

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, September 12, 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, September 12, 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. August 13, 2013
- IV. **Scheduled Business**
 - A. Determination of Significance
 - 179 Roger Williams Avenue
 - 2040 Berkeley Road
 - 1424 Sunnyside Avenue
 - 1424 Forest Avenue
 - B. Certificate of Appropriateness
 - 132 Belle Avenue
 - 434 Marshman Street
 - C. Landmark Nominations
 - 1629 Park Avenue West – Sparkling Springs Well House
- V. **Discussion Items**
 - A. 1021 County Line Road – Edward Dart House
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Planning for October Event at the Highland Park Public Library
 - B. 2013 Historic Preservation Awards Program
 - C. Next meeting scheduled for October 10, 2013
- VIII. **Adjournment**

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

I. Call to Order

Chairman Fradin called to order the Special Meeting of the Historic Preservation Commission at 7:30 p.m. in the City Council Chambers at 1707 St. Johns Avenue, Highland Park, IL.

II. Roll Call

Members Present: Rotholz, Temkin, Thomas, Becker (7:35 pm), Bramson, Curran, Fradin

Members Absent: None

City Staff Present: Cross, Sloan, Passman (Corporation Counsel)

Ex-Officio Members Present: Axelrod

Student Commissioners Present:

Others Present: Michael Boilini (1202 McDaniels), Stuart Kupfer (2082 Cedar Crest), Thomas Novicki (1566 Eastwood Drive), Richard Becker (2276 Linden Avenue), Bill Jones, Steven Canel (1427 Waverly Road)

III. Approval of Minutes

Chairman Fradin asked for approval of the minutes from the July 11, 2013 HPC meeting. Commissioner Temkin moved to approve the minutes as amended. Seconded by Commissioner Rotholz. The motion was approved by a unanimous vote (6-0).

IV. Scheduled Business

A. Determination of Significance – 179 Roger Williams Avenue

Nobody was present to represent this application. After allowing extra time to see if anyone showed up, Chairman Fradin asked for a motion to continue this item to the next HPC agenda.

- Commissioner Curran made a motion to continue discussion on this application to the September meeting of the HPC.
- Seconded by Commissioner Becker
- Vote: 7-0 Motion passes

B. Determination of Significance – 1202 McDaniels Avenue

Staff provided a historical summary of the property. Michael Boilini, grandson of the original owner and builder of the house, was present at the meeting to answer questions. Chairman Fradin asked if any members of the Commission felt that any landmark criteria were satisfied by the subject property. Nobody responded, so a motion was requested.

- Commissioner Curran made a motion finding the house satisfies no landmark criteria.
- Seconded by Commissioner Rotholz
- Vote: 7-0 Motion passes

C. Determination of Significance – 2082 Cedar Crest Drive

Stuart and Linda Kupfer were present at the meeting to answer questions from the Commission. Commissioner Bramson asked Ex-Officio member Axelrod if she could provide any background information on this property. Ms. Axelrod noted that the house represented a period from the 40's where the west side of Highland Park was seeing an interest in higher-quality, architect-designed housing. Chairman Fradin asked if any members of the Commission felt that any landmark criteria were satisfied by the subject property.

- Commissioner Thomas made a motion finding the house satisfies no landmark criteria.
- Seconded by Commissioner Curran
- Vote: 7-0 Motion passes

D. Determination of Significance – 1566 Eastwood Drive

Thomas Nowicki was present at the meeting as the owner of the property and indicated his intent was to demolish the house. Commissioner Becker noted that the developer built this house in his preferred style and there were probably many like it within the subdivision. She noted the house didn't appear to be in poor condition and asked if the owner had considered renovating the home or adding on to it. Mr. Nowicki stated he had considered it, but would prefer to demo the house and start with a clean slate. Chairman Fradin asked if any members of the Commission felt that any landmark criteria were satisfied by the subject property. Commissioner Curran indicated that landmark standard 3 may apply because of the association with the developer.

- Commissioner Rotholz made a motion finding the house satisfies no landmark criteria.
- Seconded by Commissioner Thomas
- Vote: 7-0 Motion passes

Commissioner Becker recused herself from the meeting for the consideration of the next item on the agenda (7:52 pm).

E. Certificate of Appropriateness – 2276 Linden Avenue

Staff summarized the proposed modifications to 2276 Linden, which is located within the Vine/Linden/Maple historic district. Richard Becker, Becker Architects, was present to answer questions about the improvements. Following staff's introductory comments, Mr. Becker noted a change to the plans and distributed revised drawings. He indicated that the plans to replace the cedar fence on the front and side of the house had been eliminated. No other changes beyond that were made.

- Motion by Commissioner Temkin to approve a Certificate of Appropriateness for the proposed modifications at 2276 Linden based on the revised plans submitted at the meeting.
- Seconded by Commissioner Rotholz
- Vote: 6-0 Motion Carries.

1 Commissioner Becker joined the meeting again. (8:15 pm)

2
3 **F. Landmark Nomination – 1427 Waverly Road**

4
5 The public record for this agenda item is available in a transcript attached to these minutes.

6
7 **IV. Discussion Items**

8 Dan and Lisa Starkey presented preliminary plans for changes to 434 Marshman Street. Neil
9 Anderson and Barry Weinstein were also present to speak about the plans. The Commission was
10 supportive of the plan to move the house and build a sympathetic addition, but encouraged the
11 applicants to keep the addition as sensitive as possible to the existing house and pay special
12 attention to the front façade.

13
14 **V. Business from the Public**

15
16 **VI. Other Business**

17
18 **VII. Adjournment**

19
20 Chairman Fradin adjourned the meeting at 10:16 pm.

CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION
1707 St. Johns Avenue
Highland Park, Illinois

August 13, 2013
7:30 O'Clock P.M.

RE: 1427 Waverly Road
Landmark Nomination

MEMBERS PRESENT:

GERALD FRADIN, Chairman
DAVID ROTHOLZ, Commissioner
JUDY BRAMSON, Commissioner
NANCY BECKER, Commissioner
MARY CURRAN, Commissioner
LISA TEMKIN, Commissioner
BARBARA THOMAS, Commissioner

ALSO PRESENT:

ANDY CROSS, Staff Liaison
LINDA SLOAN, Planning Division Manager
HART PASSMAN, Corporation Counsel
LEAH AXELROD, Citizen Advisor

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EXHIBIT:

There were no additional exhibits entered into the record.

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1 CHAIRMAN FRADIN: At this point we will
2 call to order a public hearing on 1427
3 Waverly Road. It is a landmark nomination.

4 At this point, for the record,
5 I welcome the public to this meeting of the
6 Highland Park Historic Preservation. My name
7 is Gerald Fradin; I am the Chairman of the
8 Commission.

9 A quorum is present. The
10 members of the Commission, I will ask them
11 now to introduce themselves.

12 COMMISSIONER BECKER: Nancy Becker,
13 Commissioner.

14 COMMISSIONER THOMAS: Barbara Thomas,
15 Commissioner.

16 COMMISSIONER BRAMSON: Judy Bramson,
17 Commissioner.

18 COMMISSIONER TEMKIN: Lisa Temkin,
19 Commissioner.

20 COMMISSIONER ROTHOLZ: David Rotholz,
21 Commissioner.

22 COMMISSIONER CURRAN: Mary Curran,
23 Commissioner.

1 MS. AXELROD: Leah Axelrod, Citizen
2 Advisor.

3 CHAIRMAN FRADIN: The Historic
4 Preservation Commission is charged with
5 reviewing single-family dwellings for
6 historic significance prior to demolition,
7 as well as reviewing and recommending
8 nominations of local landmarks and local
9 historic districts in the City.

10 When considering a nomination
11 for local landmarking of a property when the
12 property owner has not provided consent for
13 the landmarking, the Commission is required
14 to hold a public hearing to determine whether
15 or not to recommend designation of the
16 proposed landmark to the City Council, based
17 upon all the information presented to us,
18 which includes materials and testimony
19 previously submitted to us by the property
20 owner, materials submitted by the City staff
21 and by the public. Much of that has already
22 been presented to the Commission and the
23 Commission has already reviewed that and it

1 need not be repeated here today.

2 We are required to make a
3 recommendation to the City Council regarding
4 the proposed landmark designation within 30
5 days after the conclusion of this public
6 hearing.

7 For clarity of the record,
8 when we get to the public comment of the
9 hearing, I would like only one person at a
10 time to speak, and any questions will be
11 directed through the Chair.

12 The Commission intends to
13 listen to your comments but not to respond to
14 them, and we ask that the property owner and
15 the others do the same.

16 We ask that you limit your
17 comments to the question of whether this
18 particular property should be landmarked, and
19 not on the pros and cons of landmarking in
20 general, since we as a Commission have no
21 authority to change the landmark ordinance,
22 but only to apply it to this case.

23 We also ask that you make

1 every effort not to be repetitive in your
2 testimony so that we are not here until an
3 unduly late hour.

4 After the public portion is
5 closed, the Commissioners will have an
6 opportunity to discuss their views, but
7 neither the public nor the property owner
8 will be permitted to participate in that
9 discussion unless invited to do so by the
10 Chair.

11 We are going to make every
12 effort to adhere to our schedule, which means
13 we will likely limit the amount of time that
14 any individual will be allowed to speak from
15 the public, and we also may determine
16 ultimately, or because of other reasons, that
17 the Commission will continue the matter or
18 other matters on the agenda until a later
19 meeting.

20 At this point let me ask
21 whether there are people, by show of hands,
22 who intend to speak today to the Commission.
23 One, two, three, four, five. Okay, thank

1 you.

2 Do we want to swear those
3 people in at this point?

4 MR. PASSMAN: It would be appropriate.

5 CHAIRMAN FRADIN: Why don't we do that
6 now. Why don't people stand up who believe
7 they are going to have comments for the
8 Commission and we will have them sworn in.

9 MR. JONES: I am the lawyer for Mr.
10 Canel. I will be making an argument.

11 MR. PASSMAN: I would recommend also,
12 sir, that you be sworn in.

13 (Whereupon the oath
14 was duly administered.)

15 CHAIRMAN FRADIN: And of course, the
16 owners and/or the owners' representatives
17 will also be given an opportunity to address
18 the Commission, and I would ask that you do
19 that at a given point in this hearing. And
20 you can decide whether you want to do that
21 before the public comments or following the
22 public comments; I will leave that up to you
23 to decide after the staff makes their

1 presentation.

2 And so with that, I invite the
3 staff to read into the record proof of
4 publication and ownership and to make an
5 introductory presentation.

6 MR. CROSS: Thank you, Mr. Chairman.

7 Proof of publication can be
8 verified in the Department of Community
9 Development records available at 1150 Half
10 Day Road.

11 Mr. Chairman and the
12 Commission, I do have some introductory
13 comments, and largely it is an overview of
14 the procedure. It is something we have
15 discussed and certainly in the staff record
16 you had a chance to read.

17 A lot of people are familiar
18 with the public hearings in the guise of Plan
19 Commission, special permit or some sort of
20 zoning approval. So in this context it can
21 be a little different.

22 So just as a very brief
23 overview, the property at 1427 Waverly Road

1 was under a one-year demolition delay. And
2 that was set to expire on June 18 of this
3 year, approximately two months ago.

4 However, in April of this year
5 a landmark nomination was submitted for the
6 property. It was brought before the HPC at
7 the first available meeting in June, and at
8 that meeting the HPC adopted a resolution
9 making a preliminary recommendation for the
10 landmark. Or one way of thinking of it is
11 approving the landmark nomination and making
12 the recommendation through a resolution.

13 So because of that, the
14 property is a regulated structure, because of
15 this landmark nomination, despite the fact
16 that demolition delay has expired.

17 So tonight's public hearing is
18 to accept public testimony on the nomination.

19 Some brief comments about the
20 demolition review:

21 When the HPC reviewed this in
22 the summer of 2012, approximately a year ago,
23 they found ultimately that three landmark

1 standards applied to this house, (4), (5) and
2 (6). And I will be going through them in a
3 bit more detail in a minute to show what
4 exactly was it about this property that
5 satisfied these standards.

6 The applicability of standard
7 Number (5) was especially important; not only
8 was it a one-year demolition delay that was
9 enacted, but that standard Number (5) is
10 necessary, and it is necessary if a landmark
11 nomination is to move forward without the
12 owner's consent. So without that landmark
13 Number (5) being satisfied, a landmark
14 nomination would not be able to move forward
15 without owner consent.

16 And in regard to that one-year
17 demolition delay, the Commission may recall
18 the petitioners did appeal that to the City
19 Council and the City Council did end up
20 upholding the HPC's finding and kept the one-
21 year demolition in place. And it did expire
22 earlier this year.

23 So a brief discussion about

1 the landmark nomination process, which will
2 also have members of the audience put in
3 perspective, put in context, how we got here
4 this evening.

5 The process for the landmark
6 designation was started off by the landmark
7 nomination for this property. Chapter 24
8 outlines who is authorized to submit a
9 landmark nomination.

10 So the landmark nomination
11 was submitted by an individual who fulfills
12 the very last category there; it was an
13 individual with an interest in preservation.
14 Mr. Holland lived in the house and grew up in
15 the house with his family and submitted the
16 landmark nomination for the property.

17 The Historic Preservation
18 Commission considered the landmark nomination
19 in June along with all the supporting
20 materials, and the Commission at that meeting
21 made two findings; not only that the property
22 met two of the landmark standards, but also
23 that the property had sufficient integrity of

1 location, design, materials, to make it
2 worthy of preservation. It is a protection
3 to uphold the quality and the duration of
4 landmarks, potential landmarks, in the City.

5 So the HPC adopted a resolu-
6 tion that made those findings, that the
7 property met landmark standards (4), (5) and
8 (6) and it was of sufficient integrity to
9 make it worthy to preserve. And it is the
10 same standards that the Commission found for
11 the demolition proceedings.

12 A letter was sent to the
13 property owner, not only summarizing the HPC
14 findings, but also requested the property
15 owner submit written consent or objection to
16 the landmark nomination. It was a written
17 document that was requested.

18 At a subsequent meeting a
19 planning report was considered and adopted at
20 the July meeting, and around that time the
21 owner submitted a letter formally declining
22 consent. So that is on file with the
23 Department of Development and was included as

1 attachment to your file this evening.

2 So following the Commission
3 provisions in the City's historic
4 preservation ordinance, if the owner does not
5 consent, then the HPC must hold a public
6 hearing. And so the public hearing provides
7 an opportunity, a reasonable opportunity for
8 all interested persons to present testimony
9 or evidence regarding the nomination. It
10 also gives a chance for additional testimony
11 and evidence to be submitted to the HPC prior
12 to making a recommendation to the City
13 Council.

14 So next steps as we move
15 forward. After the public hearing Historic
16 Preservation Commission will be in a position
17 to vote to recommend to the City Council that
18 the property be designated as a local
19 landmark. The Commission may also vote not
20 to recommend to the City Council. Lastly,
21 the Commission may take no action at all.

22 If no action is taken, then
23 the nomination process will expire 180 days

1 after the resolution was passed. The
2 resolution was passed at the June, 2013
3 meeting. So six months after that would be
4 December 10. So that would be the final
5 disposition. So if there is no action, after
6 180 days it will no longer be a regulated
7 structure.

8 Some closing comments that
9 will be important to keep in mind as we
10 pursue follow-up actions following the public
11 hearing.

12 Any recommendation by the
13 Commission needs to be forwarded to the
14 Council within 30 days.

15 And then if the owner
16 continues to object, a recommendation for
17 approval must include the following: Very
18 importantly, five members. That's called a
19 super majority. So that's not just four out
20 of seven. It is five out of seven. And it
21 will have to be accompanied by a continuing
22 determination that three landmark standards
23 are met, and either (2) or (5) are among the

1 three. That's why we stressed that landmark
2 standard being important, and this is why.

3 If the Commission recommends
4 approval, then staff would be directed to
5 draft a set of findings of fact that will
6 document specific landmark standards that
7 apply and how they are satisfied.

8 So when this is forwarded to
9 the City Council, the City Council will
10 consider not only the findings of fact, but
11 also the official record of all proceedings.
12 There will be the minutes from June, July and
13 tonight's meeting. It will be all of the
14 reports that we have looked at and all of the
15 attachments, so all of those will be
16 submitted to the record and taken into
17 consideration by the Council.

18 So the City Council may, by an
19 ordinance, designate the structure as a local
20 landmark if they agree with the recommenda-
21 tion. This is the same with every landmark.

22 Alternatively, the Council can
23 reject the HPC's recommendation, and they

1 have to do that by a resolution, so it is
2 still a normal vote and official document.
3 And that, of course, will be the final
4 disposition of this landmark determination
5 process. No proposed landmark nomination
6 substantially the same can be brought forward
7 for two years.

8 So I am going to close with
9 three more slides. And this is a rehash,
10 just a reminder of the three landmark
11 standards that the Commission found to be met
12 and applicable.

13 Number (4), it embodies
14 distinguishing characteristics of an
15 architectural or landscape style. And the
16 Commission found that the house is Georgian
17 Revival architectural style and this
18 satisfied this standard.

19 Number (5), identifiable as
20 the work of a notable builder, designer,
21 architect, artist or landscape architect
22 whose work has influenced the development of
23 the City, county, state or country. And the

1 Commission found that that property's
2 association with architects Walcott and Work
3 satisfied this landmark criteria.

4 Lastly, Number (6), that it
5 embodies the overall elements of design,
6 detailing, materials or craftsmanship that
7 renders it architecturally, visually,
8 aesthetically or culturally significant. And
9 the Commission found that the quality of the
10 design, details of the work and craftsmanship
11 of the house satisfied this landmark
12 standard.

13 And as a reference, here are
14 all nine landmark standards. So if the
15 Commission wishes to review these later this
16 evening in light of any additional evidence
17 or testimony submitted, staff has them
18 available here for evidence.

19 I will close with my
20 recommendation to the Council.

21 The Commission is asked to
22 hold a public hearing and accept testimony
23 from interested parties.

1 At the conclusion of the
2 public hearing the Commission is asked to
3 vote on whether to recommend the proposed
4 landmark designation to the City Council.

5 If the vote is in the
6 affirmative, HPC is asked to direct staff to
7 prepare findings of fact based on those three
8 landmark standards we already talked about,
9 and any additional of the nine criteria that
10 the Commission finds applicable.

