .....

Tank and Burner Inspection: .....

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

Type: .....



# Lake County, Illinois

## Property Tax Assessment Information by PIN

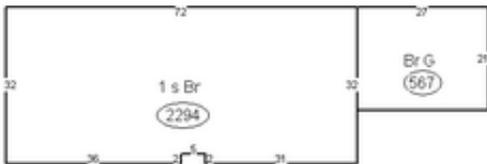
Property Address		Property Characteristics	
Pin:	16-28-104-001	Neighborhood Number:	1721100
Street Address:	2082 CEDAR CREST DR	Neighborhood Name:	RYDERS/PARTRIDGE/RIDGE
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$98,441	Total Land Square Footage:	52272
Building Amount:	\$44,481	House Type Code:	44
Total Amount:	\$142,922	Structure Type / Stories:	1.0
Township:	West Deerfield	Exterior Cover:	Brick
Assessment Date:	2012	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1911 / 1911
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	2294
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	0
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	0
		Fireplaces:	1
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	567 / 0 / 0
		Deck / Patios:	0 / 1
		Deck / Patios Area:	0 / 209
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0



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[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
<b>No Previous Sales Information Found.</b>			

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1628104001>

# Historic Preservation Commission

## 1566 Eastwood Avenue Demolition Review

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: 8/13/2013

<i>Year Built:</i>	1948
<i>Style:</i>	Neocolonial / Colonial Revival
<i>Petitioner:</i>	Thomas Nowicki
<i>Size:</i>	2,119 s.f.
<i>Original Owner:</i>	Robert L. Johnson
<i>Architect:</i>	Unknown
<i>Assessed Value:</i>	\$120,793 (2012)
<i>Original Cost:</i>	\$18,000
<i>Significant Features:</i>	Gabled dormers, bay window, high pitched side-gabled roof
<i>Alterations:</i>	Bathroom addition on rear (1977)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1566 Eastwood Avenue and how it may satisfy any of the landmark criteria listed below.



The house at 1566 Eastwood Avenue is a 2,100 square foot house built in 1948. It has characteristics of a Neocolonial style, as well as the Colonial Revival Cape Cod. The house is in the West Side historical survey area, but no survey was completed for the house.

An old building permit indicates the house was completed 1948 and built for Robert L. Johnson of Deerfield, IL. He is also listed as the General Contractor on the permit. Mr. Johnson was a real estate broker who developed a number of properties in the Sherwood Forest subdivision. Research by Julia Johnas indicates he was a real estate broker and lived at 624 Briarhill Road (Deerfield) with his wife Eliza according to the 1940 Federal Census. He was born in Michigan on Sept. 25, 1894 to William H. and Kate Johnson. He owned and developed a number of properties in the Sherwood Forest subdivision. He died in Sept. 1973. There are a number of

# Historic Preservation Commission

newspaper articles about him that may be of general interest and are included in the attachments.

A large addition was built on the back of the house in 1977, but records do not indicate other substantive alterations to the house. The house has been on the City's vacant property watch list for several weeks, but it's not known how long it has been vacant before then.

## **Architectural Analysis**

AntiqueHomeStyle.com provides a useful write-up on the Colonial Revival architectural style:

### **Colonial Revival Characteristics**

- A symmetrical façade, but may have side porches or sunrooms on either or both sides.
- Rectangular mass
- 1 - 2+ stories
- Usually a medium pitch, side-gable roof with narrow eaves. Hipped roofs and dormers are occasionally seen.
- Multi-pane (six-over-six or six-over-one lights are common), double-hung windows with correctly proportioned shutters, bay windows.
- The entrance is centered and accented with columns, pilasters, pediment, and/or maybe hooded to create a covered porch. It may have a fanlight or transom, sidelights, and/or a paneled door
- Brick or wood clapboard is the most common siding, but shingle is occasionally seen especially on more informal New England style Capes.
- Other design elements may include classical columns, two-story pilasters, quoins at corners, dentil trim under eaves, or Palladian windows.

### **A short history**

One of the most classic, understated house styles is the Colonial Revival. Stately and distinguished, rather than cute or cottage like, they are substantial homes that declare that the owners are persons with a solid center and traditional values.

Most are symmetrical, where each side is a mirror image of the other. Decorative elements are restrained and drawn from Greek and Roman classical architecture. The entry is generally very obvious with a large door, transom, sidelights, hood, or even a portico.

During the 1890s, Colonial Revival was expressed everywhere. One of the major drivers behind its popularity was the 1893 World's Columbian Exposition in Chicago. Prominent architects from across the US competed to out-do each other with their designs in what was then called the "White City." During the day, the buildings were white, but at night the magic of the city transcended anything seen before; all the buildings were lit in electric lights. The effect was far reaching as millions traveled to Chicago to see the fair. When they left, they took an appreciation for classical architecture with them.

# Historic Preservation Commission

The reason for the continued popularity of the Colonial Revival is its timeless design. Unless you are extremely knowledgeable of building materials and techniques, it's sometimes difficult to date the Colonial Revival with absolute accuracy.

There was really only a hundred years between the original "Colonial" architecture and the revival styles that attempted to emulate it. Early Colonial Revivals style were sometimes excessive ... sort of Queen Anne attitudes with Greek and Roman details. Neo-Classical, it could be argued, is one expression of the synergy between the two.

Later, post-1900 plans tended to lean toward more design restraint as time passed. The Arts and Crafts movement emphasized quality and craftsmanship and what the Colonial Revivals tended to lose in exotic detail they tended to gain in proportion and dignity. A variety of cleaner, simpler designs evolved after World War I that were classically informed bungalows and cottages coming full circle to their American Colonial roots during the late 1920s and 1930s when the Cape Cod and Garrison styles attained more prominence.<sup>1</sup>

## **Landmark Criteria**

Below are the landmark criteria from the City Code:

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

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<sup>1</sup> <http://www.antiquehomestyle.com/styles/colonial-revival.htm>

# Historic Preservation Commission

structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.

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

## **Recommended Action**

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

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

## **Attachments**

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

Original Building Permit (1948)

Newspaper articles about Robert L. Johnson



Cloverdale Park

Eastwood Ave

Sherwood Rd

Lancelot Ave

Robin Hood Pl

Berkeley Rd

Huntington Ln

Northland Ave

Garland Ave

Midland A

Sunnyside Ave

York Ln

Cloverdale Ave

1566 EASTWOOD









Date November 2 19 48

Building Permit No. 5648

Location of Building—No. 580-1566 Street Eastwood Ave.

Name of Owner Robert L. Johnson

Present Address 624 Brierhill Ave., Deerfield Phone 266

Type of Construction frame Remodeling.....

Architect..... Address..... Phone.....

General Contractor owner Address..... Phone.....

Permit issued to owner to construct a single family dwelling

building on..... Lot 236 Blk..... Sub'n Sherwood Forest

Builder's estimate \$18,000 Permit fee \$61.00 Job No. 4494 Amt. \$ 50

Location of Lot verified 11-2 1948 by H. S. Sichel

Other inspections Posted Card

Deposits..... Sidewalks planked.....

Remarks.....



✓ Electrical Contractor Benson Elec Co Address Waukegan Ill

Wiring Permit No. 4208 Issued 3-21-49 Fixture Permit No. 4208 Issued 3-21-49

Benson  
Elec  
Co

Size of main wire #6 Size of branch wire 12 + 14 System Conduit

No. of Openings 55 No. Sockets..... No. Circuits 4 No. Motors..... No. Ranges.....

Certificate of Inspection issued 19 fixtures 19 No.....

Inspector 3-24-49 - H. Souch

Plumbing Contractor The Kilby Co. Address 2300 The Bay Rd. Evanston

Water Tap No. 4194 Sewer Tap No. 2670 Job Order No. 4496 Issued Nov 1-49 Paid 90.450

No. Catch Basins 1 No. Lavatories 2 No. Toilets 2

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

No. Shower Baths 1 No. Stacks 1 Other Items 1 - D. Drain

Certificate of Inspection issued H. Souch 12-6- 1948 No. 5648

Downspouts connected to.....

✓ Kind of Heat oil heat #1481 Name of Burner Bouge

Tank and Burner Inspection.....

Driveway Permit No. 517 Date Jan 9 1949 Contractor Armenie Vilo

Type concrete jo 3974 Annual Bond 33



# Lake County, Illinois

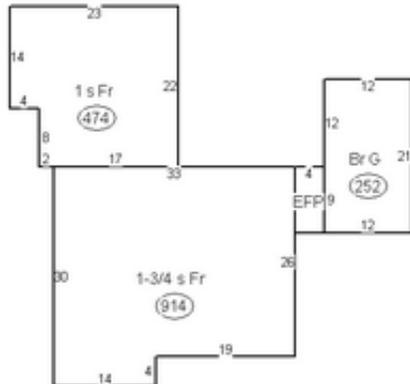
## Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-28-203-009	Neighborhood Number:	1721150
Street Address:	1566 EASTWOOD AVE	Neighborhood Name:	SHERWOOD FOREST 1
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$51,594	Total Land Square Footage:	0
Building Amount:	\$69,199	House Type Code:	62
Total Amount:	\$120,793	Structure Type / Stories:	1.5+1
Township:	West Deerfield	Exterior Cover:	Wood siding
Assessment Date:	2012	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1948 / 1948
		Condition:	Average
		Quality Grade:	Gd+
		Above Ground Living Area (Square Feet):	2119
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	914
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	1
		Fireplaces:	1
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	252 / 0 / 0
		Deck / Patios:	0 / 1
		Deck / Patios Area:	0 / 150
		Porches Open / Enclosed:	0 / 1
		Porches Open / Enclosed Area:	0 / 36
		Pool:	0



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[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
12/13/2006	\$400,000	Qualified	None

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1628203009>

Realtor Made Colonel on Kentucky Governor's Staf  
*Chicago Daily Tribune (1923-1963)*; May 12, 1935;  
ProQuest Historical Newspapers: Chicago Tribune (1849-1989)  
pg. 24

## ***Realtor Made Colonel on Kentucky Governor's Staf***

Robert L. Johnson, Chicago realtor, with offices at 110 South Dearborn street, has been notified that he is now a colonel on the staf of Gov. Ruby Laffoon of Kentcky.

### New Highland Park Home

Chicago Daily Tribune (1923-1963); Jan 4, 1942;

ProQuest Historical Newspapers: Chicago Tribune (1849-1989)  
pg. 18

## New Highland Park Home



One of four houses being built by Robert L. Johnson in his Sherwood Forest development, Highland Park. Designed by Ralph D. Huszagh, it is at the southwest corner of Glenwood and Northland avenues, four blocks west of the Briergate station of the North Shore Skokie line. It has six rooms and attached garage, occupies a 75 by 150 foot lot, and has gas heat.

Robert L. Johnson yesterday announced that he has four homes under construction, all priced near \$16,000, on his 200 acre Sherwood Forest development, Highland Park. This project, south of Berkeley road and west of the North Shore Skokie Line, had been dormant for several years. All improvements are in. The property has been replatted with no lots smaller than 75 feet frontage, he said. Johnson has opened an office at the southwest corner of Berkeley road and Arbor avenue. Fourteen home-sites recently were sold and several homes are expected to be built shortly, he said.



# ***10 New Homes Being Built in Development***

Work has been started by Robert L. Johnson Realty company on 10 residences in Sherwood Forest, a residential development of that firm west of the Briergate station of the Chicago, North Shore and Milwaukee railroad in Highland Park. These 10 will bring to a total of 30 homes under construction or recently completed in Sherwood Forest, Robert L. Johnson said yesterday.

Designed by Architect Ralph D. Huszagh, 6 N. Michigan av., each of the 10 homes will include a large combination living and dining room with fireplace, two bedrooms, kitchen, bath, five closets, and attached garage. Each house will contain a full basement and a gas fired forced warm air furnace.

Homes under construction are in the 300, 400, and 500 blocks of Arbor av. Their selling price is expected to be about \$15,000. Four will have clapboard siding and the remainder brick exterior walls. The lots average 65 by 126 feet.

More than 200 lots have been sold in Sherwood Forest since the war. Many of the owners are planning to start building soon, said Johnson.

## REAL ESTATE, NOTES

Chicago Daily Tribune (1923-1963); Nov 6, 1954;  
ProQuest Historical Newspapers: Chicago Tribune (1849-1989)  
pg. B5

# REAL ESTATE NOTES

Some common legal pitfalls for real estate brokers will be



Anderson

Anderson, dean of Chicago's real estate attorneys, will preside as justice.

The partnership of Robert L. Johnson, Vincent J. Brady, and William Pittenger, doing business as Robert L. Johnson Realty company, has been dissolved. Johnson will continue to operate his real estate office at 1608 Berkeley rd., Highland Park, under his own name. Brady has formed the V. J. Brady Realty company, with offices at 345 Walnut st., Northfield.

Pittenger has opened a real estate office in Lake Forest on Everett rd. near Waukegan rd.

Kirchwehm Brothers Cartage company, 1700 Carroll av., recently bought a 10 acre tract of land at the southeast corner of Ernst and Addison sts., Franklin Park, thru Alfred J. Mein, and Standard Realty company, brokers. The buyer contemplates erecting a warehouse and garage.

George S. Harris, real estate broker, 100 N. La Salle st., was reelected president of the National Association of Real Estate Brokers at its seventh annual convention recently held in Philadelphia, Pa. Harris is investment officer of the Chicago Metropolitan Mutual Assurance company.



Harris

**Robert L. Johnson**

Services for Robert L. Johnson, 78, of 624 Briarhill Rd., Deerfield, will be held at 2 p. m. tomorrow in First Presbyterian Church, 824 Waukegan Rd., Deerfield. He died Sunday in Highland Park Hospital. Until his retirement in 1955, Mr. Johnson operated a real estate firm bearing his name, with offices in Chicago and Highland Park. He was the developer of the Sherwood Forest subdivision in Highland Park. Surviving are his widow, Eliza, and two sisters.

*Chicago Tribune, Sept. 11, 1973*

## 2276 Linden Avenue

### Application for a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	August 13, 2013
FROM:	Andy Cross, Planner II
SUBJECT:	Alteration & an Addition to 2276 Linden Avenue

**PETITIONERS / OWNERS:**

Ronald & Anne Siegel  
2276 Linden Avenue  
Highland Park, IL 60035

**PROPERTY LOCATION:**

2276 Linden Avenue

**STRUCTURE**

Style: Colonial Revival  
Built: c. 1919  
Architect: Unknown

**HISTORIC STATUS:**

Contributing Structure in the Vine/Linden/Maple Local Historic District (1999)

**ARCHITECT/BUILDER:**

Becker Architects  
595 Elm Place, Ste 225  
Highland Park, IL 60035

**BACKGROUND OF THE SUBJECT PROPERTY**

2276 Linden Avenue is a contributing structure in the Vine Linden Maple historic district. Little information is available about the history of the house. No original building permits or drawings are available in the City's archives, so neither the original architect nor owner is known. The Lake County Tax Assessor lists the Year Built as 1919, but that hasn't been verified in City records at this point.

The house has had two significant alteration projects. In 1936 a building permit was filed for "fire loss and addition to building". Additions to the north and south sides of the house were designed by Chicago architect Lincoln N. Hall and built on to the house at that time. In 1984, the current owners, Ronald & Anne Siegel, added a three-car detached garage, a dormer, and modified the deck on the back of the house.

**SUMMARY OF PROPOSAL**

The petitioners are proposing to remove the existing detached three-car garage that was built in 1984 on the rear of the property. A new attached garage will be built on the back of the house. The new garage is proposed with a flat deck roof, which will maintain open views for existing second-floor windows on the back of the house. It will also match an existing second floor deck roof on the south side of the house.

A new French door system will be installed on the second floor to allow access from the master suite to the roof deck above the garage. White cedar railings are proposed around the deck, as well as on other areas of the house to replace existing aged railings. The applicants have provided a written narrative describing the proposed improvements in more detail.

Other than the new cedar railings on the front the house, the proposed improvements will have very limited visibility from Linden Avenue.