11 The findings of fact will be
12 placed on an upcoming agenda and altered, if
13 necessary, prior to transmission to the City
14 Council.

15 So this is a lot to take in.
16 This is the first time the Commission is
17 going through this lengthy part.

18 Hart Passman is here
19 representing corporation counsel and can help
20 with any questions about protocol or any
21 questions about the process.

22 So I will close my comments
23 there.

1 And of course, this is a
2 public hearing so members of the property
3 owners' team is here to answer questions as
4 well.

5 CHAIRMAN FRADIN: Thanks, Andy. Did the
6 Commissioners have any questions for Andy or
7 City staff?

8 COMMISSIONER ROTHOLZ: Are we being
9 asked to re-evaluate the criteria based on
10 evidence that's presented tonight?

11 MR. CROSS: At your discretion. If
12 additional testimony is offered tonight, a
13 very valid discussion point for the
14 Commission may be to re-evaluate the
15 standards to see if they still apply.

16 MR. PASSMAN: If I may, Chairman, the
17 answer is yes. For this process to continue
18 the Commission must make a written
19 recommendation and findings to the City
20 Council which necessarily must address the
21 extent to which the proposed landmarking
22 meets the criteria set forth in the code.

23 CHAIRMAN FRADIN: Any other questions

1 for staff or counsel? At this point I will
2 ask the owners' representative whether he
3 wants to make comments or, at your option,
4 you can wait until after we take public
5 testimony.

6 MR. JONES: My name is Bill Jones and I
7 represent Scott and Linda Canel. I have
8 prepared some remarks and I had planned to
9 give them first, but I think this makes more
10 sense to open up the public comment portion.
11 I know Professor Cohen is here and he would
12 like to speak. And I might suggest that he
13 go first. And then I will reserve my
14 comments.

15 CHAIRMAN FRADIN: Thank you.

16 Professor Cohen, you were
17 going to speak first?

18 MR. COHEN: I have just been so
19 informed.

20 CHAIRMAN FRADIN: I agree that that is a
21 good idea. As I said initially, we do not
22 want anybody's comments to be unduly lengthy
23 and I think it makes sense to try to limit

1 comments to five minutes per person.
2 Hopefully that's doable. And if somebody
3 feels the need to go longer, we can consider
4 whether we need to hear more or not.

5 MR. COHEN: I am not sure I was able to
6 do that in 27 years of teaching, and this is
7 the first time in ten years I have been
8 called professor.

9 My name is Stuart Cohen. I am
10 a principal in the firm of Cohen and Hacker
11 Architects. We have been building new houses
12 and remodeling historic houses in Highland
13 Park for almost 30 years now.

14 I am a professor emeritus at
15 the University of Illinois Chicago in the
16 Department of Architecture, and I also turned
17 out to be the author or, I should say,
18 co-author with Susan Benjamin of a book which
19 seems to be cited in a lot of documents.

20 I have a statement I would
21 like to read to the Chairman and members of
22 the Commission.

23 Well over a year ago Scott

1 Canel approached me to ask if I would testify
2 in his behalf regarding his desire to take
3 down the house at 1427 Waverly in Highland
4 Park.

5 At the time I declined, not
6 because of the quality of the house, but
7 because of my status as a historian of North
8 Shore's historic residential architecture and
9 because of my relationship with the preserva-
10 tion community.

11 I also believed as a practic-
12 ing architect my comments could be seen as a
13 potential conflict of interest.

14 I would like to address
15 primarily criteria Number (5) and some of the
16 issues thereof.

17 As a board member of LPCI, I
18 thought it a tragedy to take down older
19 buildings because, more often than not, they
20 were replaced by poorly designed, badly built
21 structures. If we look at the new French
22 Chateaux and McMansions built as speculation
23 houses during the 1990s that were replacing

1 the North Shore's older housing stock, this
2 seemed to be the case.

3 The real estate crash in 2008
4 seems to have slowed this process and the
5 houses going up now seem to be of a slightly
6 higher and more sophisticated quality.

7 The nomination for 1427
8 Waverly argues that the quality and type of
9 construction of this house is truly
10 irreplaceable in this day and age.

11 As a practicing architect and
12 a member of the Institute for Classical
13 Architecture and Art, I can tell you that
14 this is not the case. Given the desire to do
15 so, with sufficient funds, houses with the
16 level of detail and quality of construction
17 of the great houses built at the beginning of
18 the 20th century can be created.

19 I have read the landmarks
20 nomination and wish to offer the following
21 comments both as a practicing architect and
22 as a historian.

23 First I would ask, what is

1 being nominated? The integrity of the
2 original house has been severely compromised
3 by an awkward addition and bad interior
4 remodeling.

5 The swimming pool addition is
6 ungainly and incompatible with the symmetry,
7 balance and style of the original Georgian
8 block.

9 The same is true of the garage
10 and servant's quarters which are in a totally
11 different architectural style. I had assumed
12 that these were a later addition because they
13 are so different from the original house.
14 Imagine my shock to learn that the French
15 wing was part of the original design.

16 It is no wonder that by the
17 1930's Walcott was denouncing the lack of
18 integrity of his earlier work in an article
19 he published in the Architectural Record from
20 November of 1936.

21 Conceived as a classical,
22 symmetrical Georgian Revival house, 1427
23 Waverly has asymmetrical appendages which are

1 as large as the original house.

2 As for the enclosed swimming
3 pool addition, I know it is the position of
4 landmark legislation to consider additions as
5 also having historical and architectural
6 significance. However, the nomination makes
7 no mention of this addition or of its
8 architectural significance and authorship.

9 The nomination questions the
10 authorship of the house, suggesting that it
11 is by Arthur Heun, who designed 1425 Waverly
12 for Ernest Loeb, Allen Loeb's brother, could
13 have been the architect. According to the
14 nomination, Arthur Heun was hired to design
15 1427 and then fired. The nomination also
16 suggests that David Adler may have had
17 something to do with the design of the house.

18 The first claim of Heun's
19 involvement in the final design is
20 unsubstantiated, and the second claim of
21 possible involvement by David Adler is
22 absurd.

23 I have been in Heun's 1425

1 Waverly as well as in the J. Ogden Armour
2 Estate, which is now Lake Forest College.
3 The Armour estate is featured in my North
4 Shore Chicago houses book written with Susan
5 Benjamin. In my judgment, 1427 is not the
6 work of Arthur Heun. It lacks the finesse,
7 refined sense of proportion and details seen
8 in these two houses.

9 I do not pretend to be an
10 expert on the work of Walcott and Work,
11 although I do know a bit about Robert Work.
12 Work was Howard Van Doren's employee, not
13 Howard Van Doren Shaw's licensed architect as
14 the nomination says, until he left to be
15 David Adler's partner after the death of
16 Adler's partner.

17 My understanding is that the
18 landmark legislation exists to protect
19 structures of historic importance and artist
20 merit as they contribute to the public
21 domain. The stipulation in most landmark
22 provisions covering structures and portions
23 of structures are that they can be seen from

1 the public way. 1427 is at the end of a
2 private drive and it is only the swimming
3 pool addition that is partially visible from
4 Ravine Drive at the bottom of the bluff in
5 the winter when there are no leaves on the
6 trees.

7 Cohen and Hacker has over the
8 years done work on two houses on Waverly and
9 built a new house on 1547 Knollwood Lane. I
10 was never aware that there was a house
11 located behind 1425 Waverly.

12 I have firsthand knowledge of
13 Work's house at 2340 Egandale Road, having
14 done a large addition and interior remodeling
15 to this building. Work does not have an
16 identifiable style and there is no evidence
17 that his work has had an influence on his
18 contemporaries. Quite the opposite is the
19 case, in my opinion. At the Egandale house
20 the entry loggia reminds me of the entry to
21 Adler's William McCormick Blair house, and
22 the stairway details inside the house are
23 reminiscent of Shaw's Work. There is no way

1 to know except from building permits that the
2 Egandale house and the Waverly house were
3 done by the same man.

4 I have had a chance to read
5 the Commission's planning report for 1427
6 Waverly dated July 11, 2013. The report
7 tries to bolster the original argument for
8 landmark criteria Number (5) pertaining to
9 the significance and influence of the house's
10 architects. There are two referenced
11 citations on Page 4 of the report which I
12 would like to address.

13 Regarding the suggestion that
14 Walcott somehow knew the famous French
15 architect Le Corbusier and introduced him to
16 Buckminster Fuller, who was in Chicago in the
17 1920's and early 1930's, I think the quote
18 has been misinterpreted. There is no mention
19 of Walcott or Fuller in either Le Corbusier's
20 book When The Cathedrals Were White, written
21 about his first trip to America, or in the
22 encyclopedic biography of Le Corbusier by
23 Nicholas Fox Weber which quotes from hundreds

1 of Le Corbusier's letters written over the
2 entire span of his life.

3 I assume that Walcott didn't
4 physically introduce Le Corbusier to anyone,
5 but the quote which says "was first called to
6 my attention" is referring to Le Corbusier's
7 published work.

8 Over the years as a teacher, I
9 have introduced hundreds of students to Le
10 Corbusier, whose work I admire.

11 Lastly, Paul Schweiker was
12 clearly the most distinguished architect to
13 have worked for Russell Walcott. Schweiker
14 built International Style modern buildings,
15 and clearly the time he spent in Walcott's
16 office had no influence on his built work.

17 In Schweiker's oral history
18 transcribed by Betty Blum for the Art
19 Institute, Schweiker says the following. He
20 is talking about his friend Lehland Atwood:
21 Lee was a single man in a rather obscure
22 office of Russ Walcott and I had gone to Work
23 there.

1 Describing Walcott's
2 architecture, Schweiker said: It was sort of
3 a minor version of Adler's. When asked about
4 Robert Work who was David Adler's partner
5 when Schweiker worked for Adler, he says,
6 quote: It was generally known in the office
7 that Robert Work's presence there was not as
8 a skilled practitioner as much as simply a
9 name under state law as a registered
10 architect. That gave Adler the sanction to
11 practice architecture in the State of
12 Illinois.

13 Adler never passed the
14 Illinois licensing exam. When he was finally
15 granted a license by the state in recognition
16 of his accomplishments, he terminated his
17 partnership with Work, suggesting as
18 Schweiker points out, that Work made no
19 artist contribution to Adler's practice.

20 William Keck also mentions
21 Walcott in his oral history, but only in
22 relation to Lehland Atwood who also worked
23 for Keck and Keck.

1 I would suggest that the July
2 11 document misrepresents Schweiker's opinion
3 of Walcott and Work, as well as the other
4 references in their oral history collection,
5 for the purpose of strengthening the argument
6 for Walcott and Work's importance.

7 In the two recent books on the
8 North Shore's historic homes, my book written
9 with Susan Benjamin includes no work by or
10 reference in the text to Walcott and Work.

11 Arthur Miller's book Classic
12 Country Estates of Lake Forest does not
13 include any of the five Lake Forest houses by
14 Walcott and Work cited in the Preservation
15 Commission's report dated July 11, 2013. The
16 only reference, other than the brief
17 biography in the back, in Miller's book to
18 Work is in the citation of Adler's firm as
19 Adler and Work, and the only mention of
20 Russell Walcott is in the caption to the
21 photograph of David Adler's home on Page 248.
22 Walcott is mentioned as one of a number of
23 architects fascinated with small French manor

1 houses.

2 At the time Miller and his
3 co-authors did not feel that Walcott and Work
4 were of sufficient importance to include in
5 their book any discussion of their Lake
6 Forest houses, the merit of their work, or
7 influence, if any, on other residential
8 architects.

9 It is my understanding that
10 both Susan Benjamin and Arthur Miller have
11 now testified or written in support of
12 criteria Number (5). The copy of this letter
13 which you received which was circulated
14 incorrectly suggested that Benjamin and
15 Miller wrote or testified in favor of the
16 involuntary landmarking of 1427 Waverly.
17 This is, I am sorry, incorrect. I do not
18 know what either of their positions are on
19 this matter.

20 While I am not familiar with
21 all of Walcott and Work's extant buildings
22 listed in the report, I have seen the
23 Trowbridge Photo Archive and do not believe

1 that 1427 Waverly is representative of their
2 best work.

3 Therefore, I would respect-
4 fully submit that 1427 Waverly does not meet
5 criteria (5) because it is not visually
6 identifiable as the work of Walcott and
7 Work's firm and because it had no
8 identifiable influence on other
9 practitioners.

10 I would also submit that it
11 does not meet criteria Number (6). It is not
12 architecturally, visually, aesthetically or
13 culturally significant and, in my opinion, it
14 is to no way innovative.

15 As to the artistic merit of
16 the house, in my opinion, the proportions of
17 the front of the house and the scale of the
18 stone entry surround are less than masterful,
19 and the back of the house facing south is
20 totally undistinguished. Of the interior
21 spaces, the entry hall and stair are its
22 finest features; however, they don't begin to
23 compare to the classical hall and stair in

1 Adler's Mrs. Kersey Coats Reed house in Lake
2 Forest, a structure which was also featured
3 in my book on North Shore houses.

4 While I support the
5 Commission's efforts to preserve older
6 housing stock, I do not believe a sufficient
7 number of landmark criteria have been met to
8 warrant the designation of this house.

9 Thank you.

10 COMMISSIONER ROTHOLZ: I just have one
11 question. I want to understand the
12 relationship between Scott Canel and
13 Professor Cohen. Professor Cohen, are you
14 the proposed architect to the new house for
15 Scott Canel?

16 MR. COHEN: As I pointed out in the
17 statement I read, he approached me over a
18 year ago about testifying on his behalf and I
19 originally turned him down.

20 He subsequently sent me
21 e-mails and copies of the nomination, and
22 frankly, I thought that the information in
23 the nomination was, I apologize, outrageous,

1 and that the involuntary landmarking of this
2 property, well, I just had some serious
3 questions about its impact on the landmark
4 legislation, on the homeowners here in
5 Highland Park and --

6 CHAIRMAN FRADIN: Just following up on
7 Mr. Rotholz's question, so you don't have any
8 current, past, future, financial relationship
9 with the owner or renters of the owner; is
10 that correct?

11 MR. COHEN: No, and I haven't been hired
12 to do any architectural work for Mr. Canel.
13 Would I build a new house for him on this
14 property if asked? Yes, I certainly would.

15 CHAIRMAN FRADIN: Thank you.

16 I know there is other people
17 here who want to be heard. Why don't we
18 start on this side of the room.

19 MR. PASSMAN: Please provide written
20 comments to staff or the reporter.

21 COMMISSIONER CURRAN: Can I comment on
22 that? I was reading along with Professor
23 Cohen, and after --

1 CHAIRMAN FRADIN: Mary, we are not going
2 to direct --

3 COMMISSIONER CURRAN: It is just going
4 to come in the minutes?

5 CHAIRMAN FRADIN: Yes.

6 MS. COOPER: Cheryl Kraft Cooper, I live
7 at 150 Pine Point Highland Park.

8 My remarks have been quickly
9 prepared. I am not an architect. I am a
10 physician, citizen and mother of a special
11 needs child. I am also the past president of
12 the Chicago Lighthouse associate board and
13 current member of the executive board of
14 Chicago Lighthouse for over 20 years.

15 In 1999 I believe the house at
16 1427 Waverly was on our housewalk. At that
17 time the owner was very excited because she
18 thought she had a David Adler home. After
19 extensive research by Eileen Shaw it was
20 determined that this house was definitely not
21 a David Adler house, and because we always
22 made comments about the architect and the
23 style of the house.

1 The house at that time had a
2 nice makeover but it was like makeup. It was
3 very obvious that the inside of the house was
4 not in good condition, especially the pool
5 area, and there were several things done like
6 putting on foundation and eye shadow and
7 things like that to make the house look good.

8 So therefore, I feel that this
9 criteria (5) is not met.

10 I was also here a year ago, I
11 believe it was, when they talked about this
12 house being the work, they tried to convince
13 everyone here that it is a work of David
14 Adler. So I find it interesting that now the
15 people petitioning are saying that Walcott
16 and Work are such important people. Because
17 last time the whole emphasis was it really
18 isn't Walcott and Work, it was really David
19 Adler and he didn't sign off on it.

20 I am also the mother of a
21 special needs child and I happen to know that
22 the daughter of the Canels also has special
23 needs. She has severe issues with spinal

1 issues. And going up and down stairs is
2 especially difficult for Lindsey, especially
3 when she does it alone. God forbid if there
4 was a fire, if Lindsey had to get out in a
5 hurry.

6 Just also, the Canels are both
7 members of the Old Masters board at the Art
8 Institute, which speaks to their aesthetics
9 and good taste. Scott is one of the more
10 detail-oriented people I know. And if you
11 are worried about one of these slipshod
12 mansions going up, that's not what's going to
13 be. They have such exquisite taste and pay
14 such attention to detail, that I know that
15 the house that would go up would be as
16 beautiful as a David Adler home, if not more
17 so.

18 Also, it bothers me as a
19 citizen of Highland Park and of the United
20 States, which is a free country -- and I have
21 just finished reading Thomas Jefferson's
22 biography -- that if a person doesn't want
23 their home to be landmarked, that you can go

1 against their will and landmark their home.
2 To me, that seems like we live in a communist
3 country.

4 Thank you for your time.

5 CHAIRMAN FRADIN: Thank you. Other
6 comments from the public?

7 MR. SCHRAYER: Good evening. My name is
8 Skip Schrayer. I live at 1535 Knollwood
9 Lane. I think we are the closest house to
10 1427 Waverly Road.

11 I grew up in Highland Park.
12 This is our second home my wife and I have
13 had in any Highland Park. We love old house
14 homes. We bought two old homes. We poured a
15 ton of money.

16 But if I didn't know that this
17 house was there, I wouldn't know that this
18 house was there. I can't see the house in the
19 winter. I certainly can't see it in the
20 summer. So I know one of the criteria is the
21 visual. And you can't see this house. So if
22 it gets torn down and even if they build a
23 McMansion, which I don't believe they are

1 going to do, it won't harm anybody. Won't
2 change the style or feel of Highland Park.
3 It will be a victimless crime.

4 The second thing I would like
5 to say is when you buy these old homes, if
6 they are not maintained and kept up, they
7 have to be torn down. And I can tell you
8 that the home that we purchased, we were
9 competing against somebody that was going to
10 tear it down.