## **STANDARDS FOR CERTIFICATES OF APPROPRIATENESS**

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(D) for Regulated Activities other than the construction of new structures within a Historic District:

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

*The proposed addition and related work at 2276 Linden will not affect the height of the Regulated Structure.*

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

*The proposed improvements will have a minor effect on the front façade that will not impact its proportions.*

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

*The proportions of openings at 2276 Linden will not be negatively impacted by the addition of the garage on the back of the house.*

**(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.

*No impact is anticipated.*

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

*The new garage remains directly behind the existing house and will not impact the existing rhythm of open space and structures on the street. The removal of the detached garage added in 1984 may improve the spacing visible from Linden Avenue.*

**(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.

*No impact is anticipated.*

**(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.

*The painted cedar railing proposed on the façade of the subject property will be visually compatible with the materials present in other homes within the historic district.*

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

*The flat roof deck proposed on the new garage reflects an existing roof deck on the house. It will also have very limited visibility from the nearby public right-of-way. The Commission may wish to discuss how the proposed improvements satisfy this standard, given this information.*

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

*This standard does not apply to the improvements at 2276 Linden Avenue.*

**(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.

*Given the limited visibility of the proposed new garage and the removal of an existing detached garage on the property, the scale of the principle structure at 2276 Linden Avenue should remain visually compatible with the other houses in the historic district.*

**(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.

*This standard does not apply to the improvements at 2276 Linden Avenue.*

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

*The proposed improvements at 2276 Linden Avenue satisfy this standard.*

**(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.

*The proposed improvements at 2276 Linden Avenue satisfy this standard.*

**(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.

*The proposed improvements at 2276 Linden Avenue satisfy this standard.*

**(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.

*The proposed improvements at 2276 Linden Avenue satisfy this standard. The materials and design intents relate to the Colonial Revival architectural style and do not detract from or destroy any significant architectural or historical elements on the house.*

**(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.

*The proposed alterations at 2276 Linden Avenue satisfy this standard. The plans include improvements to the 1936 addition on the south side of the house.*

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

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

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

**(21)** Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be

removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing Regulated Structure would not be impaired.

### **RECOMMENDATION**

Staff recommends that the Historic Preservation Commission discuss the proposed addition and alterations to the house and whether the standards listed above are satisfied. The Commission may approve the plans, or recommend changes to the plans to meet the standards listed above.

### **ATTACHMENTS**

- Project Narrative
- Photographs of Existing House
- Architectural Drawings of Proposed Addition & Alterations



Montgon

Wood Path

Melba Ln

Woodbridge Ln

Maple Ave

Sheridan Rd

Linden Ave

Egandale Rd

Highland Park High School

St Johns Ave

Allee Ln

Linden Park Pl

Belle Ave

Indian Trail School

Elm Place Middle School

Park Ln

**Historic Preservation Review**

**Project** The Siegel Residence  
2276 Linden Avenue  
Highland Park, IL

**Our Project #** 2013-0008

**Owner** Ronald & Anne Siegel

**Issued** July 18, 2013

**Written Narrative**

The primary scope of exterior work at the Siegel Residence is to remove the existing detached three car garage and to add an attached three car garage. The proposed garage is situated at the south west corner of the house and will not be visible from the street. The design intent is to meld the style(s), detailing and scale with the existing house. To keep the addition in scale with the house and avoid losing second floor windows, we chose to do a roof deck above the new garage. The roof deck will be accessed from the second floor master suite where we are proposing new french doors to fit in an existing window opening. To tie in with the existing second floor deck at the south side of the house, we are matching the existing crown and frieze detailing. We are proposing that the existing roof deck railing be removed and replaced to match the new railing design. For continuity, we are removing the existing railing at the east facing dormer and replacing it to match the new design. The proposed garage addition is to be sided in a board and batten style to match the existing back yard family room and dormer additions. The proposed garage windows are to be clad double hungs with simulated divided lights on the top sash to match existing windows.





The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.  
 Contractors and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.  
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RESIDENTIAL ADDITION & REMODEL FOR:

**SIEGEL**  
 2276 LINDEN AVENUE  
 HIGHLAND PARK, IL 60035

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
MES, GMC	7.18.13	HPC SUBMITTAL
MES, GMC	7.17.13	CLIENT REVIEW
MES, GMC	6.24.13	CLIENT REVIEW
MES	6.17.13	CLIENT REVIEW
GMC	6.10.13	CLIENT REVIEW
GMC	6.06.13	CLIENT REVIEW

Drawing Title  
**PHOTOS OF  
 EXISTING  
 ELEVATIONS**

Scale  
**AS NOTED**

Issue Date  
**SEE ABOVE**

Drawn By  
 -- Project Number  
 2013-000  
 SIEGEL

Drawing Number

**A101**

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.  
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RESIDENTIAL ADDITION & REMODEL FOR:

**SIEGEL**  
 2276 LINDEN AVENUE  
 HIGHLAND PARK, IL 60035

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
MES, GMC	7.10.13	HPC SUBMITTAL
MES, GMC	7.17.13	CLIENT REVIEW
MES, GMC	6.24.13	CLIENT REVIEW
MES	6.17.13	CLIENT REVIEW
GMC	6.10.13	CLIENT REVIEW
GMC	6.06.13	CLIENT REVIEW

Drawing Title  
**BASEMENT DEMOLITION PLAN**

Scale  
 AS NOTED

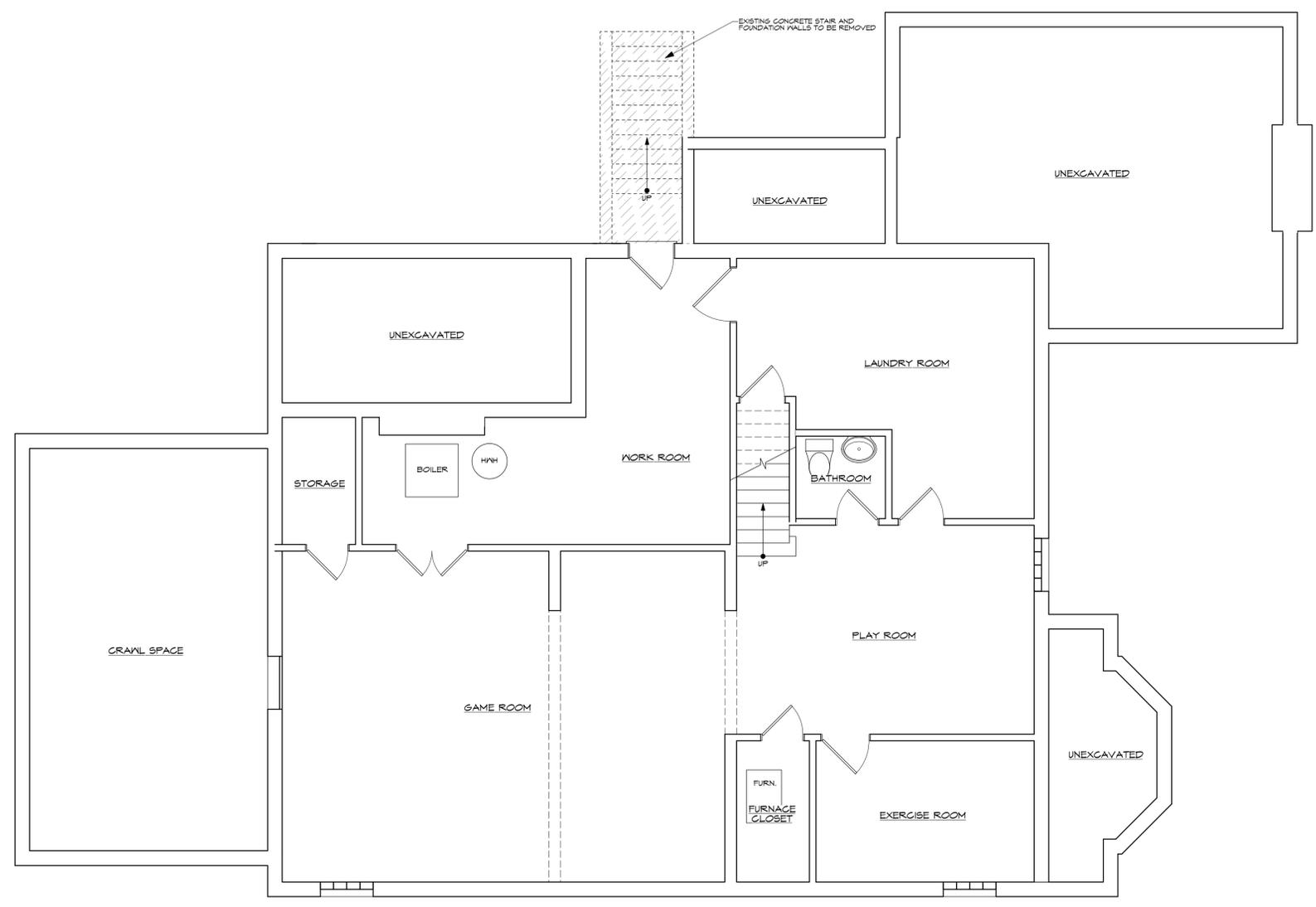


Issue Date  
 SEE ABOVE

Drawn By  
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Project Number  
 2013-0003  
 SIEGEL