11 And I think that that's what
12 happened with this home is that it wasn't
13 maintained over the years and it is almost
14 irreparable. You cannot turn it into
15 something that it once was. Even if we are
16 arguing whether it was actually a fine home
17 at one point. But even if it was, I think
18 that the fact that it wasn't maintained over
19 the years makes it almost impossible.

20 The third thing I would like
21 to say, like Cheryl, I am very concerned that
22 you have an involuntary landmarking, and I
23 would encourage the Commission to use that

1 power very sparingly. It is of deep concern,
2 I think, for a citizen of Highland Park to
3 know that this could be done to us.

4 This is usually a very large
5 asset of people, their homes, and the fact
6 that this could change the economics of a
7 home you purchase by your neighbors making a
8 decision like that. I hope you will treat it
9 extremely carefully.

10 And I would encourage you to
11 not recommend that this home be landmarked.

12 CHAIRMAN FRADIN: Thank you.

13 Additional comments from the
14 public? Nobody else?

15 MS. DOWELL: I will.

16 CHAIRMAN FRADIN: Please.

17 MR. PASSMAN: I would just ask if you
18 have been sworn.

19 MS. DOWELL: I have not.

20 (Whereupon the oath
21 was duly administered.)

22 MS. DOWELL: I have a question first.

23 Amy Dowell, I live at 824 Rice street. I

1 also happen to be a real estate agent for
2 Seth and Linda Canel.

3 My question is, can anybody
4 answer why Philip Holland put in the
5 involuntary landmark status petition?

6 CHAIRMAN FRADIN: The petition itself
7 states the reasons why he wants the house to
8 be landmarked. And there is also --

9 MS. DOWELL: I haven't seen the
10 petition. Are you able to tell me what that
11 is?

12 CHAIRMAN FRADIN: I really don't think I
13 should summarize his reason. But any citizen
14 can do it. And anybody can do it if they
15 believe a house is a historic house that
16 should be preserved, they can nominate it and
17 we consider it.

18 MS. DOWELL: Even though he has
19 potentially no vested interest in preserving
20 it himself?

21 CHAIRMAN FRADIN: That's the point of
22 the code, allowing people to identify a house
23 that they think should be preserved and

1 bringing it before the Commission.

2 MS. DOWELL: I guess what I want to talk
3 about is just from a real estate perspective.
4 It is of great concern to me in terms of what
5 I do. It is hard for me to look somebody in
6 the face who wants to move into Highland Park
7 and answer the question, you know: We love
8 this piece of property but we would like to
9 tear down the house. Are we going to be able
10 to do that? And my answer to them now is I
11 have no idea.

12 And we are trying to get
13 people to move here. We have got great
14 schools, beaches, park districts, and all the
15 things that I sell people on in Highland
16 Park. And people want to build where they
17 want to live and how they want to live. And
18 it is very difficult to tell somebody that
19 the property they buy, that they will be able
20 to do with it what they wish. And that's a
21 concern for me as a homeowner in Highland
22 Park.

23 Every single person that I

1 talk to, which are regular people in this
2 town, they have no idea that this even
3 exists. And I know we are not debating,
4 because you can't change the law. But I
5 think the law should be changed. It is
6 something that people aren't aware of. And
7 they buy in our town and think they want to
8 do something with their property, and
9 apparently they can't. And that's a huge
10 problem for our City. People will move
11 elsewhere. And we need people to move here.

12 I guess I will leave it at
13 that. But I think that you should definitely
14 not uphold this petition. It is not good for
15 anybody. Thank you.

16 CHAIRMAN FRADIN: Thank you for your
17 comments. Any other comments from the
18 public?

19 (No response.)

20 CHAIRMAN FRADIN: Okay, Mr. Jones.

21 MR. JONES: I have some remarks, but I
22 guess before I start with that, is Mr.
23 Holland going to testify today?

1 CHAIRMAN FRADIN: I think he would if
2 he, as a member of the public, chose to
3 speak. He has spoken before when we had
4 other proceedings related to this property.

5 MR. JONES: I have some questions for
6 him. May I ask those questions?

7 CHAIRMAN FRADIN: No, this is not an
8 opportunity to examine witnesses. This is an
9 opportunity for you to present to us.

10 MR. JONES: I have no right to ask Mr.
11 Holland any questions today?

12 CHAIRMAN FRADIN: That's not what we are
13 going to do today. I don't know whether you
14 have a right, but that's not how we are going
15 to conduct the hearing.

16 MR. PASSMAN: As you indicated, and it
17 is true of anyone who testifies before other
18 commissions or the City Council, anyone who
19 speaks today certainly can pose questions;
20 they should be directed to the Commission.
21 It is in the discretion of the Commission
22 whether they think an answer is warranted.
23 No one can be compelled to speak here,

1 whether it is Mr. Holland or anyone else.

2 They do have that right in this hearing.

3 CHAIRMAN FRADIN: Thank you.

4 MR. JONES: I guess in the absence of
5 any other people wishing to speak, I will dig
6 in here. First of all, my name is Bill
7 Jones. I am a lawyer downtown. And Scott
8 Canel and Linda Canel are my clients, they
9 have been my clients for a long time.

10 And you might be wondering,
11 the name of my firm is called Canel King and
12 Jones. The Canel is Jay Canel. I started
13 practicing with him 22 years ago and he was
14 kind enough when he retired to allow us to
15 keep his name on our letterhead. But I am
16 not in practice with Scott Canel. Different
17 kettle of fish.

18 Now, this Commission has made
19 a preliminary -- and I think it was described
20 earlier by Mr. Cross as maybe a contingent
21 landmark designation of the property at 1427
22 Waverly. We believe that was a mistake.
23 We believe that taking the unprecedented

1 action -- and I think Mr. Cross or somebody
2 on the Commission described that as the first
3 time you guys have been doing this -- an
4 unprecedented action of doing an involuntary
5 landmarking, would be an even bigger mistake.
6 And I think you ought to stand down and take
7 a step back and not do that. Not send to the
8 City Council a recommendation that this house
9 be landmarked.

10 In the action that is being
11 proposed here is basically an action that the
12 City of Highland Park will claim this house
13 as its own. And make no mistake, that's what
14 it will be doing. It will be stripping the
15 Canels of their property rights, of rights to
16 develop the property, of building the home
17 that they wish to build that meets the
18 special needs of their family.

19 It is a very, very important
20 right and you ought to think long and hard
21 before you take that next step. It will
22 require the Canels, if they decided to stay
23 there, to spend, I think one estimate was,

1 \$7 million to rehabilitate that property, to
2 do work that the prior owners chose not to
3 do. It will, in essence, be declaring that
4 home a museum and sentencing the Canels to be
5 the curator of that museum. People in
6 Highland Park I think understand that that's
7 draconian.

8 Now, the Hollands, as I
9 understand, owned the property for a long
10 time, and the gentleman in the back, as I
11 understand, Philip Holland, is the fellow who
12 nominated this property for landmark status.

13 The Hollands never endeavored
14 to landmark the property. The Golmans owned
15 the property for many years and they didn't
16 endeavor to landmark the property. The
17 Golman listed the property with a broker, and
18 they had to drop the price several times in
19 order to get anybody interested in purchasing
20 it. That speaks volumes to the condition of
21 the property and the challenges that anybody
22 would face in owning this property in the
23 condition it is in. It requires a lot of

1 work at a lot of cost, and it is an immense
2 undertaking to compel the Canels to undertake
3 that.

4 And if somebody, anybody, had
5 been interested in buying this property and
6 spending the money required to rehabilitate
7 and spending the money required to maintain
8 it, they would have come forward by now.
9 They haven't. They are not going to.

10 Now, you heard Professor Cohen
11 speak, and I think you know this yourselves,
12 this property sits at the back of a lot. You
13 can't see it. I am told that in the dead of
14 winter when all the leaves are off the trees
15 you can see part of the swimming pool
16 addition that was constructed in the '80's,
17 but you can't see this house.

18 And I don't believe it is
19 consistent with the goals of this Commission
20 to impose landmark status where the property
21 isn't even apparent to anybody walking down
22 the street.

23 It's never been designated as

1 a local landmark. Never been on the National
2 Register Of Historic Places. It received
3 brief mention in the 1999 Architectural
4 Resources publication that the City
5 published, it was listed as several other
6 properties described as Georgian
7 architecture, and described as being designed
8 by Heun. We now know that it wasn't designed
9 by Heun.

10 And that's the first challenge
11 that this Commission has before it. Tell us
12 who the Commission believes designed this
13 property. We have heard Adler's name thrown
14 out. We have heard Heun's name thrown out.
15 But the records on file with Highland Park
16 reflect that it was designed by the folks
17 whose name are on the documents, Russell
18 Walcott and Robert Work.

19 The July 12 demolition
20 document notes that the original building
21 permit -- you look at the building permit,
22 what names are on there? Walcott and Work.
23 Not Heun, not Adler. The architectural

1 drawings have a box and there is a stamp on
2 it and the names on it that architectural
3 drawings are Walcott and Work.

4 So before the Commission
5 endeavors to recommend a landmark status to
6 this property it first ought to tell us who
7 designed the house. And I don't think you
8 can support a conclusion that it was designed
9 by anybody other than Walcott and Work.
10 There is not a document anywhere in the world
11 that establishes that this house was designed
12 by anybody other than Walcott and Work.

13 And so after that came to
14 light, I think, the record reflects from that
15 Commission that the focus shifted. The focus
16 then shifted to supporting Walcott and Work
17 and their importance.

18 Interestingly, I saw in the
19 record that there was a newspaper reporter
20 who was asking some questions about these
21 proceedings and they asked Miss Sogin about
22 Walcott and Work and she said before this she
23 had never heard of those guys. And she also

1 made reference in that article and later at
2 hearings before this Commission to some Art
3 Institute histories that she said show that
4 the Art Institute thinks that Walcott and
5 Work are important. And then when she
6 testified here she said that Walcott was
7 mentioned five times but it was by major
8 architects and Work was mentioned by more
9 than 20 different architects as being an
10 influence on their Work.

11 Well, we went back and looked
12 at those oral histories and made them a part
13 of this record and it just isn't true. There
14 are six references to Walcott and Work in
15 those oral histories, and the ones that are
16 in there are not flattering.

17 As Professor Cohen indicated,
18 the statements made by Schweiker are
19 disparaging, they are not flattering. He
20 said at one point it was generally known in
21 the office that Robert Work's presence there
22 was not as a skilled practitioner as much as
23 just a name under the state laws registered

1 architect.

2 Now, the document from staff
3 mentions some things that are supposed to
4 support the notability, notoriety of these
5 two men. As I said in the brief, it is very
6 weak.

7 The first one is a mention
8 that they were in Who's Who of Chicago in
9 1931. My understanding of Who's Who is to
10 get your name in there, you write a check.

11 There is a discussion about
12 the property at 2340 Egandale, and as
13 Professor Cohen has observed, that's never
14 been landmarked. The City permitted an
15 addition on that house and it reflects -- the
16 structure itself reflects the structure has
17 no identifiable style. It is the opposite.
18 He copied other folks.

19 And none of the homes listed
20 by the staff in the reports in the neighbor-
21 ing suburbs made it into any of the books
22 that were described there, not the work that
23 was done by Professor Cohen and Susan

1 Benjamin, and not in Arthur Miller's book.

2 And the business about Walcott
3 I guess, suggests he physically introduced Le
4 Corbusier to Mr. fuller, that's a stretch at
5 best. That isn't what happened. I think
6 what happened, if you read that fairly, is
7 the work was introduced, not the person.

8 And there is another
9 suggestion that because Russell Walcott
10 designed another structure that's on the
11 National Register Of Historic Places in
12 Tryon, North Carolina, that that elevates his
13 status to a notable architect. It doesn't.
14 It is not the same period. It is nothing
15 like this structure and it doesn't by itself
16 reflect that Walcott has had any other
17 influence on any other architects.

18 And I guess if you are going
19 to apply that standard, there is another
20 house at 344 Ravine that's also been on the
21 docket of this Commission recently. It is on
22 the National Register Of Historic Places and
23 this Commission has not determined that the

1 designer of that structure is a notable
2 architect by that fact. So having one
3 structure on the National Register does not a
4 notable architect make.

5 Now, even if these two fellows
6 Walcott and Work were notable architects,
7 which is the first thing you have to
8 determine, I told you, you have to first tell
9 us who designed it. Then you gotta tell us
10 they are notable architects.

11 And it was designed by Walcott
12 and Work, and they are not notable
13 architects. But even if they were, the
14 second you gotta do is decide whether it is
15 identifiable as their work. You can't do
16 this. There was no identifiability as to
17 Walcott and Work. You haven't done that so
18 far.

19 The staff haven't done that,
20 hasn't made the determination that this
21 structure is identifiable by anybody, let
22 alone Walcott and Work.

23 And there is no evidence in

1 this record that they had any influence on
2 any other architects. It isn't in the record
3 and it isn't the case.

4 We talked about Work, and Work
5 was a guy who had a license, and that was his
6 reason for being when he worked as an
7 architect in the early days.

8 And Russell Walcott himself
9 wrote an article that's in the record among
10 the materials that Mr. Canel submitted a long
11 time ago talking about facadism where he
12 graded his own work during that period. He
13 was a copier; he wasn't copied.

14 I want to talk briefly about
15 the equities of these proceedings because I
16 think it's got a lot of people fired up. And
17 it should.

18 The situation we have here is
19 the property had existed since 1929. In the
20 modern era, since the inception of this
21 Commission and the inception of the
22 nominating process, and from the inception of
23 the National Register, it has never been

1 landmarked, and the first time this
2 Commission stepped in was after it had been
3 listed for 18 months, after the Canels
4 contracted to purchase it, and after then
5 prior owners sought a demolition permit.

6 A delay on the demolition was
7 imposed for the longest period, a year. And
8 at the eleventh hour Mr. Holland then
9 submitted a petition, or a nomination, I
10 should say, which is going to start a whole
11 new process, which is going to delay it more.

12 And in the interim the Canels
13 have to pay the real estate taxes and
14 insurance and upkeep. Mr. Holland doesn't
15 say that. The Canels have that expense and
16 have that burden and they have it for a long
17 time into the foreseeable future because of
18 the delays that have happened in this
19 proceeding.

20 And one of the reasons I
21 wanted to ask Mr. Holland some questions is I
22 wanted to find out why he waited so long and
23 I wanted to find out the involvement that

1 Miss Sogin had and perhaps Miss Benjamin and
2 people on this Commission had in this
3 process.

4 And I know one of the
5 Commissioners asked Professor Cohen about his
6 involvement with the Canels. And I think it
7 is just as important to know about the
8 involvement of Mr. Holland and these other
9 people, Miss Sogin, the former Chairman, and
10 Miss Benjamin.

11 Mr. Holland does not have
12 standing in the first instance to have
13 brought this nomination. And the nomination,
14 he is the only person to have brought a
15 nomination and it was brought at the eleventh
16 hour.

17 And the ordinance lists in
18 detail those who are qualified to submit a
19 nomination for landmark status, and Mr.
20 Holland doesn't fit any of those definitions.

21 And to suggest that he has any
22 interest in preservation would then beg the
23 next questions that I would also ask that the

1 Commission explore with Mr. Holland. Is he a
2 member of any historical societies? Is he a
3 member of the Highland Park Historical
4 Society? Does he attend meetings? Does he
5 attend events, annual dinners? Does he do
6 the housewalks? Does he subscribe to
7 magazines that are interested in preservation
8 of architectural history? Does he take art
9 classes? Does he have degrees?

10 I would like to know the
11 answers to those questions because I think
12 when you drill down on that you would find
13 out that Mr. Holland has an interest in the
14 home, I don't dispute that. He lived there,
15 his parents owned the house. But he is not
16 somebody who fits the definition of somebody
17 who has the standing to bring this nomination
18 at the eleventh hour.

19 So you now have the burden,
20 and it is a significant burden, of making a
21 decision whether this will be the first house
22 that this Commission involuntary landmarks.
23 And under these circumstances, with this

1 record, on behalf of the Canels, I ask you to
2 step down and step away and to not make that
3 recommendation.

4 CHAIRMAN FRADIN: Thank you, Mr. Jones.

5 Do any of the Commissioners
6 have any questions for Mr. Jones at this
7 point?

8 (No response.)

9 CHAIRMAN FRADIN: And do any of the
10 Commissioners have questions for any other
11 person who has spoken or referenced today?

12 (No response.)

13 CHAIRMAN FRADIN: Okay. With that, I
14 will accept a motion at this point to close
15 the public comment portion of the hearing,
16 which means that we will not be taking any
17 more comments.

18 MS. SLOAN: Before you do that, we just
19 -- Andy is just going to read the names and
20 date of letters received since you had
21 received your packet. We received some
22 things to have distributed to you; they have
23 been added to the record. We just want to

1 put the name and date of the letters onto the
2 record.

3 MR. CROSS: Over the past, about, week
4 since the packet was put on the internet for
5 the meeting we have received five letters
6 from the public and those have been e-mailed
7 to the Commission, hard copies have been
8 provided. And so I would like to read the
9 names.

10 On August 8, Art Miller
11 submitted an essay, which is available on the
12 internet and also in the Department of
13 Community Development and a hard copy here.

14 August 12, a letter submitted
15 by Gail Hodges, who is the president of the
16 Lake Forest Preservation Foundation, for the
17 Board of Directors.

18 On August 12, Bonnie McDonald,
19 president of Landmarks Illinois, submitted a
20 letter to the Preservation Commission.

21 Philip Holland submitted a
22 letter that's undated but that was received
23 approximately six days ago. And then there

1 was Mr. Holland followed up with a second
2 letter that was submitted more recently and
3 that is also in the Commission's packet.

4 CHAIRMAN FRADIN: Thank you.

5 MR. JONES: May I speak to that briefly?
6 Again Bill Jones, lawyer for the Canels.

7 This is the first I have seen
8 those materials, when I walked in the door.
9 I was told by Mr. Cross that materials had to
10 be submitted by last Monday, and we complied
11 with that, at some inconvenience. And I
12 understand that Mr. Cross can't send me
13 documents that he doesn't have and some of
14 these are recent. But this is the first I
15 have seen them and didn't have a chance to
16 respond to them. And especially with respect
17 to Mr. Holland's submission, I ask that the
18 Commission not consider those.

19 CHAIRMAN FRADIN: Thank you. So at this
20 point I will entertain a motion to close the
21 public comments.

22 COMMISSIONER TEMKIN: I will make a
23 motion to close the public comments.

1 CHAIRMAN FRADIN: Second?

2 COMMISSIONER THOMAS: Second.

3 CHAIRMAN FRADIN: All in favor?

4 (Whereupon there was a
5 unanimous chorus of ayes.)

6 CHAIRMAN FRADIN: All opposed?

7 (No response.)

8 CHAIRMAN FRADIN: That motion carries.

9 At this point the public
10 hearing is adjourned.

11 MS. SLOAN: It is not adjourned. Public
12 comment portion of the public hearing is
13 closed.

14 CHAIRMAN FRADIN: I was told specifi-
15 cally to adjourn the public hearing at this
16 point.

17 MS. SLOAN: We have to be in that until
18 you make your motion for recommendation or
19 decide not to have a motion. So now is time
20 for your discussion and deliberations.

21 CHAIRMAN FRADIN: Okay, so we are not
22 adjourning the public hearing at this point.

23 So at this point the

1 Commission needs to discuss our final
2 recommendation to the City Council which will
3 be encompassed in a written recommendation
4 that staff will prepare, including the
5 findings of fact that Andy mentioned in his
6 preliminary comments.

7 So my first question for the
8 Commissioners is whether the Commissioners
9 believe that they have had a sufficient
10 chance to consider everything in the record
11 and the comments today so that they are ready
12 to deliberate on the question or whether they
13 would prefer to have additional time before
14 we do that.

15 Is there any preference on
16 that?

17 COMMISSIONER BRAMSON: I prefer to have
18 more time to review the letters, to review
19 the information that was shared with us this
20 evening from Professor Cohen and the
21 attorney. I would like to review the
22 materials that were presented this evening.

23 COMMISSIONER ROTHOLZ: I am ready. I

1 think we have had the materials for a week
2 now, at least that I am aware of, or at least
3 four days. So I think I am ready to talk
4 about it tonight.

5 CHAIRMAN FRADIN: Anybody else have a
6 view?

7 COMMISSIONER THOMAS: I agree, I am
8 ready to discuss tonight.

9 COMMISSIONER CURRAN: I agree with
10 David, also, because the materials were in
11 our package.

12 COMMISSIONER BECKER: I just had a
13 question, just to confirm, if we were to
14 wait, would we still be required to present
15 to the City Council within 30 days of
16 tonight?

17 CHAIRMAN FRADIN: No, 30 days of the
18 hearing ending. So I believe if we continued
19 the hearing, the hearing would not end.

20 MR. PASSMAN: That's correct. And to
21 elaborate further, you have the ability to
22 continue the public hearing. The 30-day
23 clock starts only when you close that

1 hearing.

2 However, there is a hard date
3 of 180 days after the preliminary resolution,
4 which was in June. So you can conceivably
5 continue this for several more months.

6 However, if your findings are
7 not issued by the date in December, at that
8 point the proceedings must end, by code.

9 CHAIRMAN FRADIN: Okay. So is there a
10 motion to continue or should we have our
11 deliberations here?

12 COMMISSIONER BECKER: Well, I just have
13 one other question. David had said we have
14 had these at least for the past four days.
15 One question Judy had was she might want to
16 review Professor Cohen's comments. And those
17 we just heard tonight.

18 MS. SLOAN: They were in the packet.
19 Actually, it was in your packet.

20 COMMISSIONER CURRAN: Yes, it was.

21 MS. SLOAN: He described verbatim.

22 CHAIRMAN FRADIN: So since it was the
23 same letter, we did have it.

1 COMMISSIONER ROTHOLZ: Andy, when was
2 the letters sent out? So we all are on the
3 same page with when we received it.

4 MR. CROSS: An e-mail was sent to the
5 Commissioners, I believe, day before
6 yesterday.

7 MS. SLOAN: You are talking about when
8 the packet was posted? That was part of the
9 original packet that was submitted by the
10 homeowner.

11 MR. CROSS: It was the applicant's
12 interest to have these materials in the
13 meeting packet. And that was the deadline
14 that Mr. Jones referred to. And so the
15 materials, including Mr. Cohen's letter, were
16 in that original packet which was posted last
17 week.

18 CHAIRMAN FRADIN: It is attached to this
19 memorandum that came. It looked different to
20 me because I think the one handed out today
21 had a letterhead on it.

22 MR. COHEN: The reason that I gave Andy
23 new copies of the letter is there was an

1 erroneous piece of information in the first
2 copy. The first copy says that Susan
3 Benjamin and Arthur Miller testified not only
4 in favor of the criteria Number (5) but in
5 favor of the involuntary landmarking of the
6 house. The latter is not correct. And the
7 correction made was that they only wrote or
8 testified about Walcott and Work.

9 I have no idea whether they
10 support or would not support the involuntary
11 landmarking because neither of them commented
12 that they were in favor of it.

13 CHAIRMAN FRADIN: Thank you. Right.
14 And it wasn't before them at the time that we
15 heard from them.

16 Okay. So hearing no motion,
17 we can move forward to discuss what our
18 recommendation should be. So I invite the
19 Commissioners at this point to discuss.
20 Would somebody like to start?

21 COMMISSIONER TEMKIN: I don't feel there
22 is any evidence that's different than what we
23 have heard, personally. It was sort of

1 reiterating much of the same documentation in
2 the session that we had last summer.

3 COMMISSIONER ROTHOLZ: I disagree with
4 that. I think what's new for me is Professor
5 Cohen's letter and his testimony today.

6 I think we are all in this
7 case being held to the highest standard of
8 care and I don't think we have ever been in
9 this position before.

10 And because of the testimony I
11 have heard tonight, I have doubts about
12 whether we have accurately considered
13 criteria (5). There are doubts in my mind
14 about whether that will really hold, with the
15 information tonight. So I am not so sure
16 that we should recommend to City Council.

17 COMMISSIONER TEMKIN: A property has
18 been nominated in this same way. We have not
19 as a Commission been the Commission that has
20 done it.

21 And may I also point out that
22 at 405 Sheridan, the drive that's a quarter
23 mile long is a significant property and there

1 is no way you could ever see it from the
2 street. So I feel like that particular
3 comment has no bearing on significance of any
4 property.

5 COMMISSIONER ROTHOLZ: I think the
6 difference with 405 is the architect was well
7 established.

8 COMMISSIONER TEMKIN: 405 is about the
9 landscape. But regardless, I think that
10 there is a lot of documentation about Walcott
11 and Work that shows their significance. It
12 is not about one house that was landmarked --
13 that's on the National Register, I mean.

14 CHAIRMAN FRADIN: I was just going to
15 point out that I agree that the question
16 about whether you can see a house from the
17 street is not really relevant to our
18 deliberations.

19 This particular section of the
20 code gives us the discretion as to whether or
21 not, even if we believe the criteria are
22 satisfied, to make a determination against
23 the landmarking. Rather, the code says that

1 we may involuntary landmark if it meets the
2 criteria. To me, means we have to take into
3 account all of the factors. And I agree with
4 David that it is a higher standard because it
5 is a permanent landmarking as opposed to a
6 one-year delay. And to me, that's very
7 significant.

8 And I also agree that I think
9 Mr. Cohen's comments have added some
10 additional information that we haven't heard
11 before.

12 COMMISSIONER BRAMSON: I agree with you.
13 I think Professor Cohen's comments were
14 something that we didn't hear before, and so
15 they are new information that was not
16 presented to us in our prior meetings.

17 And I am confused at this
18 point in terms of some of the discussions
19 that we have had, if this truly is the case
20 with regard to the identifiable features of
21 Walcott and Work and their significance. So
22 I have questions about that.

23 We can't entertain more

1 questions, right, with Professor Cohen in
2 terms of why is this information being
3 presented now as opposed to being presented
4 when we were having our meetings for the past
5 few months?

6 CHAIRMAN FRADIN: We can ask the
7 questions if we decide we want to do that.
8 But I think Professor Cchen explained what
9 his involvement was and how he came to the
10 point that he is at today.

11 And I think the criteria
12 Number (5) right now is based on Walcott and
13 Work being the architects. It is based on
14 Walcott and Work being identifiable by
15 looking at the blueprints. And it is based
16 on Walcott and Work being significant based
17 on a lot of different testimony regarding --
18 including the professor from Lake Forest and
19 a lot of documentation we have reviewed.

20 Of course, the owners have now
21 presented documentation that they believe is
22 to the contrary, and we need to consider that
23 as well.

1 COMMISSIONER TEMKIN: There is also
2 ambiguity in our code. Because identifiable,
3 you can drive by and see a house and say, oh,
4 that's the architect. So I think that there
5 could be some misinterpretation of
6 identifiable in terms of it doesn't only have
7 to be identifiable in documentation or
8 visibly identifiable.

9 COMMISSIONER BRAMSON: The other comment
10 I have is, does it matter whether or not you
11 have positive or negative feelings about the
12 actual home, where we may not like the design
13 but it is the design that the architect had
14 in mind for a period of time? When we follow
15 the criteria, it doesn't matter if it is
16 positive or negative, if it is the style that
17 the architect had in mind and what their
18 intention was when they designed the house.

19 So when Professor Cohen was
20 talking about it really was not a significant
21 piece, I believe there was comments about
22 positive or negative in that, just did not
23 (inaudible) talking about the criteria.

1 COMMISSIONER CURRAN: I didn't hear the
2 end of what you have said.

3 COMMISSIONER BRAMSON: That piece stuck
4 with me, the positive or negative, in terms
5 of the work that was done by the architect.
6 And the interior of the house and the
7 exterior as well.

8 CHAIRMAN FRADIN: Your point being
9 whether it is positive or negative --

10 COMMISSIONER BRAMSON: It is not
11 relevant. I don't believe it is relevant to
12 the criteria that we use to determine if the
13 house is historically significant.

14 COMMISSIONER TEMKIN: Anything relevant
15 to the interior isn't for our discussion.

16 CHAIRMAN FRADIN: Any other comments?

17 COMMISSIONER CURRAN: Just that the
18 attorney had mentioned for the owner, as far
19 as Mr. Holland's nominating it, he did have
20 it as an ordinance, it is in the ordinance
21 that an individual can do this. So
22 regardless of what magazines he subscribes
23 to, I think he does clearly have a right to

1 nominate.

2 CHAIRMAN FRADIN: I think the argument
3 was that the individual has to have an
4 interest in preservation, and the attorney
5 was suggesting that perhaps this individual
6 had no interest in preservation.

7 COMMISSIONER CURRAN: I understand.

8 CHAIRMAN FRADIN: My own view would be
9 anybody who would nominate a house would have
10 an interest in preservation.

11 COMMISSIONER TEMKIN: How many people
12 come to our meetings? Is that a measure? I
13 mean, that's not a realistic way of measuring
14 somebody's interest, is my point.

15 COMMISSIONER BECKER: I just have a few
16 comments, and one that a couple people have
17 said now.

18 I, again, don't think it
19 necessarily has to be a structure that you
20 see from the street. Again, the previous
21 house on Sheridan that was nominated as a
22 cliché, as the Taj Mahal, if you had to go
23 down a mile road to get to it, you still

1 would consider landmarking that structure.

2 Another thing that was
3 mentioned was that Walcott and Work didn't
4 have an identifiable style. But many of
5 these architects with country homes, they
6 just did things well but in many different
7 styles. It wasn't necessarily like Frank
8 Lloyd Wright which you might say is
9 predominantly prairie where you see it and
10 you know who did it.

11 So I don't think that's an
12 argument that Walcott and Work did not do
13 wonderful work if they changed styles and
14 different images of their different
15 structures.

16 The other thing with Walcott
17 and Work which I think is important is part
18 of their notoriety was the kind of the sum of
19 the parts and the legacy of the different
20 people they worked with and studied with and
21 collaborated with over the years. They were
22 with Howard Van Doren Shaw, David Adler,
23 Heun, Clark, who has done a number of

1 wonderful estates on the North Shore over the
2 years. I think that contributes to making
3 this pair notable architects.

4 Again, whatever is happening
5 on the inside of the house isn't really what
6 we are making this decision on.

7 And the other thing is from
8 the first day that this was brought forward
9 from the Golmans, even before it was
10 purchased, the Canels knew that this was a
11 house that we thought was important from the
12 get-go. So it can't be a surprise that we
13 came to this decision, and the fact that over
14 a year ago we felt it was a house worth at
15 least trying for a year to see if it could be
16 saved.

17 That's what I have to say.

18 COMMISSIONER TEMKIN: We also received
19 evidence in our packet that there were two
20 potential buyers to see the house, and both
21 were denied the showing. So the purpose of
22 the delay for 365 days is to find a sensitive
23 buyer. So no other buyer was given the

1 opportunity.

2 COMMISSIONER THOMAS: I think we also
3 looked at other houses that we have said
4 should be preserved that are not necessarily
5 of a look of an architect that is absolutely
6 identifiable, a la Frank Lloyd Wright or
7 whatever, but that they have been houses that
8 these architects did in many vernaculars. So
9 I don't think this notion that they all had
10 to look this one style is germane.

11 CHAIRMAN FRADIN: I just want to harken
12 back to Mr. Rotholz's comments about there
13 being a higher standard in effect. At least
14 he feels, and I agree, that there is a higher
15 standard when we are dealing with a permanent
16 landmarking as opposed to a 365-day delay.

17 And I think what that means is
18 that while in the past we have, I think,
19 rightfully determined that a lot of homes and
20 architects and other questions of when the
21 criteria applied, we have made a lot of
22 determinations that people can disagree with.

23 But I think when we are in

1 this involuntary landmarking situation, a),
2 it is permanent, and b), it is involuntary, I
3 think it is important that we have a really
4 solid basis for applying those criteria.

5 And the things that bothers me
6 about criteria (5) isn't the identifiability
7 of Walcott and Work or even the notability of
8 Walcott and Work, but the question of whether
9 they had an influence on the development of
10 the City, state and country.

11 Mr. Jones talked about whether
12 they had an influence on other architects.
13 The standard is broader than that. But they
14 do have to have an influence on the City,
15 state and country, which means there needs to
16 be something that follows them that wouldn't
17 be the same or wouldn't be there had they not
18 done this house, or been architects in
19 general.

20 And so that piece bothers me a
21 little bit, that they don't seem to have set
22 a standard that other buildings follow, other
23 architects follow, as far as I have seen in

1 the record.

2 COMMISSIONER TEMKIN: I read, as we have
3 been researching this house for a long time,
4 I was reading up on Adler. These two
5 architects -- and there were other architects
6 that Nancy just mentioned several of them --
7 were sort of from a different era that people
8 don't obviously live like that anymore and,
9 correct me if I am wrong, Nancy, it was a
10 certain lifestyle and a certain -- you know,
11 Lake Forest, there is many of these houses in
12 Lake Forest. I don't think that we see the
13 long-term effect of their influence. And
14 just for practical reasons, because --

15 I mean, I kind of get what you
16 are getting at, in the long term we don't
17 really see these houses built anymore. So
18 maybe that's a piece of what's unsettling.
19 That kind of style doesn't really exist at
20 that level.

21 But I think that at the turn
22 of the 20th century there was like this group
23 of people, a lot of people that worked in --

1 not this style, but did these types of
2 countryman or estate houses.

3 So can you fill in the blanks,
4 Nancy? You know what I am saying?

5 COMMISSIONER BECKER: Well, I am not
6 sure exactly what you are saying, but even
7 though these can be duplicated for a price,
8 what we see, unfortunately, is not more of
9 these. We see the McMansions and French
10 Chateaux, not using these materials and not
11 the scale and craftman, et cetera.

12 You know what? And I am not
13 saying this is the house to start changing
14 how things work in Highland Park, and clearly
15 people should love the home they are in and
16 want to landmark it or be convinced by a
17 commission or neighbors or the City that they
18 are in a home that should be landmarked.

19 I think if every person in
20 Highland Park buys and tears down, we no
21 longer have Highland Park. I mean, then we
22 could be in Mundelein, not to disparage
23 Mundelein. But what makes Highland Park

1 Understand that the second and
2 third options have the same effect in that if
3 this Commission does not affirmatively -- and
4 particularly because the owner has not
5 consented to this landmarking -- although the
6 owner could change his mind, I think based on
7 the history of this property I think it is
8 fair to assume he will not. If you do not
9 take the step of affirmatively by five votes
10 voting on the written findings at a
11 subsequent meeting in favor of landmarking,
12 the process stops.

13 It is up to you whether you do
14 written findings. Given that the owner has
15 not consented and is not likely to consent,
16 you have to have an affirmative vote of five
17 Commissioners of landmarking, and that you
18 include three criteria, one of which must be
19 criteria Number (5).

20 CHAIRMAN FRADIN: And if nobody makes a
21 motion, which would be the equivalent of the
22 third option, no action, then the freeze on
23 demolition is going to remain in effect until

1 December of this year.

2 MR. PASSMAN: Not quite. If the public
3 hearing is continued -- the public hearing
4 may be continued even if there is no
5 recommendation. If the public hearing is
6 closed, the 30-day clock starts. I think the
7 first --

8 CHAIRMAN FRADIN: What I am getting at
9 is, let's say the public hearing closes
10 because we can't get five votes or there is
11 not enough votes the other way. So the
12 public hearing closes and there is no
13 continuation. So then there is not going to
14 be a report in 30 days.

15 MR. PASSMAN: Correct. On that 31st day
16 it is no longer a regulated structure. The
17 180-day clock is only relevant if the public
18 hearing hasn't been closed. In the absence
19 of a motion to continue the hearing, the
20 hearing would be determined closed as of the
21 adjournment of these meetings.

22 CHAIRMAN FRADIN: I am glad you
23 clarified that.

1 Okay. Does everybody
2 understand where we are?

3 COMMISSIONER ROTHOLZ: Mr. Chairman,
4 should we first decide whether we agree on
5 three criteria before we make a motion?
6 Because if we do that and we learn that we
7 don't have three, or one that's required does
8 not pass, then it doesn't go anywhere.

9 CHAIRMAN FRADIN: I mean, I guess my
10 thought was that that's an element of the
11 motion. But you are right that that's a
12 pre-condition, so that even if it does exist,
13 the motion could still fail to have an
14 involuntary landmarking.

15 So we can certainly discuss
16 amongst ourselves without having a formal
17 vote on a motion whether we think that all
18 the criteria apply.