Drawing Number  
**D200**



1 BASEMENT DEMOLITION PLAN  
 Scale: 1/8" = 1'-0"

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RESIDENTIAL ADDITION & REMODEL FOR:

**SIEGEL**  
 2276 LINDEN AVENUE  
 HIGHLAND PARK, IL 60035

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
MES, GMC	7.18.13	HPC SUBMITTAL
MES, GMC	7.17.13	CLIENT REVIEW
MES, GMC	6.24.13	CLIENT REVIEW
MES	6.17.13	CLIENT REVIEW
GMC	6.10.13	CLIENT REVIEW
GMC	6.06.13	CLIENT REVIEW

Drawing Title  
**FIRST FLOOR  
 DEMOLITION PLAN**

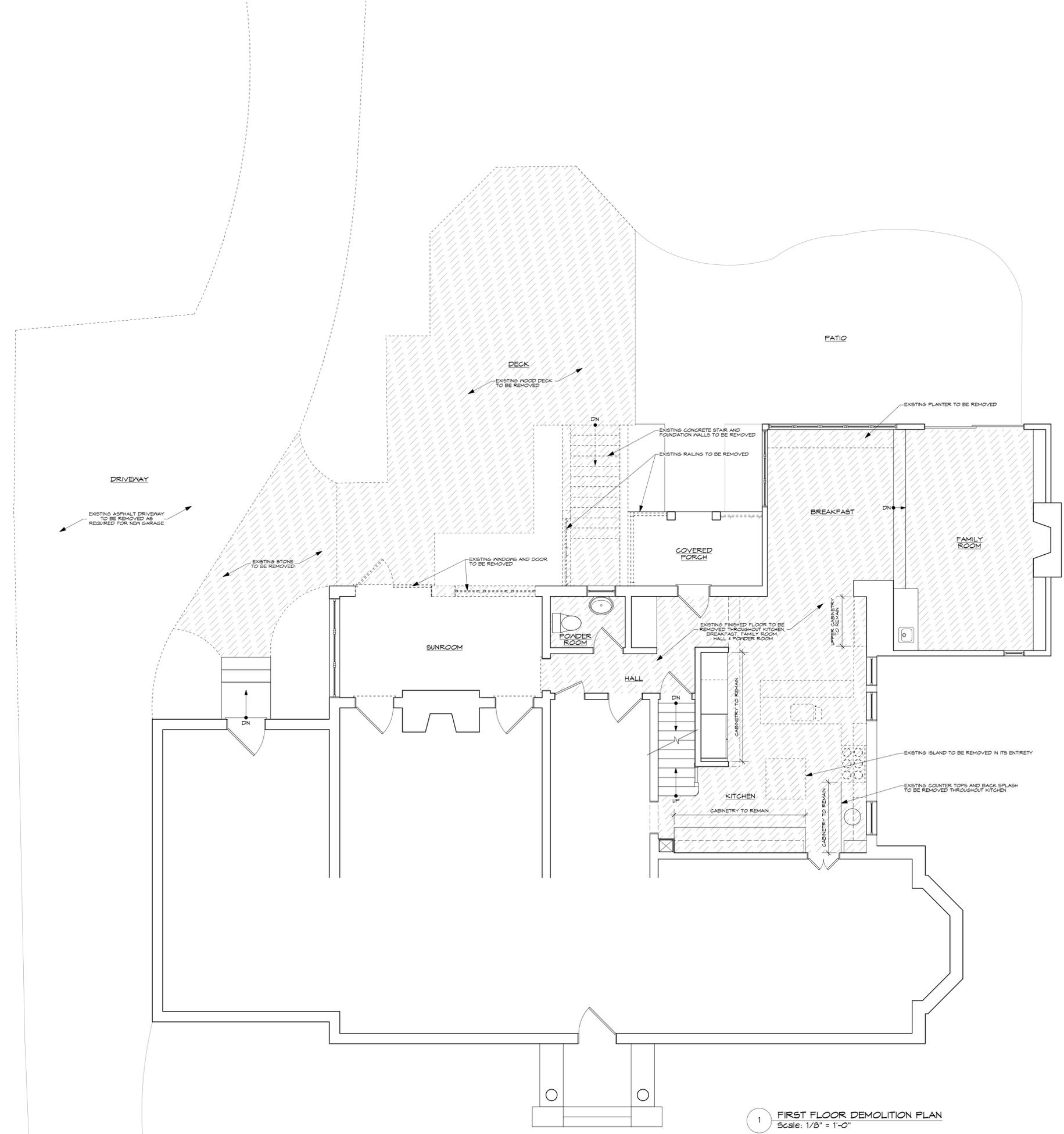
Scale: AS NOTED

Issue Date: SEE ABOVE

Drawn By: --

Project Number: 2013-000 SIEGEL

Drawing Number: **D201**



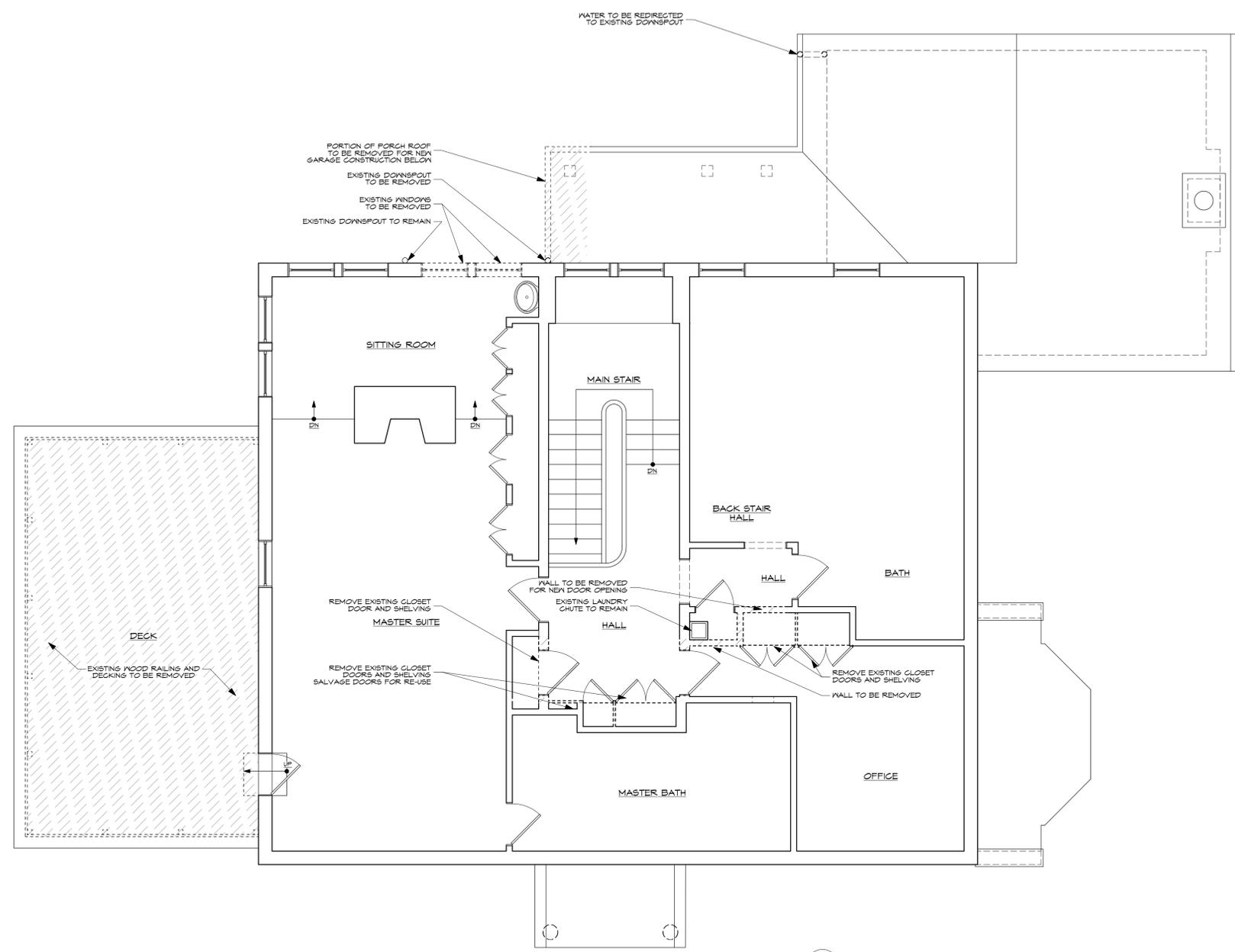
1 FIRST FLOOR DEMOLITION PLAN  
 Scale: 1/8" = 1'-0"