19 Criteria (5) is the one that's
20 critical and it is the one that we have
21 discussed tonight at some length. So if you
22 are suggesting that people want to indicate
23 what they believe on criteria (5), we can

1 certainly do that. I think a motion will
2 accomplish the same thing, though.

3 COMMISSIONER ROTHOLZ: So let's just do
4 it in one motion. So have two separate parts
5 to the discussion.

6 I would like to make a motion
7 that we do not bring this to City Council.

8 CHAIRMAN FRADIN: So is your motion that
9 staff prepares a written recommendation
10 against --

11 MR. PASSMAN: I think -- I don't know
12 that we need to prepare. I mean, it is up to
13 you. If you make written findings against,
14 those written findings will never go
15 anywhere. Motion would be to terminate the
16 proceeding.

17 MS. SLOAN: Excuse me. If they have a
18 finding that it did not meet the criteria, if
19 they had passed a motion that it does not
20 meet the criteria, I think we are still
21 obligated to forward that to the City
22 Council.

23 MR. PASSMAN: There is no question. If

1 you direct the staff to prepare a finding,
2 staff will do so. There is no delineation
3 under the code whether -- almost with
4 anything else you do, you can make your
5 statements as formal or informal as you
6 choose.

7 CHAIRMAN FRADIN: So it sounds like your
8 recommendation is we move to terminate the
9 proceedings. Otherwise the recommendations
10 will be wasted effort.

11 MR. PASSMAN: It is not my place to say
12 it would be wasted effort. I don't want the
13 Commission to add any added weight. After
14 tonight, whether you make a negative
15 recommendation or no recommendation, after
16 tonight, 30 days later, the property would no
17 longer be regulated.

18 COMMISSIONER TEMKIN: So he has a motion
19 on the table.

20 CHAIRMAN FRADIN: So is your motion to
21 terminate the proceedings?

22 COMMISSIONER ROTHOLZ: Yes.

23 CHAIRMAN FRADIN: Is there a second on

1 that motion?

2 COMMISSIONER BRAMSON: I second that
3 motion.

4 CHAIRMAN FRADIN: Should we do a roll
5 call vote?

6 MR. CROSS: I would be happy to.

7 MS. SLOAN: See if there is any
8 discussion on the motion.

9 COMMISSIONER THOMAS: I am not clear as
10 to what the ramifications are of this vote.

11 MR. PASSMAN: If I may, the best way
12 would be that your motion would be that the
13 Commission not make a recommendation to the
14 City Council, which has the effect of
15 termination. You do not have the authority
16 to just terminate right today. But you do
17 have the authority to say effectively you
18 don't want to consider this anymore, you are
19 not going to -- a motion that the Commission
20 -- not to make a recommendation.

21 COMMISSIONER ROTHOLZ: I thought that's
22 what I said, but I agree with you.

23 CHAIRMAN FRADIN: So if the motion not

1 to recommend fails, that it then -- there
2 could be a motion to recommend and we can see
3 if that passes.

4 MR. PASSMAN: That is correct.

5 CHAIRMAN FRADIN: Okay. So there is a
6 motion not to recommend landmarking. Is
7 there a second on that motion?

8 COMMISSIONER BRAMSON: I second that
9 motion.

10 CHAIRMAN FRADIN: Why don't we do a roll
11 call vote.

12 MR. CROSS: Chairman Fradin?

13 CHAIRMAN FRADIN: I think I should
14 probably vote last.

15 MR. CROSS: Vice Chair Rotholz?

16 COMMISSIONER ROTHOLZ: Yes.

17 MR. CROSS: Commissioner Bramson?

18 COMMISSIONER BRAMSON: Yes.

19 MR. CROSS: Commissioner Curran?

20 COMMISSIONER CURRAN: No.

21 MR. CROSS: Commissioner Becker?

22 COMMISSIONER BECKER: No.

23 MR. CROSS: Commissioner Thomas?

1 COMMISSIONER THOMAS: No.

2 MR. CROSS: Commissioner Temkin?

3 COMMISSIONER TEMKIN: No.

4 MR. CROSS: Chairman Fradin?

5 CHAIRMAN FRADIN: Yes.

6 MR. PASSMAN: As you have stated, Mr.
7 Chairman, that motion failed by a vote of
8 three to four. There would still need to be
9 an affirmative motion to direct staff to
10 prepare the findings. I would recommend if
11 that motion does not receive five votes, that
12 would be, I would suggest, a frivolous
13 exercise, but we do still do it. If you find
14 five votes for it, we will do it. If not, we
15 probably should not.

16 CHAIRMAN FRADIN: Is there a motion to
17 recommend to City Council that we landmark
18 this property?

19 COMMISSIONER TEMKIN: I do make a motion
20 that we recommend landmark nomination to City
21 Council.

22 MR. PASSMAN: And to direct staff to
23 prepare the findings of recommendation for

1 consideration at an upcoming meeting.

2 COMMISSIONER TEMKIN: Yes, what he said.

3 CHAIRMAN FRADIN: Is there a second?

4 COMMISSIONER CURRAN: Second.

5 CHAIRMAN FRADIN: Let's take a roll call
6 vote.

7 MR. CROSS: Vice Chair Rotholz?

8 COMMISSIONER ROTHOLZ: No.

9 MR. CROSS: Commissioner Bramson?

10 COMMISSIONER BRAMSON: No.

11 MR. CROSS: Commissioner Curran?

12 COMMISSIONER CURRAN: Yes.

13 MR. CROSS: Commissioner Becker?

14 COMMISSIONER BECKER: Yes.

15 MR. CROSS: Commissioner Thomas?

16 COMMISSIONER THOMAS: Yes.

17 MR. CROSS: Commissioner Temkin?

18 COMMISSIONER TEMKIN: Yes.

19 MR. CROSS: Chairman Fradin?

20 CHAIRMAN FRADIN: No.

21 MR. CROSS: It is a four to three vote.

22 That does not meet the standard for a super

23 majority. And corporation counsel, would you

1 be so kind as to summarize what this means
2 for us.

3 MR. PASSMAN: What this means right now,
4 I think, based on the criteria of the code, I
5 would suggest that staff should not prepare
6 the findings. You don't have the five votes
7 you need to meet the code's requirements. So
8 I think in fact the only other option you
9 have before you is you could continue the
10 public hearing and keep the process moving.
11 It is up to you whether you think that is a
12 step that would lead to some change down the
13 road. I don't know whether you have,
14 practically speaking, if anyone can ascertain
15 that. I do know that you have had this
16 matter before you on a number of occasions.
17 But beyond that, it is in your hands whether
18 you want to try to work this through more or
19 consider this to be the determining vote.

20 COMMISSIONER CURRAN: I have a question
21 for Commissioner Bramson. You had indicated
22 earlier that you wanted to continue it. Do
23 you still feel that way, based on the

1 materials that you wanted to review?

2 COMMISSIONER BRAMSON: I don't think I
3 want to continue it any further.

4 CHAIRMAN FRADIN: Is there a motion to
5 adjourn the public hearing?

6 MR. PASSMAN: You can. I would say if
7 you move -- you would have to take the
8 affirmative steps to continue it.

9 CHAIRMAN FRADIN: Is there a motion to
10 continue the public hearing? Does anybody
11 think it makes any sense?

12 (No response.)

13 CHAIRMAN FRADIN: All right. Hearing no
14 motion, we will move on.

15 MR. PASSMAN: I will state one more
16 time, thank you, Mr. Chairman, members of the
17 Commission. First time we have had one these
18 in a while.

19 Remind everyone here, the
20 structure still is a regulated structure.
21 There is no termination yet. 30 days from
22 today, assuming there is no intervening
23 facts, at that point then the regulated

1 structure control will be no more and the
2 property will be able to proceed as any
3 other.

4 CHAIRMAN FRADIN: Thank you for that
5 reminder, and thank you, members of the
6 public who have participated either in person
7 or by sending in comments, letters, et
8 cetera. Thank you.

9

10 (End of hearing.)

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1 STATE OF ILLINOIS)
2)
3 COUNTY OF L A K E)
4
5

6 I, RANDY BARINHOLTZ, a Certified
7 Shorthand Reporter, so certified by the State
8 of Illinois, do hereby certify that on the
9 13th day of August, 2013, I reported in
10 shorthand the hearing of the above-entitled
11 matter before the Highland Park Historic
12 Preservation Commission at 1707 St. Johns
13 Avenue, Highland Park, Illinois, and that the
14 foregoing is a true and correct transcript of
15 my shorthand notes so taken at said hearing.

16
17 _____

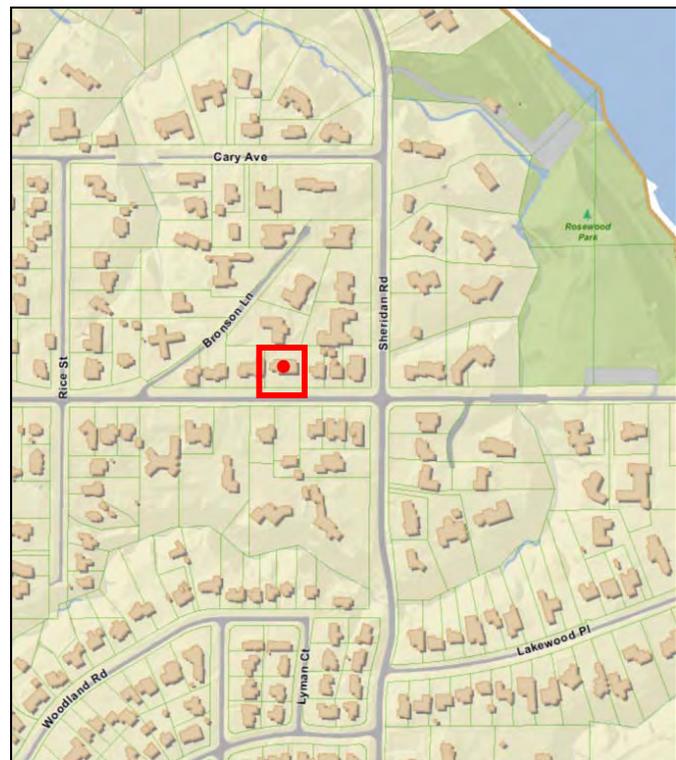
18
19
20
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23 ^

Historic Preservation Commission

179 Roger Williams Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 9/12/2013

<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">• Remodel and Addition (1955)• Garage Expansion (1987)• Bathroom Addition (1993)
<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.

Previous Consideration

This item appeared on the August 13, 2013 HPC agenda, but nobody attended the meeting to represent the application. The Commission forwarded the item to the September meeting for consideration to give the applicants an opportunity to attend the meeting.

Historic Preservation Commission

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.

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, 2012.¹

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.

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

Historic Preservation Commission

- 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.

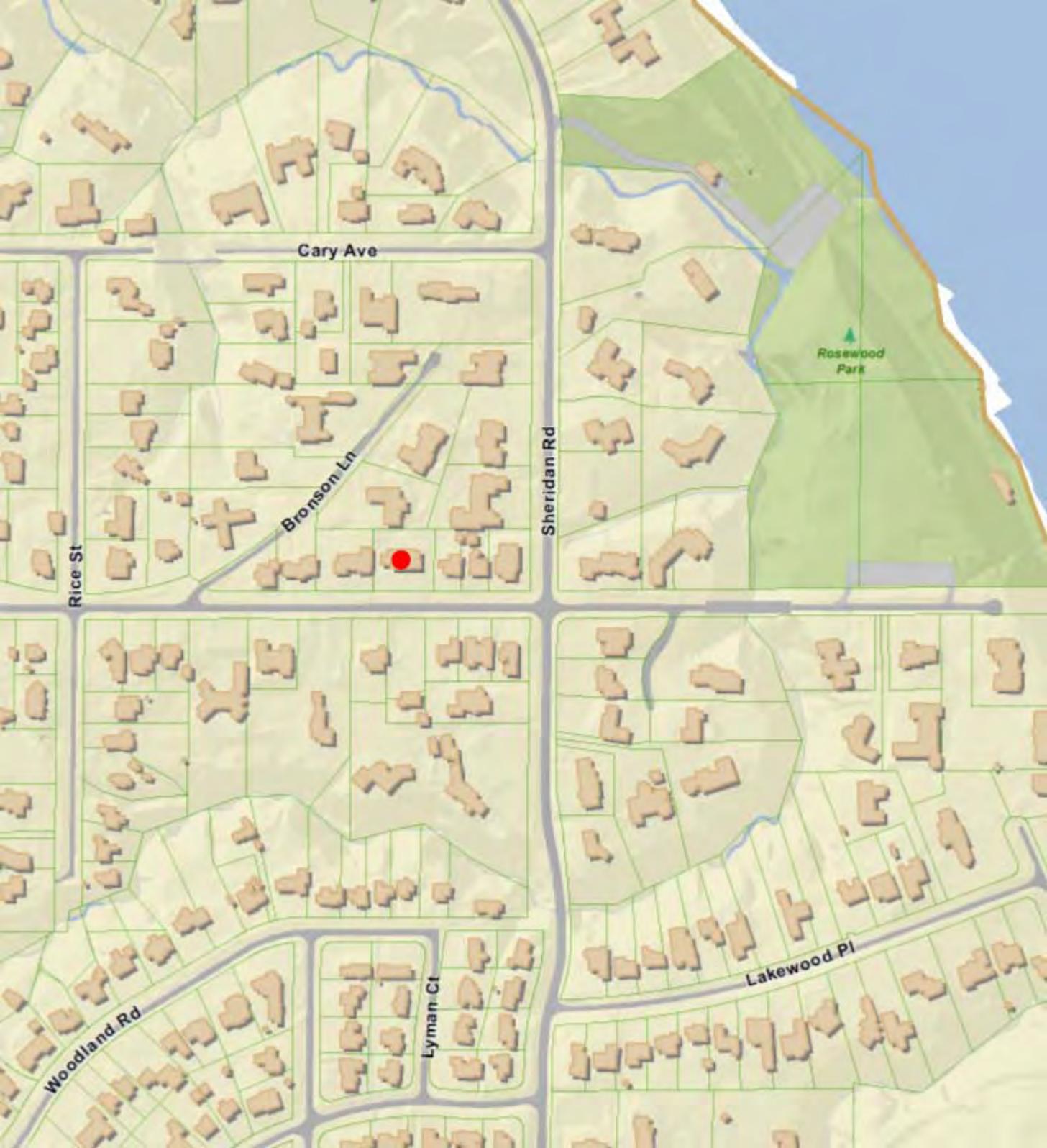
Attachments

Location Map

Site Photos

Architectural Survey Entry

County Assessor Data



Cary Ave

Bronson Ln

Sheridan Rd

Rosewood Park

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.)

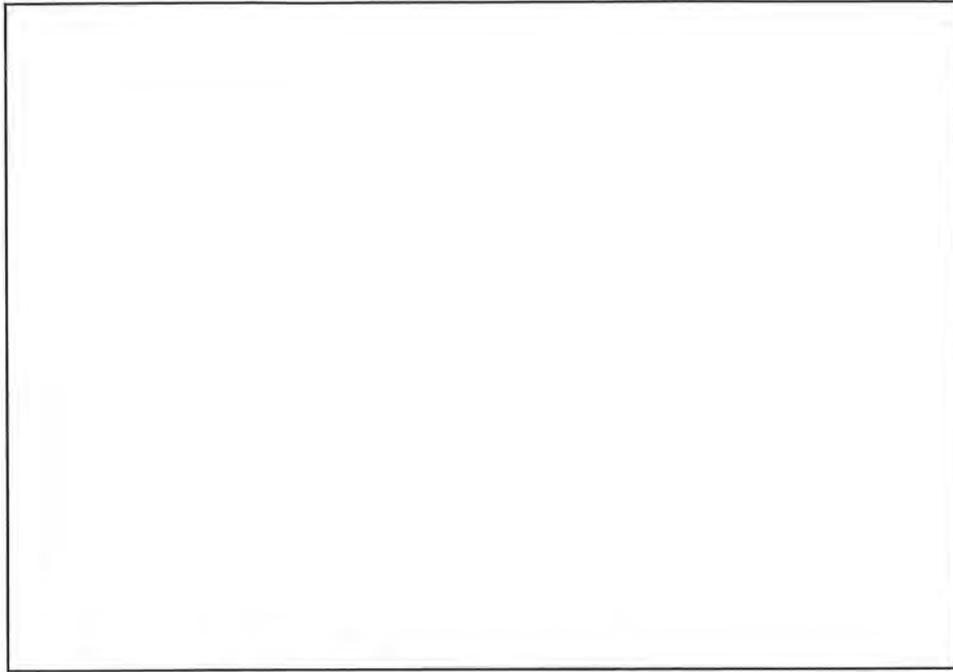


GENERAL INFORMATION

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

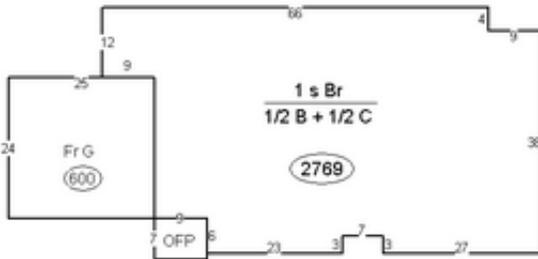
Property Tax Assessment Information by PIN

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.