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RESIDENTIAL ADDITION & REMODEL FOR:  
  
**SIEGEL**  
 2276 LINDEN AVENUE  
 HIGHLAND PARK, IL 60035

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
MES, GMC	7.18.13	HPC SUBMITTAL
MES, GMC	7.17.13	CLIENT REVIEW
MES, GMC	6.24.13	CLIENT REVIEW
MES	6.17.13	CLIENT REVIEW
GMC	6.10.13	CLIENT REVIEW
GMC	6.06.13	CLIENT REVIEW



1 SECOND FLOOR DEMOLITION PLAN  
 Scale: 1/8" = 1'-0"

Drawing Title  
**SECOND FLOOR  
 DEMOLITION PLAN**

Scale  
 AS NOTED

Issue Date  
 SEE ABOVE

Drawn By  
 --

Project Number  
 2013-000  
 SIEGEL

Drawing Number  
**D202**



The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.

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RESIDENTIAL ADDITION & REMODEL FOR:

**SIEGEL**

2276 LINDEN AVENUE  
 HIGHLAND PARK, IL 60035

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
MES, GMC	7.18.13	HPC SUBMITTAL
MES, GMC	7.17.13	CLIENT REVIEW
MES, GMC	6.24.13	CLIENT REVIEW
MES	6.17.13	CLIENT REVIEW
GMC	6.10.13	CLIENT REVIEW
GMC	6.06.13	CLIENT REVIEW

Drawing Title  
**FIRST FLOOR  
 CONSTRUCTION  
 PLAN**

Scale  
 AS NOTED



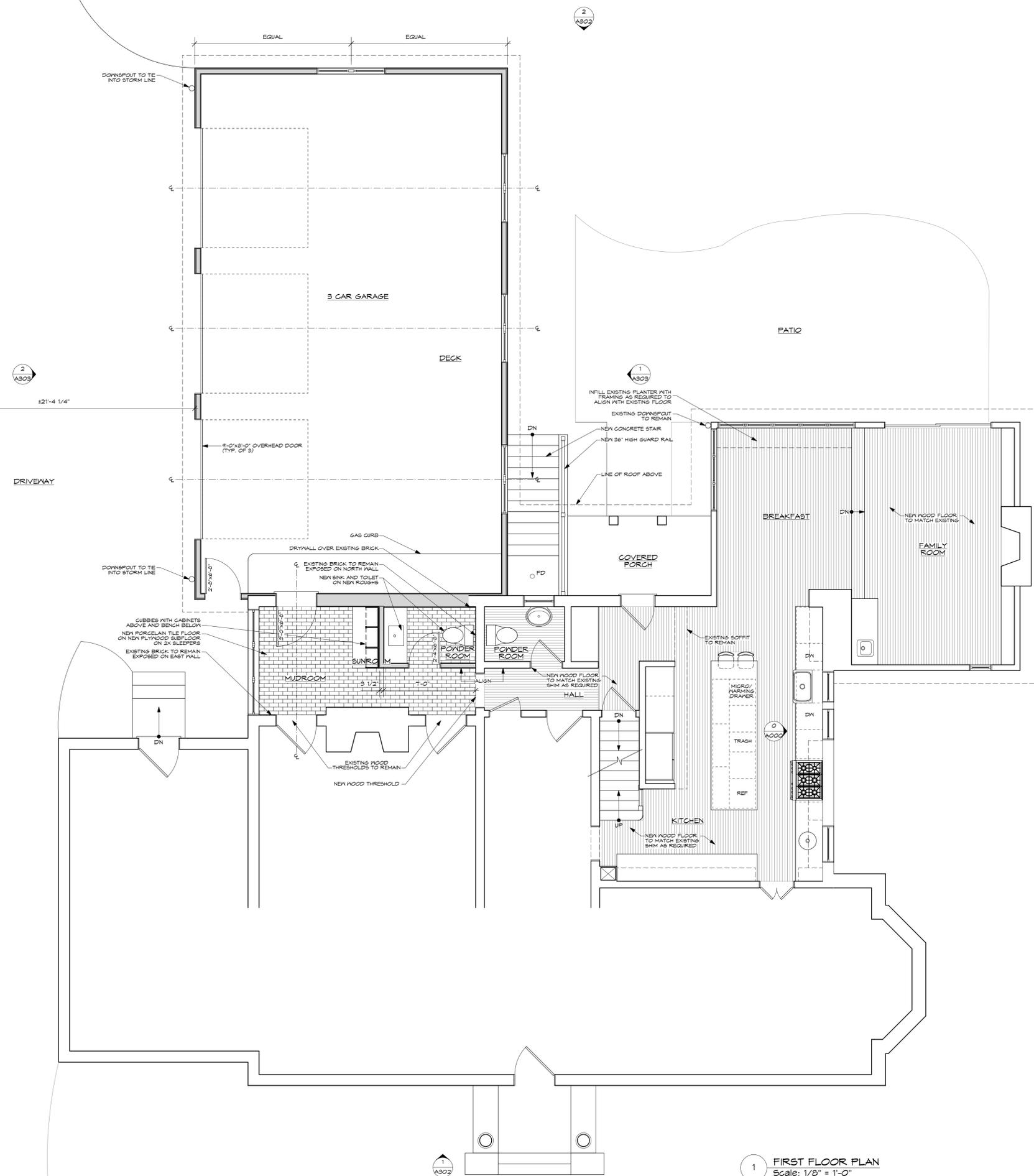
Issue Date  
 SEE ABOVE

Drawn By  
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Project Number  
 2013-000  
 SIEGEL

Drawing Number

**A201**



**1 FIRST FLOOR PLAN**  
 Scale: 1/8" = 1'-0"

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.  
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RESIDENTIAL ADDITION & REMODEL FOR:  
  
**SIEGEL**  
 2276 LINDEN AVENUE  
 HIGHLAND PARK, IL 60035

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
MES, GMC	7.18.13	HPC SUBMITTAL
MES, GMC	7.17.13	CLIENT REVIEW
MES, GMC	6.24.13	CLIENT REVIEW
MES	6.17.13	CLIENT REVIEW
GMC	6.10.13	CLIENT REVIEW
GMC	6.06.13	CLIENT REVIEW