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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

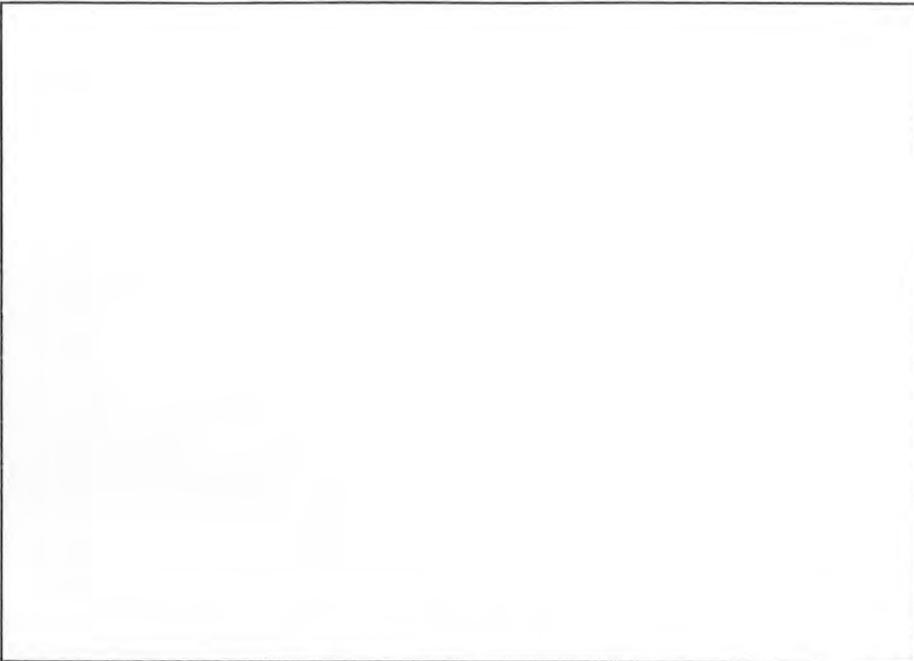
ARCHITECTURAL CLASSIFICATION	<input type="text" value="Art Moderne"/>	PLAN	<input type="text" value="L"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="1948"/>	ROOF TYPE	<input type="text" value="Hipped"/>
OTHER YEAR	<input type="text"/>	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	
---------------	--

LANDSCAPE	Midblock of residential street; uniform setback; front driveway w/parking lined w/plantings; foundation bushes; bushes lining south lot line; mature trees
-----------	--

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

2040 Berkeley Road Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 9/12/2013

<i>Year Built:</i>	c. 1930
<i>Style:</i>	Side-Gabled Cottage
<i>Petitioner:</i>	Scott Goldstein
<i>Size:</i>	2207 square feet
<i>Original Owner:</i>	Unknown
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Side-gabled roof, gabled dormer
<i>Alterations:</i>	<ul style="list-style-type: none">• Garage Addition, date unknown• 1st Floor Bedroom, Living Space Addition, 1956
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 2040 Berkeley Road and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 2040 Berkeley Road; 2040 Berkeley Road is within the West Side Highland Park historical survey. The Lake County Tax Assessor's data indicates the house was built in the 1930s. The City of Highland Park records do not provide any information as to when the original home was constructed, however, drawings on file indicate that the large brick, single-story portion of the home was constructed in 1956. The West Highland Park Reconnaissance Survey indicates that the surveyors found this property to be contributing, but no individual property profiles were created for those not found to be "S"-significant.

Architectural Analysis

The original structure was a wood frame, vernacular, side-gabled, one and one half story structure; the exact age of this original structure is unknown; several additions have been made, including a large The attached 1949 plat of survey found within the Building Division files shows the original structure prior to additions. (Note: it appears this survey submitted as part of

Historic Preservation Commission

a permit pertaining to the construction of a small pool on the property in 1961.) The subject property is within the 1949 subdivision, Highland Park Estates.

The West Highland Park Reconnaissance Survey does not specifically discuss this home, however, the grounds located around the home are described in the below excerpt from the survey narrative:

HISTORY OF THE WEST SIDE OF HIGHLAND PARK

West Highland Park, which is the area west of Skokie Valley Road, was divided into quarter section farms and rural residences from the 1830s, the years of first settlement in northeastern Illinois. The area remained that way through the early 1920s. Some of the larger farms included the Zahnle Dairy Farm at Ridge and Berkeley Roads, the William Rechtenwald Farm near Woodridge, the Soefker Farm on Lake-Cook Road, the Mooney Family Farm at Ridge south of Richfield Road, and the Thomas McCraren Farm, some of which was later sold for the Highland Park Gardens subdivision and the electric line right of way. There are a few buildings still standing from these early residents. The Casper Zahnle farmhouse is at 1520 Ridge Road, although it has been considerably altered. The c.1880 brick house at 1973 Lake Cook Road may be one of the Soefker houses [1885 and 1907 plat maps] and 1135 Ridge Road may be one of the Mooney family farmhouses [1885 and 1907 plat maps]. John Mooney is remembered for the five acres of land he donated for a Catholic cemetery at Deerfield and Ridge roads and the park north of the cemetery that commemorates him. The F. D. Clavey Ravinia Nurseries were founded in 1867 by Fred D. Clavey on forested land north and south of what is now Clavey Road.

There were also large, rural residential properties, either summer residences or "gentlemen's farms." The most prominent was that of Walter C. Heller, now the Berkeley Prairie Preserve. Although no original buildings are left, there is a remnant of the original oak-savannah that once covered this part of the Midwest [NR nomination, 5]. Another estate was that of Martin Insull, the brother of Samuel Insull, the wealthy Chicago businessman who was involved in development on the west side of Highland Park. The Insull residence was demolished and replaced with a 1947 Georgian Revival Style house at 2000 Ridge Road. There were no multiple property subdivisions before 1919 when J.S. Hovland's North Shore Acres was laid out in what was at that time in an unincorporated area south of Half Day Road. Thus the character of what was to become west Highland Park, even 90 years after the first European settlement, remained rural and agrarian. All that was to change in 1926 with the arrival of the North Shore electric railroad.

Historic Preservation Commission



Figure 1: This map from page 16 of the West Highland Park Reconnaissance Survey indicates that the surveyors found this property to be contributing. No individual property profiles were created for properties that were not rated significant at the time this survey was completed.

Biographical Information

Two permits are available from the City Building Division files which state Emil T. Meyer as the property owner. Mr. Meyer installed a tool shed, built an addition of living space, and cement wading pool on the property. No information is available about Emil Meyer of Highland Park though the Tribune archives; however, around the same time a man of the same name from the Mayfair area of Chicago was a suspect in the murder of a professional accordion player later found in the Des Plaines River.

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.

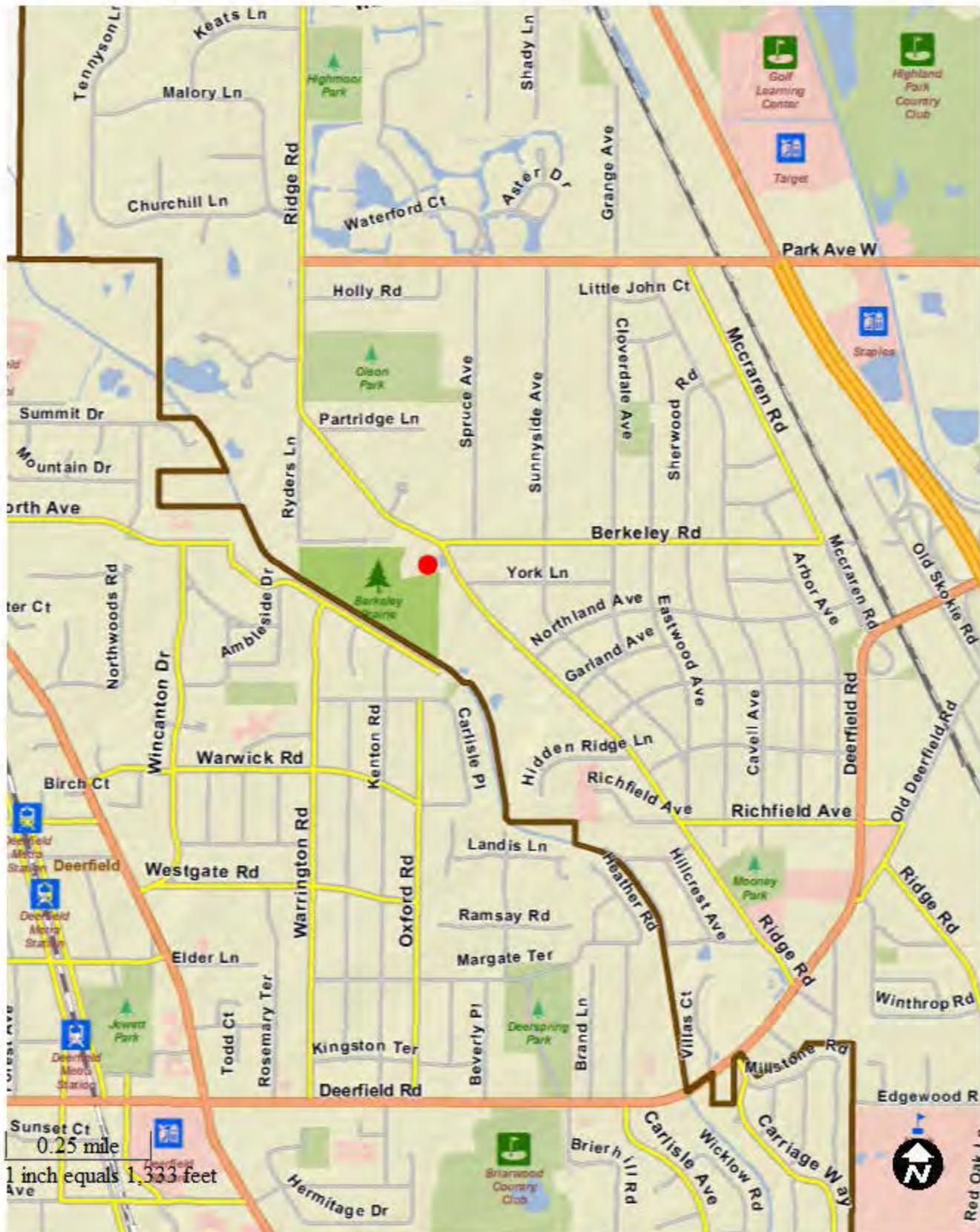
Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per 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, then a mandatory 365-day Review Period commencing on the Application Completion date will be in effect.
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,
- (3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

Attachments

Location Map
Site Photos
County Assessor Data
1949 Plat of Survey





Lake County, Illinois

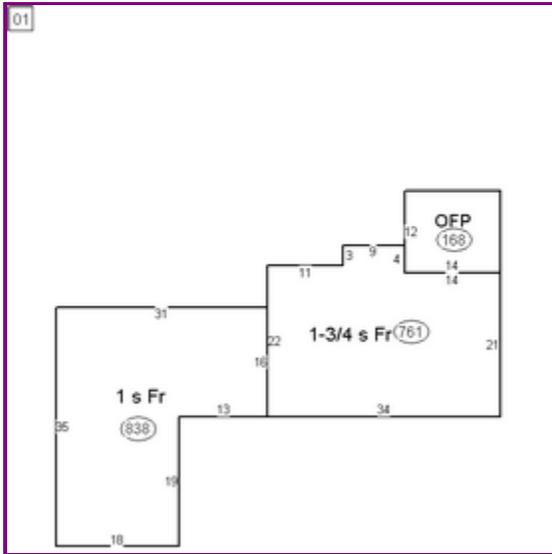
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-28-104-002	Neighborhood Number:	1721100
Street Address:	2040 BERKELEY RD	Neighborhood Name:	RYDERS/PARTRIDGE/RIDGE
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$85,488	Total Land Square Footage:	40946.4
Building Amount:	\$55,524	House Type Code:	51
Total Amount:	\$141,012	Structure Type / Stories:	1.5+1
Township:	West Deerfield	Exterior Cover:	Wood siding
Assessment Date:	2013	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1930 / 1930
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	2207
		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:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 360 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	1 / 0
		Porches Open / Enclosed Area:	168 / 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
5/30/2012	\$481,750	Qualified	None

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<http://apps01.lakecountyil.gov/SPassessor/comparables/PTAIPIN.aspx?PIN=1628104002>

2040 Berkeley NORTH

From: **Peggy Doetsch** peggydoetsch@gmail.com
Subject: North
Date: July 31, 2013, 10:46 AM
To: pdoetsch@comcast.net

RECEIVED

AUG - 2 2013

City of Highland Park
Building Dept.



Sent from my iPhone

RECEIVED

2040 Beckely

EAST

Aug - 2 2013

From: Peggy Doetsch peggydoetsch@gmail.com
Subject: East
Date: July 31, 2013, 10:46 AM
To: pdoetsch@comcast.net



Sent from my iPhone

2040 Berkely

SOUTH

RECEIVED

From: **Peggy Doetsch** peggydoetsch@gmail.com

Subject: South

Date: July 31, 2013, 10:46 AM

To: pdoetsch@comcast.net

City of Highland Park
Building Dept



Sent from my iPhone

RECEIVED

2040 Berkeley
West

From: Peggy Doetsch peggydoetsch@gmail.com
Subject: West
Date: July 31, 2013, 10:45 AM
To: pdoetsch@comcast.net

City of Highland Falls
Building Dept



Sent from my iPhone

Date April 7, 19 54

Building Permit No. 7657

Inspected by..... Date.....

For certificate of occupancy

Location of Building — No. 2040 Street Berkeley Road

Name of Owner Emil T. Meyer

Present Address Same as above Phone HI 2-8347

Type of Construction Tool Shed, Frame

Architect None Address..... Phone.....

General Contractor H. N. Gamlin Address 1664 First St Phone HI 2-5102

Permit issued to Contractor to construct a Tool shed

building on Lot 1 Blk..... Sub'n. Highland Park Estates

Builder's estimate \$600.00 Permit fee \$3.00 Job Order No. --- Amt. \$ ---

Location of building on Lot verified..... 19..... by.....

Sanitary provisions approved by.....

Other Inspections.....

DATE PERMIT ISSUED <u>August 3, 1961</u>		BUILDING ADDRESS <u>2040 Berkeley Road</u>		BUILDING PERMIT NUMBER <u>11306</u>
BUILDING ON				
OF LOT		BLOCK	SUBDIVISION	
NAME OF OWNER <u>Emil Meyer</u>		ADDRESS <u>2040 Berkeley Road</u>		PHONE NUMBER
ARCHITECT		ADDRESS		PHONE NUMBER
GENERAL CONTRACTOR <u>Owner</u>		ADDRESS		PHONE NUMBER
PERMIT ISSUED TO <u>Same</u>		ADDRESS		PHONE NUMBER
TYPE OF CONSTRUCTION <u>Concrete SFD access, Wading Pool</u>		SQUARE FEET	CUBIC FEET	LOT AREA
BUILDER'S ESTIMATE \$	BUILDING DEPT. EST. \$ <u>20.00</u>	PERMIT FEE \$ <u>5.00</u>	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NUMBER
TYPE OF HEAT	PERMIT NUMBER	MAKE OF BURNER	DATE INSTALLED	LOCATION
DRIVEWAY PERMIT NO.	DEPOSIT NUMBER	DATE ISSUED	CONTRACTOR	
SITE INSPECTION		<u>8-4-61</u>	BY <u>E. Martin</u>	
FOOTING AND FOUNDATIONS		<u>10-23-61</u>	BY <u>T. Pottenger</u>	
FRAMING		<u>10-23-61</u>	BY <u>T. Pottenger</u>	
ROOFING		<u>Not needed</u>	BY	
HEATING		<u>Not needed</u>	BY	
DRIVEWAY		<u>Not needed</u>	BY	



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

PLUMBING CONTRACTOR		ADDRESS				PHONE NUMBER
WATER TAP NO.	GUARANTEE DEPOSIT NO.	FEE	DATE ISSUED	SEWER TAP NO.	STORM TAP NO.	
NO. LAVATORIES	NO. LAUNDRY TUBS	NO. TOILETS	NO. BATHS	NO. SINKS	NO. SHOWERS	
OTHERS		DOWNSPOUTS CONNECT TO			DATE COMPLETED	
ELECTRICAL CONTRACTOR		ADDRESS				PHONE NUMBER
ELEC. PERMIT NO.	DATE ISSUED	NO. FIXTURES	FLOOR AREA	SIZE OF MAIN WIRE	SIZE OF BRANCH WIRE	
SYSTEM	NO. 15 AMP CIRCUITS	NO. 20 AMP CIRCUITS	NO. OPENINGS	NO. SOCKETS		
NO. CIRCUITS	NO. MOTORS	NO. RANGES	OTHERS			
DRAINAGE		10-23-61	BY	T. Pottenger		
PLUMBING		10-23-61	BY	T. Pottenger		
ELECTRICAL		not needed	BY			
FIRE REGULATIONS		10-23-61	BY	T. Pottenger		
FINAL INSPECTION		10-23-61	BY	T. Pottenger		
PLOTTED SURVEY SUBMITTED			CERTIFICATE OF OCCUPANCY ISSUED 11-20-61 E. C. Pottenger			

CITY OF HIGHLAND PARK, ILLINOIS
BUILDING DEPARTMENT

BUILDING PERMIT FILE CARD

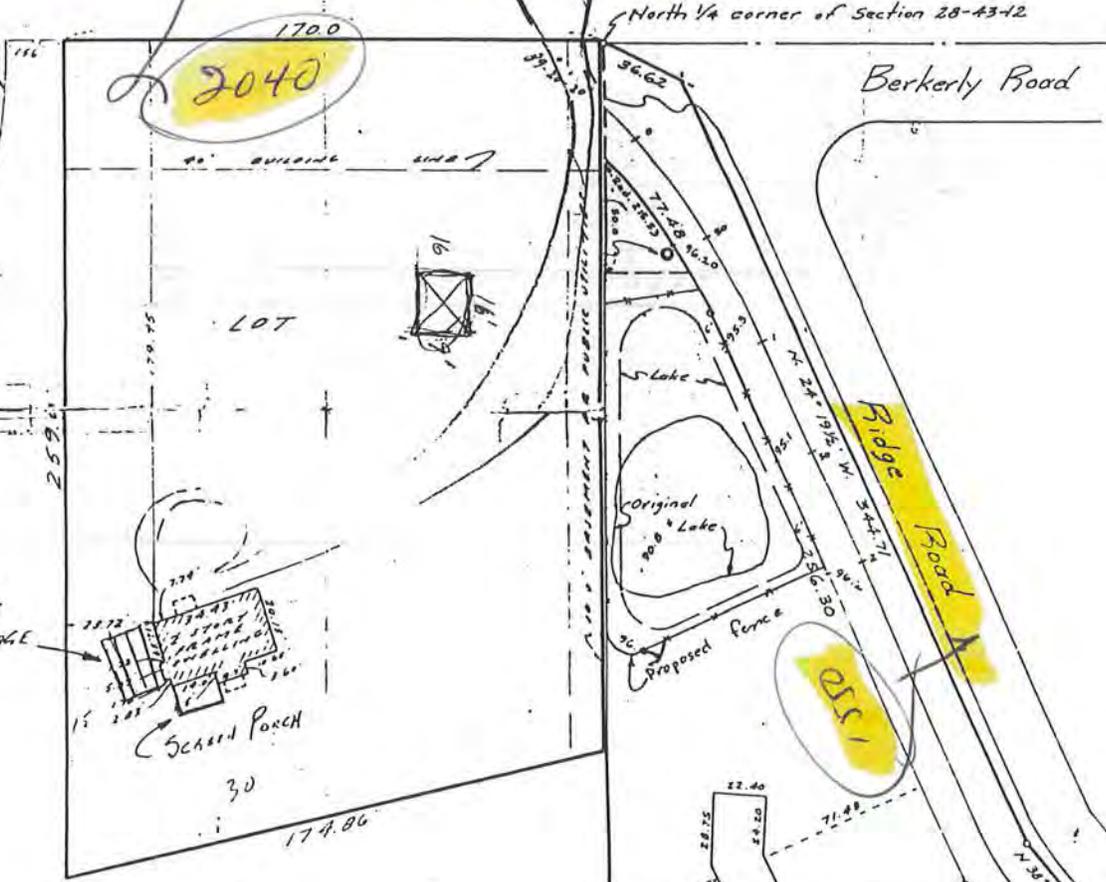
2040 BERKELEY RD

Plat of Survey

FOR THE PURPOSE OF A MORTGAGE LOAN OF LOT 1, IN PARK ESTATES, A SUB. OF THAT PART OF THE NE 1/4 OF SEC. 28-T. 43 N. - R. 12 E. IN THE 3RD P.M. LYING N. - W. BENCH LINE OF THE WEST SCOTIA DRAINAGE DITCH, IN

STEWART D. SMITH

2040 BERKELEY ROAD



HIGHLAND PARK

North 1/4 corner of Section 28-43-12

Berkeley Road

Ridge Road

Ellendale

I hereby certify that the prospectus is true and correct to the best of my knowledge and belief and that the plat shown herein is a correct representation of said survey. Measurements certified by

D. J. L. Wilmett

Witness, Ill., Oct 15, 1999

Compare all points before building by owner and do not rely upon any approval thereon. No other survey should be assumed by building. Building lines refer to the building setback line. Building lines are shown.

D. J. L. WILMETT
CIVIL ENGINEER
WILMETT
FILE: 5343-0

Residence At
1550 Ridge Road,
First Floor Elevation
± 100.00 (Assumed Datum)

N. 46° 44' E. 314.54'

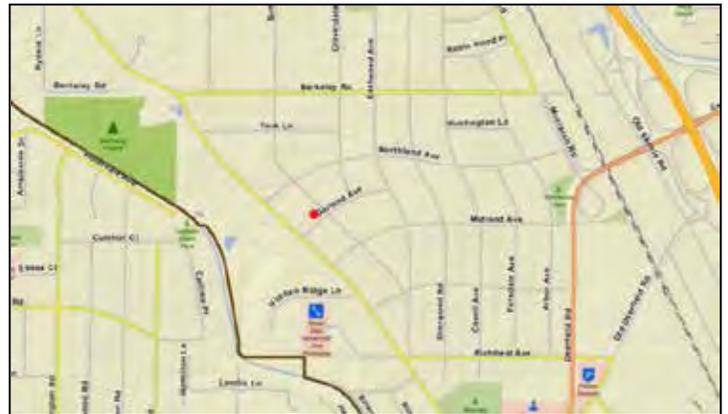
S. 1/4
28-43-12

Historic Preservation Commission

1424 Sunnyside Avenue Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 9/12/2013

<i>Year Built:</i>	1952
<i>Style:</i>	Ranch
<i>Petitioner:</i>	Damiano Marchiaeva
<i>Size:</i>	1,720 square feet
<i>Original Owner:</i>	Carlyle F. Wells
<i>Architect:</i>	John L. Kobylanski
<i>Original Cost:</i>	\$21,000
<i>Significant Features:</i>	Corner sash windows, blond brick, hipped, low sloped roof, decorative white shutters
<i>Alterations:</i>	• Unknown
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1424 Sunnyside Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1424 Sunnyside Avenue; 1424 Sunnyside Avenue is within the West Highland Park Reconnaissance Survey and no historical determination has been made. No individual property profiles were created for those not found to be "S"-significant. The Lake County Tax Assessor's data indicates the house was built in 1952 and drawings are on file with the Building Division support this date of construction.

Architectural Analysis

The West Highland Park Reconnaissance Survey does not specifically discuss this home, however, the grounds located around the home are described in the below excerpt from the survey narrative:

SHERWOOD FOREST

Although initially subdivided in 1925 as Highland Park Garden Addition, nothing was built here until the land was sold and renamed Sherwood Forest in 1930. Among the 255 houses in this area, Colonial Revival, and Cape Cod houses are

Historic Preservation Commission

the most well represented historic styles, with 19 and 12 examples respectively. These are generally scattered throughout the area. The period of greatest development activity occurred from c.1940 through 1960. The 1940s saw the development of early

Ranch houses, some with Colonial Revival architectural details. They are the most numerous housing type with 102 examples. Also dating from the 1940s and 1950s are many examples of Minimal Traditional types (23) and Split levels (51), particularly those designed by Creative Developers in 1953-54. These are on blocks to the southeast, the west, and on infill sites throughout the area. Probably because only 20 (8%) of the houses in Sherwood Forest have been built since 1970, the area displays a character older than other parts of the westside. Still, it is difficult to justify an historic district designation with only 26% of the houses older than 50 years old and so many tract-type houses in between the pre-1950s homes. Since concern for retaining the older character of this area runs high, it may be possible to designate the area a conservation district to control demolitions and the character of alterations and additions to existing structures." Page 15.



Figure 1: This map from page 16 of the West Highland Park Reconnaissance Survey is unclear as to what the surveyors felt about this property. No individual property profiles were created for properties that were not rated significant at the time this survey was completed.

Biographical Information

The City of Highland Park Building Division files indicate that Mr. Carlyle F. Wells built the home. No information was available in the Chicago Tribune archives about Mr. Well's background.

Historic Preservation Commission

Landmark Criteria

Below are the landmark criteria from the City Code:

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

Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per 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, then a mandatory 365-day Review Period commencing on the Application Completion date will be in effect.
- (2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,

Historic Preservation Commission

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

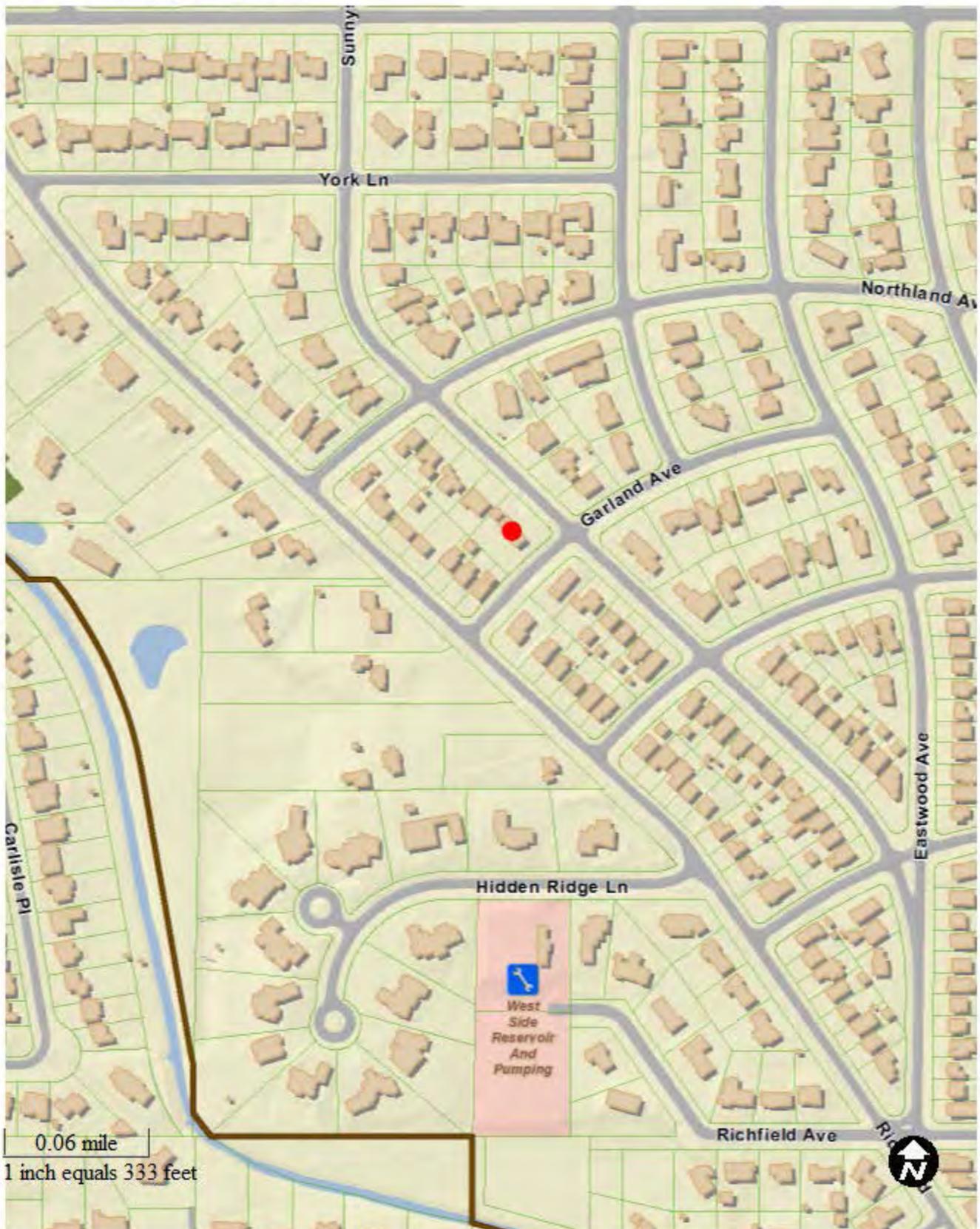
Attachments

Location Map

Site Photos

County Assessor Data

City Permit Files





Lake County, Illinois

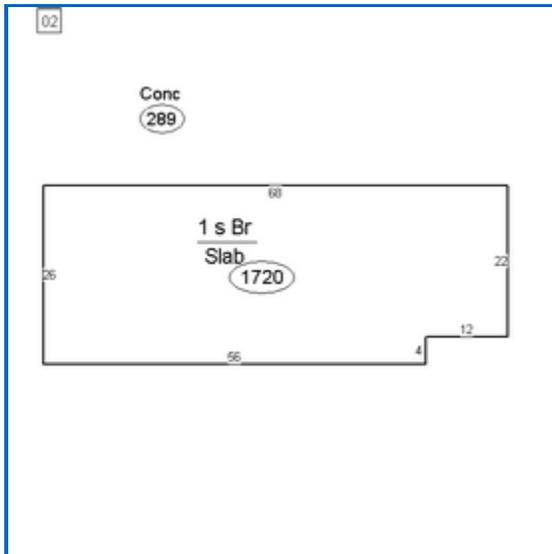
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-28-213-012	Neighborhood Number:	1728350
Street Address:	1424 SUNNYSIDE AVE	Neighborhood Name:	RANCHES IN SHERWOOD FOREST
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$90,825	Total Land Square Footage:	0
Building Amount:	\$26,915	House Type Code:	44
Total Amount:	\$117,740	Structure Type / Stories:	1.0
Township:	West Deerfield	Exterior Cover:	Brick
Assessment Date:	2013	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1952 / 1952
		Condition:	Average
		Quality Grade:	Gd+
		Above Ground Living Area (Square Feet):	1720
		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:	1
		Fireplaces:	1
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 478 / 0
		Deck / Patios:	0 / 1
		Deck / Patios Area:	0 / 289
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0



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

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



Property Sales History

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
7/29/2003	\$412,500	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.

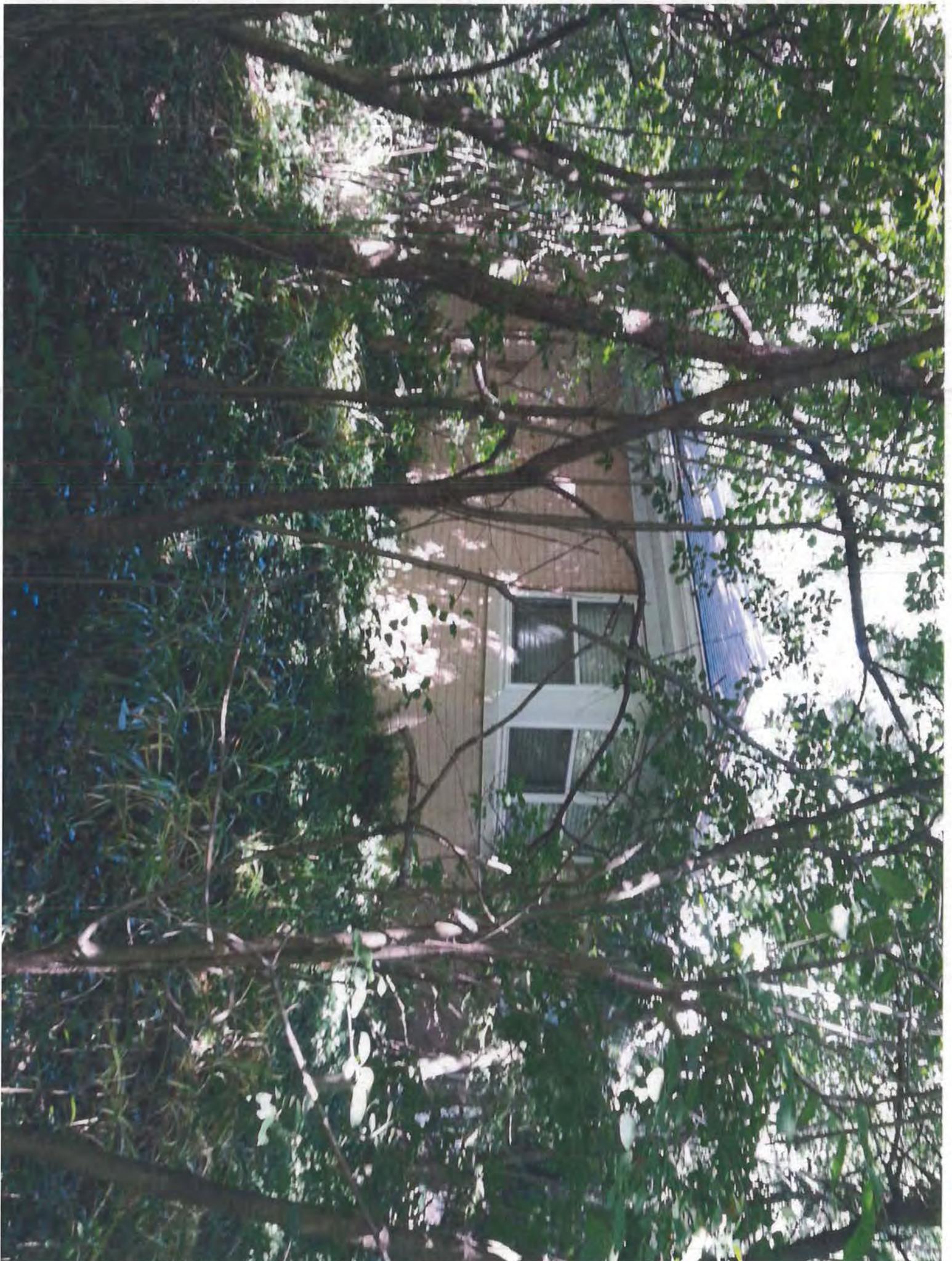
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<http://apps01.lakecountyil.gov/SPassessor/comparables/PTAIPIN.aspx?PIN=1628213012>











Inspected by *Smith* date *9-9-52*
For certificate of occupancy

Building Permit No. *6712*
CITY OF CHICAGO

Date *1-18-* 19 *52*

Location of Building—No. *1424* Street *SUNNYSIDE AVE*

Name of Owner *CARLYLE F. WELLS*

Present Owner ^{add.} *1950 1400 AVE, CHICAGO* Phone *?*

Type of Construction *BRK 7' 27 6" Bst HW 0* Remodeling *EX-367*

Architect *J.L. KOBZYLANSKI* Address *5450 LELAND* Phone *246-8000*

General Contractor *A. DOOSLAND & C.* Address *5616 SUNNYSIDE* Phone *KI-59403*

Permit issued to *OWNER* to construct a *SINGLE FAMILY DWELLING*
Lot 291 & 292
building on *Lot 293* Blk. *SHERWOOD FOREST* Sub'n

Builder's estimate *21,000-* Permit fee *71-* Job Order No. *6004* Amt. \$ *50-*

Location of Lot verified *1-18-19 52* by *H. Sack & Catchpole*

Other inspections *Costed Card*

Deposits _____ Sidewalks Planked _____

Remarks _____

x Electrical Contractor J. G. Donlin Address 5253 W. Washington
Wiring Permit No. 5188 Issued 6-17-52 Fixture Permit No. 5188 Issued 6-17-52 Bell

Size of main wire #6+8 Size of branch wire 12+14 System Conduit
No. of Openings 60 No. Sockets..... No. Circuits 6 - No. Motors..... No. Ranges ✓
Certificate of Inspection issued 6-17-52 19 No.....
Inspector H. S. Szech 6-17-52

✓ Plumbing Contractor W. L. Murray Address 4938 W. Ruess Pl., City

wa. 905 Water Tap No. 4874 Sewer Tap No. 5229 Job Order No. 6089 Issued 105-50- Paid 4-10-52
No. Catch Basins 1 - Storm No. Lavatories 7 - No. Toilets 2 -

No. Baths 1 - No. Sinks 1 - 1 - Washer No. Laundry Tubs 1 - 2 Tray
No. Shower Baths 1 - 0 T. No. Stacks 2 - 4" - 1 - 2" Other Items 1 - 2 - Drain

Certificate of Inspection issued 5-5-52 H. S. Szech
Downspouts connected to Storm Sewer 19 No.....

✓ Kind of heat Gas Heat Name of Burner.....

Tank and Burner Inspection.....