Drawing Title  
**SECOND FLOOR PLAN  
 CONSTRUCTION PLAN**

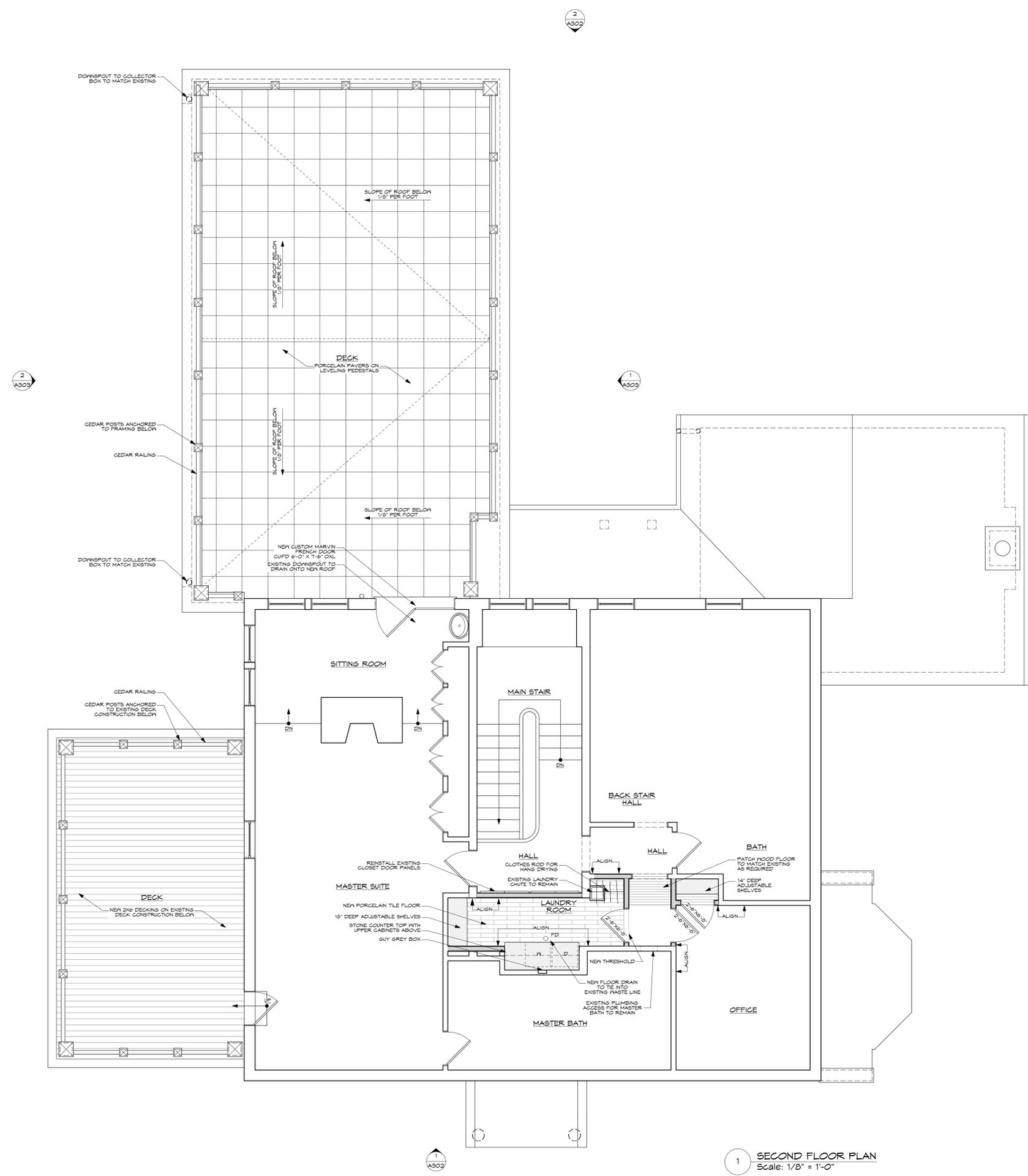
Scale  
**AS NOTED**

Issue Date  
**SEE ABOVE**

Drawn By  
 --

Project Number  
 2013-000  
 SIEGEL

Drawing Number  
**A202**



**1 SECOND FLOOR PLAN**  
 Scale: 1/8" = 1'-0"

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.

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1 EXISTING EAST ELEVATION  
 Scale: 1/8" = 1'-0"



1 EXISTING WEST ELEVATION  
 Scale: 1/8" = 1'-0"

RESIDENTIAL ADDITION &  
 REMODEL FOR:

**SIEGEL**  
 2276 LINDEN AVENUE  
 HIGHLAND PARK, IL 60035

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
MES, GMC	7.18.13	HPC SUBMITTAL
MES, GMC	7.17.13	CLIENT REVIEW
MES, GMC	6.24.13	CLIENT REVIEW
MES	6.17.13	CLIENT REVIEW
GMC	6.10.13	CLIENT REVIEW
GMC	6.06.13	CLIENT REVIEW

Drawing Title  
**EXISTING  
 EAST & WEST  
 ELEVATIONS**

Scale  
**AS NOTED**

Issue Date  
**SEE ABOVE**

Drawn By  
 --

Project Number  
 2013-000  
 SIEGEL

Drawing Number

**A300**

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.

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RESIDENTIAL ADDITION & REMODEL FOR:

**SIEGEL**  
 2276 LINDEN AVENUE  
 HIGHLAND PARK, IL 60035

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
MES, GMC	7.18.13	HPC SUBMITTAL
MES, GMC	7.17.13	CLIENT REVIEW
MES, GMC	6.24.13	CLIENT REVIEW
MES	6.17.13	CLIENT REVIEW
GMC	6.10.13	CLIENT REVIEW
GMC	6.06.13	CLIENT REVIEW

Drawing Title  
**EXISTING SOUTH ELEVATION**

Scale  
**AS NOTED**

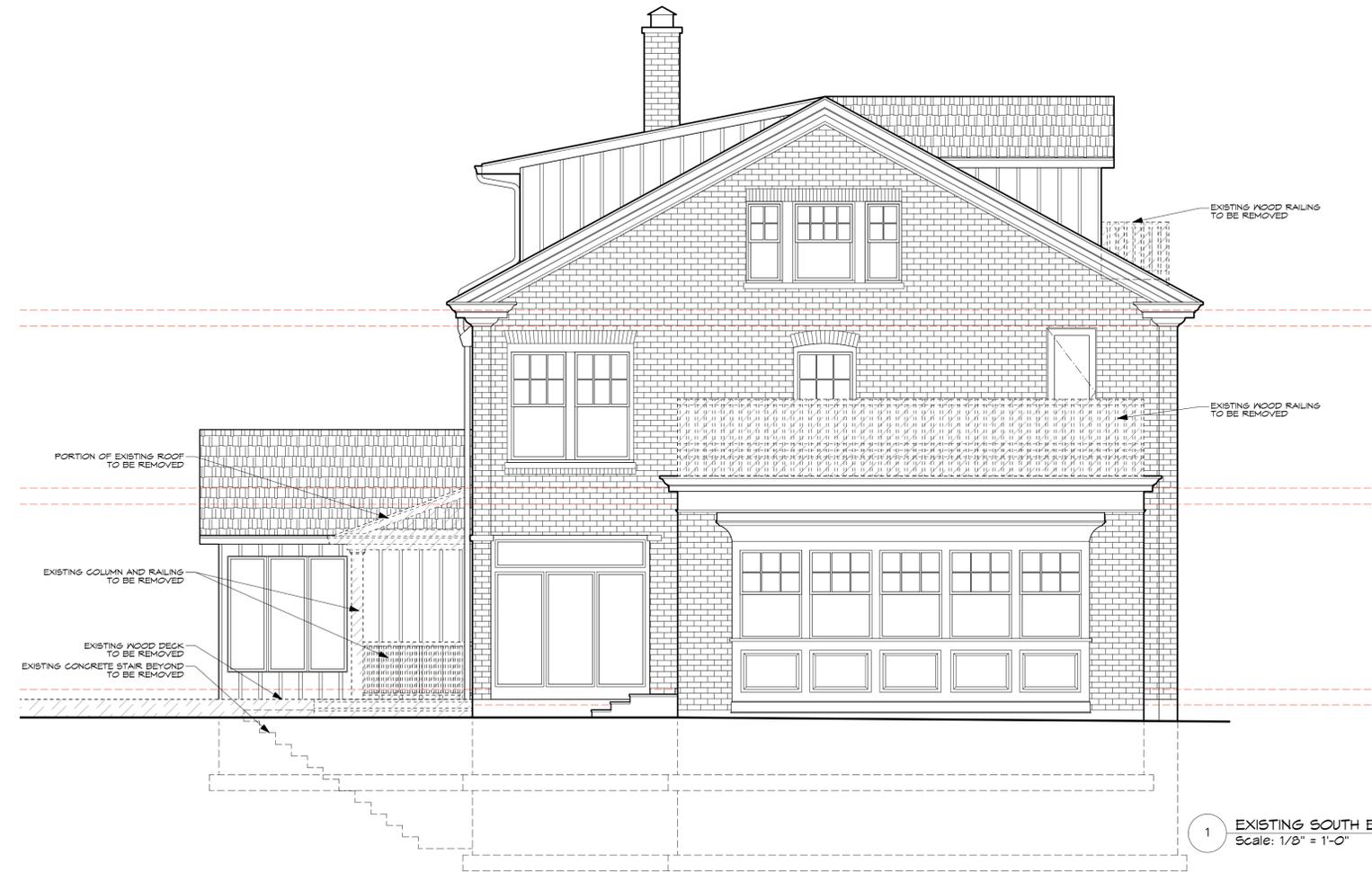
Issue Date  
**SEE ABOVE**

Drawn By  
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Project Number  
 2013-000  
 SIEGEL

Drawing Number

**A301**



1 EXISTING SOUTH ELEVATION  
 Scale: 1/8" = 1'-0"

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.

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RESIDENTIAL ADDITION & REMODEL FOR:

**SIEGEL**  
 2276 LINDEN AVENUE  
 HIGHLAND PARK, IL 60035

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

Issues		
By	Date	For
MES, GMC	7.10.13	HPC SUBMITTAL
MES, GMC	7.17.13	CLIENT REVIEW
MES, GMC	6.24.13	CLIENT REVIEW
MES	6.17.13	CLIENT REVIEW
GMC	6.10.13	CLIENT REVIEW
GMC	6.06.13	CLIENT REVIEW



1 PROPOSED EAST ELEVATION  
 Scale: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION  
 Scale: 1/8" = 1'-0"

Drawing Title  
**PROPOSED EAST & WEST ELEVATIONS**

Scale  
 AS NOTED

Issue Date  
 SEE ABOVE

Drawn By  
 -- Project Number  
 2013-000  
 SIEGEL

Drawing Number

**A302**

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.

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RESIDENTIAL ADDITION & REMODEL FOR:

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 2276 LINDEN AVENUE  
 HIGHLAND PARK, IL 60035

**PRELIMINARY  
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Issues		
By	Date	For
MES, GMC	7.18.13	HPC SUBMITTAL
MES, GMC	7.17.13	CLIENT REVIEW
MES, GMC	6.24.13	CLIENT REVIEW
MES	6.17.13	CLIENT REVIEW
GMC	6.10.13	CLIENT REVIEW
GMC	6.06.13	CLIENT REVIEW

Drawing Title  
**PROPOSED NORTH & SOUTH ELEVATIONS**

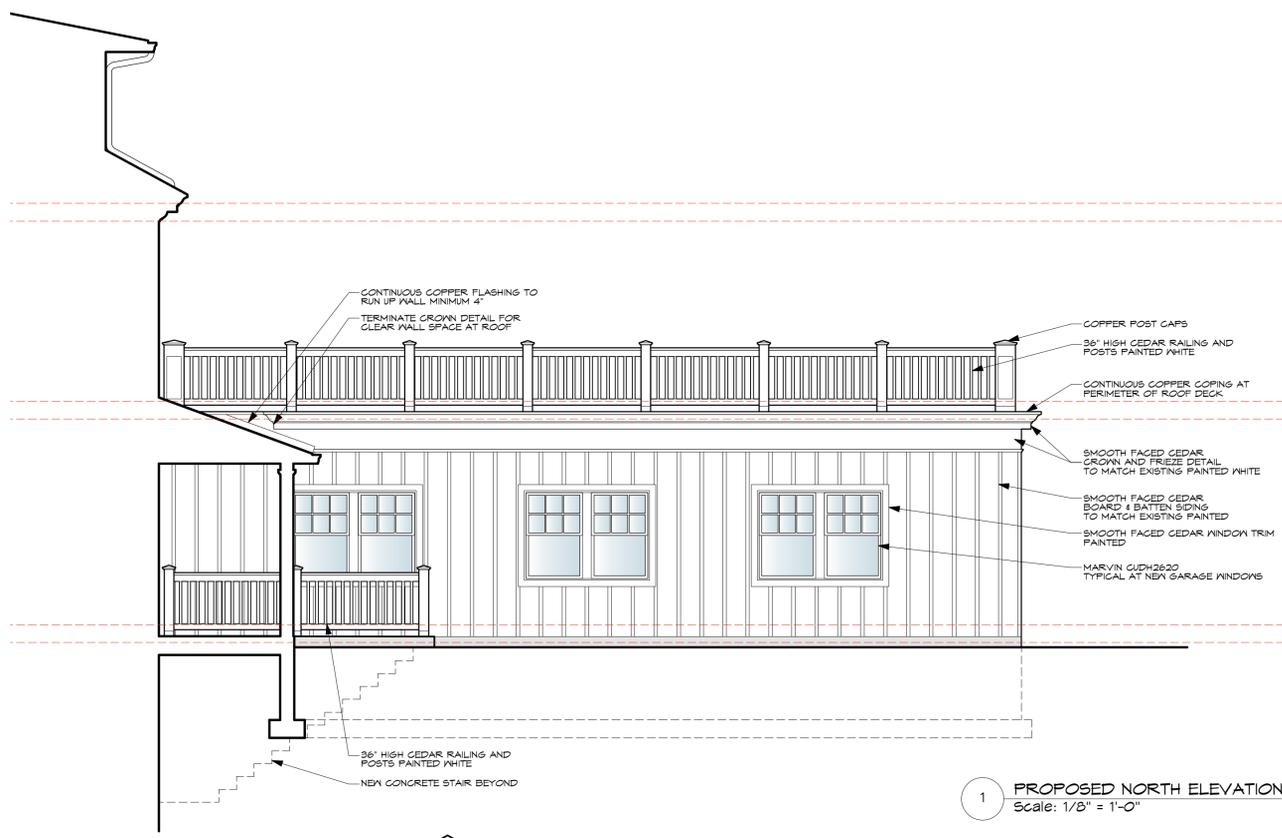
Scale  
 AS NOTED

Issue Date  
 SEE ABOVE

Drawn By  
 -- Project Number  
 2013-0003  
 SIEGEL

Drawing Number

**A303**



1 PROPOSED NORTH ELEVATION  
 Scale: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
 Scale: 1/8" = 1'-0"

## **Placeholder for Agenda Item C:**

### ***Public Hearing for the 1427 Waverly Road Landmark Nomination***

Because of the large file size, the digital files for this agenda item are available as a separate download from [www.cityhpil.com/HPC](http://www.cityhpil.com/HPC).

The next page in this downloaded meeting packet will be for Item V on the agenda, “Discussion Items”.



# Memorandum

To: Historic Preservation Commission  
From: Andy Cross, Planner II  
Date: August 13, 2013  
Re: 434 Marshman Street – Pre-application COA discussion

---

Donald and Theresa Starkey have purchased the house at 434 Marshman Street. The Commission may recall extensive discussions over the past 18 months as the previous owners sought to remove the landmark designation on the house to allow its demolition. The new owners are pleased to own a locally-landmarked property and have spent considerable time and effort deciding how the home can be improved to better suit their needs.

The Starkeys have decided to expand the house. They will be pursuing a Certificate of Appropriateness process with the HPC, but have requested a pre-application discussion with the Commission to get initial feedback before moving forward with complex architectural drawings.

The house is currently located in the far corner of the lot (see graphic). This limits where any additions can be placed on the lot or on the house. As a way to preserve as much of the existing house as possible and locate any new additions towards the rear of the house, the new owners are proposing to relocate the house on the lot.



They have submitted a drawing illustrating the new position of the house, as well as a preliminary view of the potential additions. Mr. & Mrs. Starkey have also drafted a detailed description of their project for the Commission's consideration.

## Requested Action

The HPC is asked to discuss the proposal to reposition the house at 434 Marshman Street and provide the applicants with preliminary feedback as they begin preparing a formal application for a Certificate of Appropriateness.

# 434 MARSHMAN

HIGHLAND PARK, IL  
Donald & Theresa Starkey

## DESCRIPTION OF PROJECT

We appreciate the opportunity to present our vision to the HPC via this informal review. We are aware you are quite familiar with this property given the prior owner's multiple attempts to remove the "historic landmark" designation of this home. We purchased the home excited at the prospect of updating it while retaining/emphasizing the features that warrant the historic landmark status.

The home/property, in its present state, does not reflect the standards of the area—as evidenced by the purchase price (\$425,000). To bring it to standards, additional square footage is required primarily to expand the kitchen and master bedroom, and add a den. A 3<sup>rd</sup> bedroom is requisite...and space for exercise is now the norm.

Many approaches to bring the home to 21<sup>st</sup> century standards were considered—but were constrained by set-back requirements and preserving the significant architectural features. Any addition to the north or west would detract from the features—as would a partial second story. Candidly, we were very close to giving up when we recognized these challenges could be mitigated by repositioning the home on the lot.

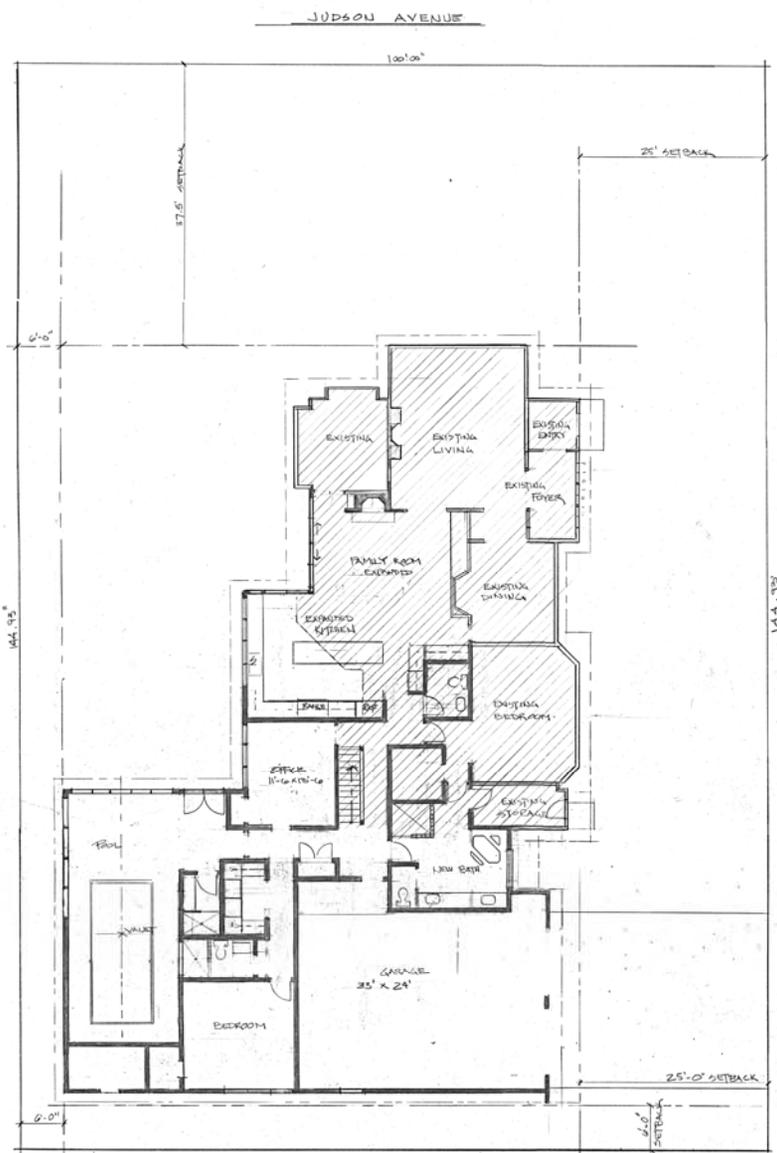
Indeed the best option is to move the home north and west from its current location. This opens up the east and southeast for expansion. The northeast corner, north elevation, west elevation, and southwest corner of the home will be preserved. These are the sections of the home that were considered of importance to the landmark designation. The new addition sits behind the north elevation and west elevation and is subordinate to the existing home.

Recognizing the importance of preserving architectural details (the existing gable roofs, windows, doors, siding and trim), the new gable roof will match the existing pitch of the current home; new roof massing and height will not detract from the current roof—it will actually play a supporting role in the composition as it will match the existing.

A full basement will provide the 3<sup>rd</sup> bedroom, exercise, and space for mechanicals and storage.

The existing grandfathered detached accessory building/garage will be demolished. The length and width of each bay is insufficient to fit modern day vehicles; and the north bay is not accessible to a vehicle (regardless of size due to the position).

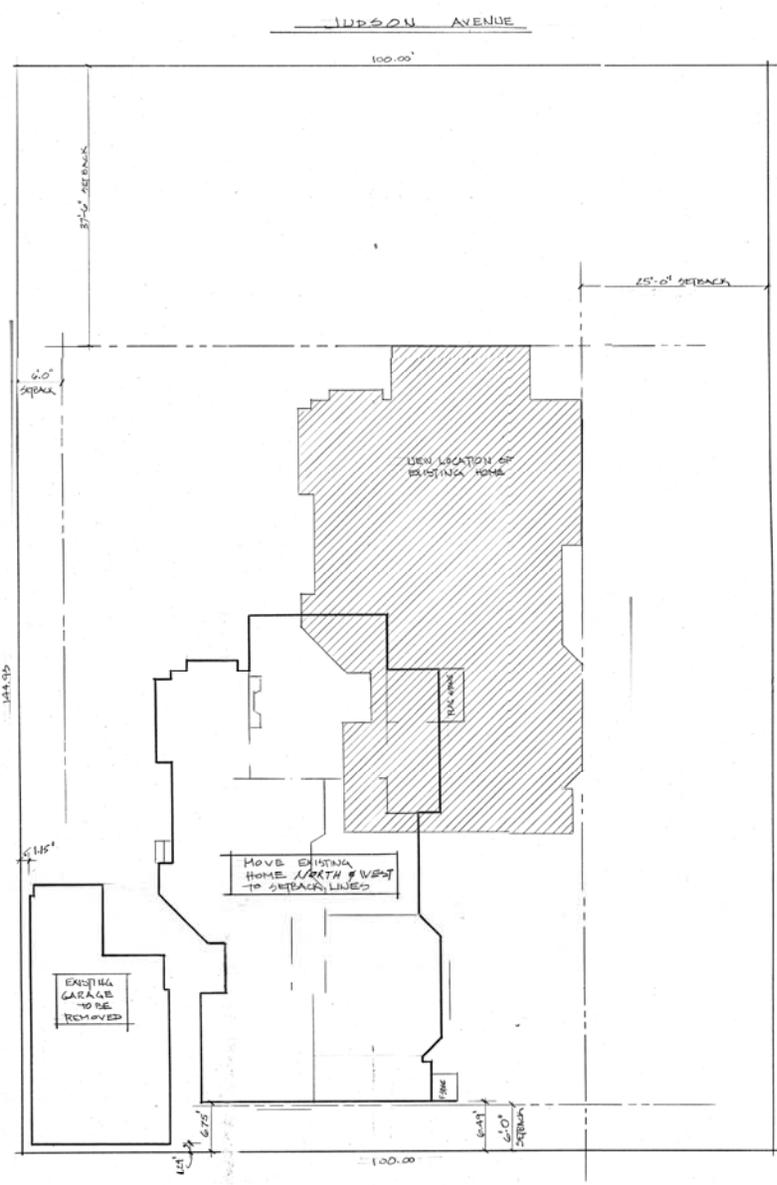
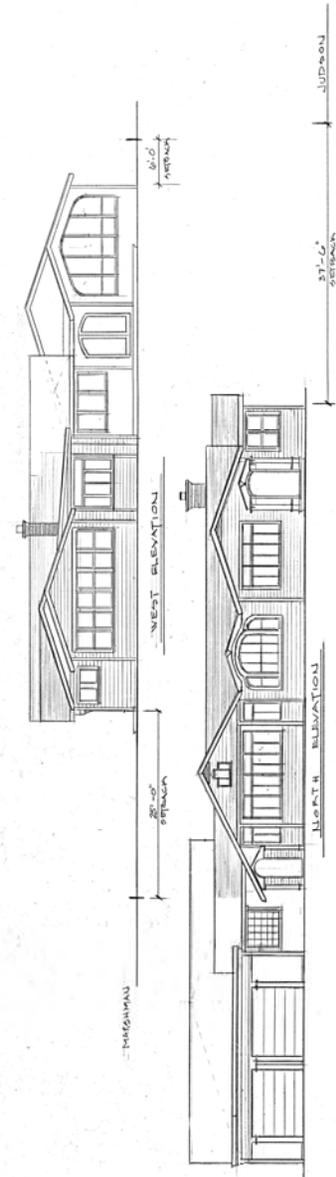
We feel we have a common desire as you for this property—so welcome your questions and input at this phase of the project!



1" = 7'	100'00
EXISTING	2070 SQ FT
NEW WALLS	2688 SQ FT
	4758 SQ FT

FLOOR PLAN  
SCALE 1/8"=1'-0"

LOT SIZE 14,413  
R.O. ZONE



1" = 7'	100'00
EXISTING HOME LOCATION	EXISTING HOME LOCATION
LOCATION OF HOME AFTER MOVE	LOCATION OF HOME AFTER MOVE

PROPOSED RELOCATION OF EXISTING HOME & ADDITION FOR DON & TERRY STARKEY  
SCALE 1/8"=1'-0"

144'95"  
MARSHMAN