✓ Driveway Permit No. 1197 Date 6-3-1953 Contractor P. Kennedy

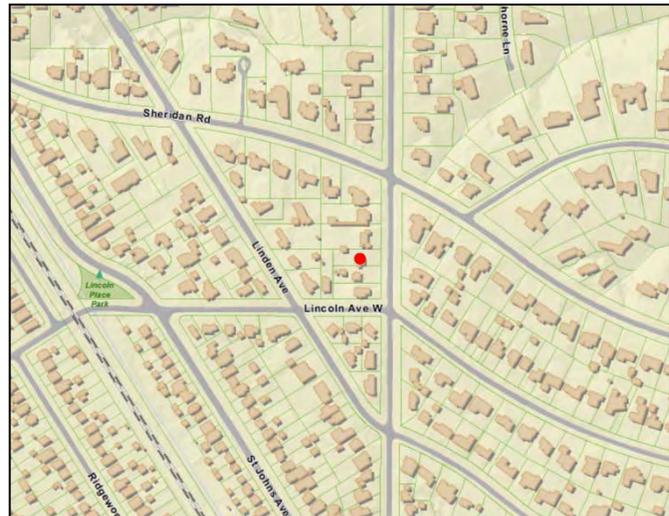
Type Conc. Band 290 - J. O. 6660 -

Historic Preservation Commission

1424 Forest Avenue Demolition Review

To: Historic Preservation Commission
From: Andrea West, Planner
Date: 9/12/2013

<i>Year Built:</i>	1950
<i>Style:</i>	Colonial Revival
<i>Petitioner:</i>	Donald W. Kahn
<i>Size:</i>	1,588 square feet
<i>Original Owner:</i>	Rudolph Niketh
<i>Architect:</i>	Bruno Lunardi
<i>Original Cost:</i>	\$17,000
<i>Significant Features:</i>	Second floor overhang with brackets; louvered shutters; attached garage with wood paneled overhead door
<i>Alterations:</i>	<ul style="list-style-type: none">• One side addition, date unknown
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1424 Forest Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1424 Forest Avenue; 1424 Forest Avenue is located within the South Central historical survey area, and has been determined to be “C”- contributing. The Lake County Tax Assessor’s data and the City of Highland Park records indicate the house was built in 1950. Plans of the existing home are available on microfilm.

Architectural Analysis

The Colonial Revival Style is quite prominent within the South Central Survey Area. The following notes about the use and origin of the style are from the Survey narrative:

“The period of greatest growth in the survey area was from 1920 through 1950, when 367 of the structures, or 58%, were built. This was a period when Historic Revival styles were very popular. In the survey area, Colonial Revival and Tudor Revival predominate.” Page 21.

Historic Preservation Commission

“The single most popular style in the survey area is Colonial Revival, with 177 examples. Many of these are of a high architectural quality, with 29 having been ranked locally significant. Colonial Revival style houses have been built over a long time period, with the earliest in the survey area dating from c. 1905 and the most recent having been built in 1977. The vast majority, however, date from the 1920s to the beginning of World War II.” Page 22.

The Colonial Revival style dates from the years following the 1876 United States Centennial Exposition held in Philadelphia. It was popular until the mid-1950s, as the country enjoyed a resurgence of patriotism after World War II. As the excessive variety typical of the Queen Anne style lost its attraction, a more literal traditionalism began to take the place of 19th century eclecticism. Colonial Revival became the most popular Historic Revival style throughout the country between World Wars I and II. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18th-century homes. Most of these buildings are symmetrical and rectangular in plan. Some examples, more closely related to Georgian precedents, have wings attached to the side. Detailing is derived from classical sources, partly due to the influence of the classicism that dominated the 1893 World’s Columbian Exposition. Many front facades have classical – temple-like – entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters.” Page 26.

The architect of this specific home, Bruno Lunardi, was based in Highland Park and participated in several projects within the downtown and the design of many single family homes.

Biographical Information

Plans and permit files indicate that the home was built for a Mr. Rudolph Niketh. No information was available for this resident within the Chicago Tribune archives.

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.
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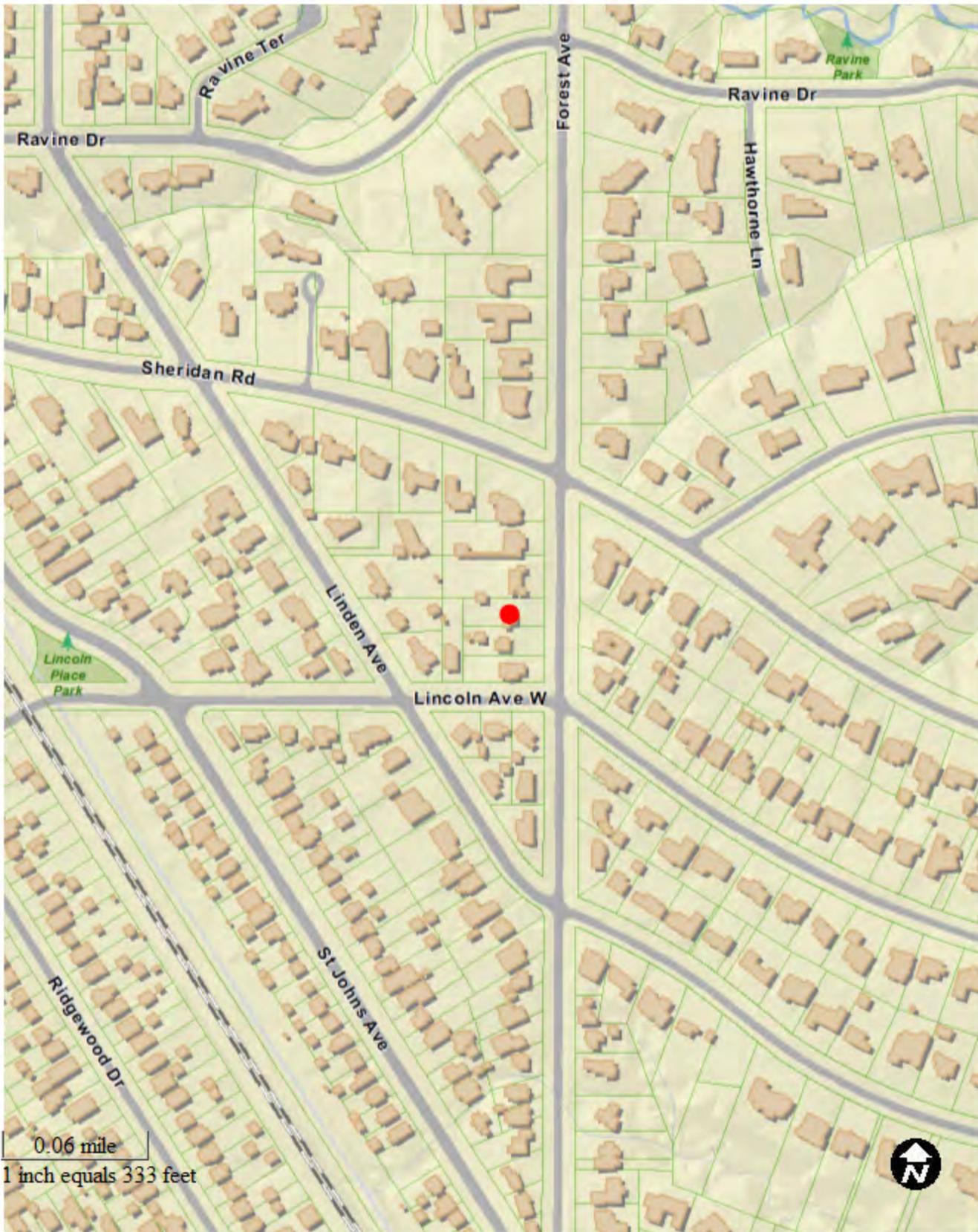
Recommended Action

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Attachments

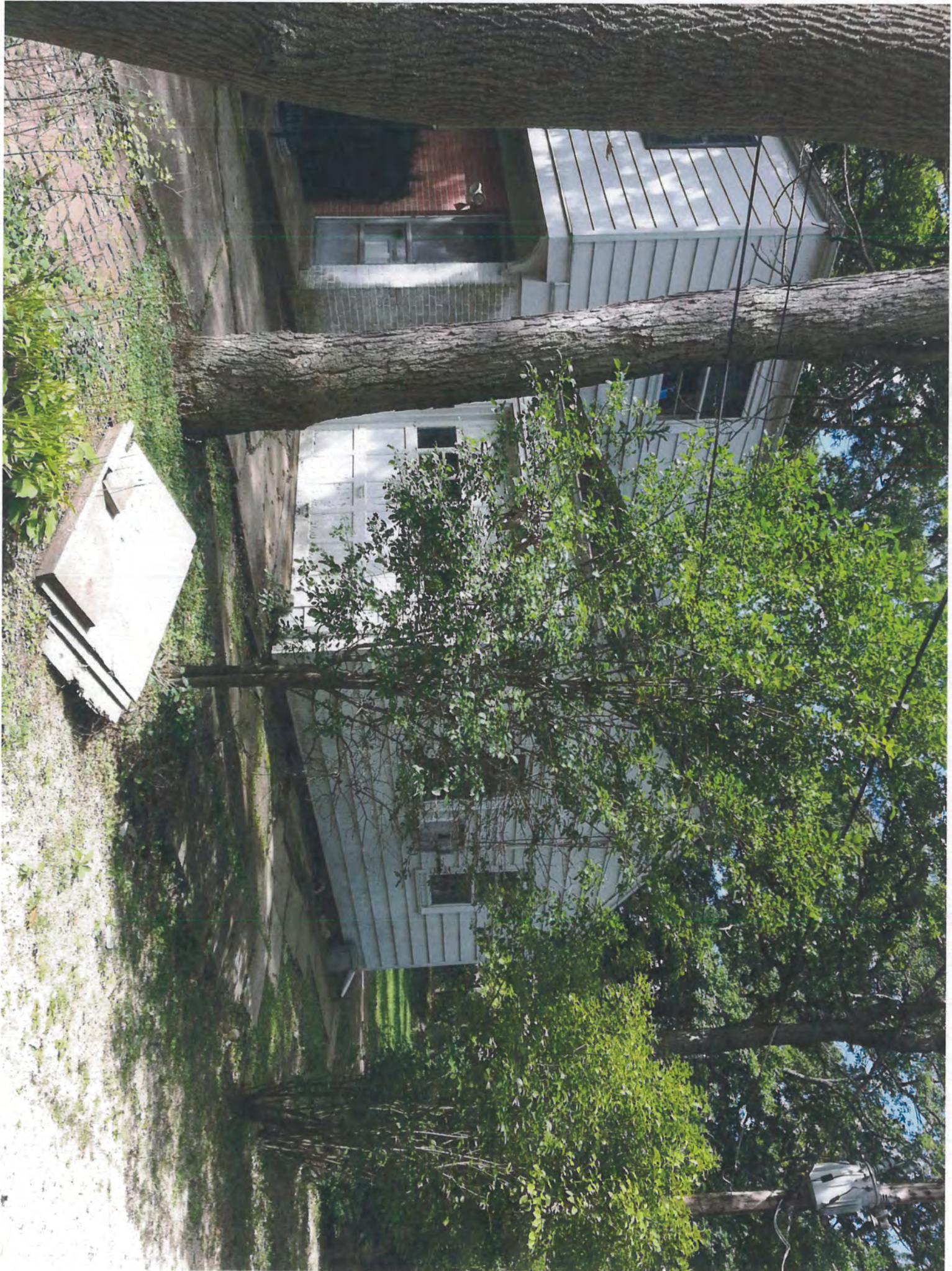
Location Map
Site Photos
City Permits
Architectural Survey Entry
Lake County Assessor Data













Lake County, Illinois

Property Tax Assessment Information by PIN

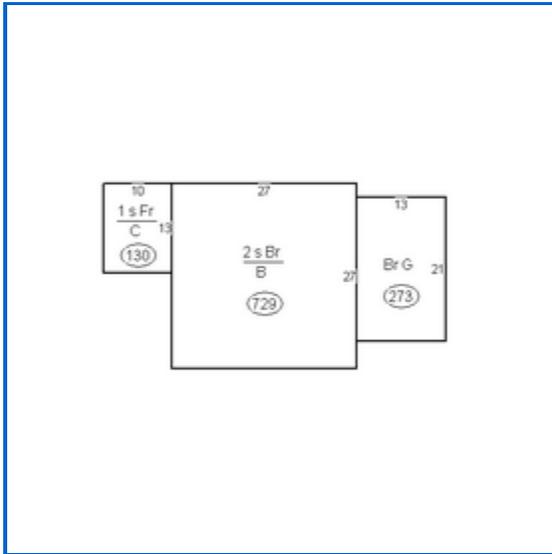
Property Address		Property Characteristics	
Pin:	16-26-208-016	Neighborhood Number:	1825314
Street Address:	1424 FOREST AVE	Neighborhood Name:	EAST Lincoln
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$89,543	Total Land Square Footage:	12864
Building Amount:	\$39,531	House Type Code:	61
Total Amount:	\$129,074	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2013	Multiple Buildings (Y/N):	N



Year Built / Effective Age:	1950 / 1950
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	1588
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	729
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:	273 / 0 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	0 / 0
Porches Open / Enclosed Area:	0 / 0
Pool:	0

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

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



Property Sales History

[Sale valuation definitions](#)

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

No Previous Sales Information Found.

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

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<http://apps01.lakecountyil.gov/SPassessor/comparables/PTAIPIN.aspx?PIN=1626208016>

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?
 (C or NC)
 Contributing secondary structure?
 (C or NC)
 LISTED ON EXISTING SURVEY?
 (IHSS, NR, etc.)

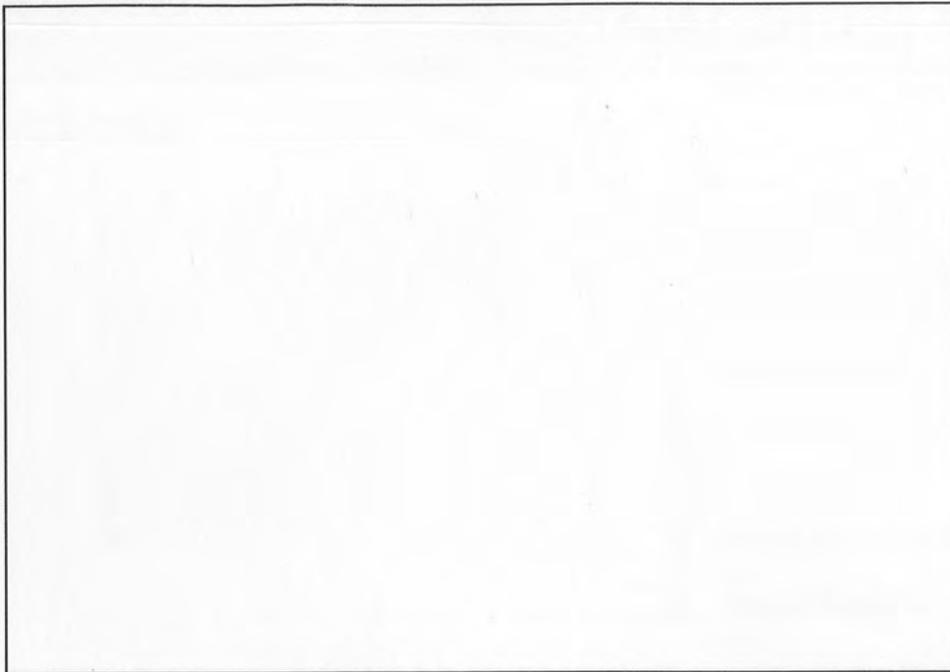
GENERAL INFORMATION

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

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION OVERALL SHAPE OR PLAN
 ARCHITECTURAL CLASSIFICATION NO. OF STORIES
 ORIGINAL CONSTRUCTION DATE WINDOW MATERIAL, TYPE(S)
 DATE SOURCE
 EXTERIOR WALLS (current)
 EXTERIOR WALLS (original)
 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

3630



Date 9-11- 1950 Building Permit No. 6274
 Location of Building—No. 621 Street FOREST
 Name of Owner RUDOLPH NIKETH Inspected by Sasch Date 9-6-51
 Present Owner _____ For certificate of occupancy _____ Phone _____
 Type of Construction Bel. from 7th R² AG. Dit W^o Remodeling _____
 Architect Bruno Lunardi Address HIGHWOOD Phone _____
 General Contractor DELO. CONSR. CO Address 707 WAUKESHA Phone DELO 897
 Permit issued to DWNER to construct a S. F. D
 building on LOT 8 EXC. S33' E W48' Lot _____ Blk 71 Sub'n H. P.
 Builder's estimate 17,000- Permit fee 5761 Job Order No. 3317 Amt. \$ 50-
 Location of Lot verified 9-17 1950 by H. Sasch
 Other inspections Posted Card
 Deposits _____ Sidewalks Planked _____
 Remarks _____

Date File Oct. 6 1955 Building Permit No. _____
 Inspected by _____ Date _____
 For certificate of occupancy _____
 Location of Building — No. 1424 Street Forest Ave.
 Name of Owner Rudolph F + Margaret R. Niketh
 Present Address 1424 Forest Ave. Phone _____
 Type of Construction fence
 Architect _____ Address _____ Phone _____
 General Contractor _____ Address _____ Phone _____
 Permit issued to _____ to construct a _____
 building on _____ Lot _____ Blk _____ Sub'n _____
 Builder's estimate _____ Permit fee _____ Job Order No. _____ Amt. \$ _____
 Location of building on Lot verified _____ 19 _____ by _____
 Sanitary provisions approved by _____
 Other Inspections _____

1.30 P.M.
H. Saach
Plumbing Ins

Electrical Contractor Erlands Elic Address Howard Ave Evanston
 Wiring Permit No. 4898 Issued 6-27-51 Fixture Permit No. 4898 Issued 6-27-51
 Size of main wire #4 Size of branch wire 12414 System Conduit
 No. of Openings 50 No. Sockets _____ No. Circuits 6 No. Motors _____ No. Ranges _____
 Certificate of Inspection issued 15-3 fixtures 19 _____ No. _____
 Inspector 6-27-51-Saach - 1-Range-1-H.W. Heater
 Plumbing Contractor Hinddhal Bldg Address Waukegan Ill
 Water Tap No. _____ Sewer Tap No. _____ Job Order No. _____ Issued _____ Paid _____
 No. Catch Basins 1 No. Lavatories 2 No. Toilets 2
 No. Baths 1 No. Sinks 1 No. Laundry Tubs 1 Drain
 No. Shower Baths 1 O.T. No. Stacks 1-4" Other Items 1 Drain
 Certificate of Inspection issued 1-12-51-H Saach
 Downspouts connected to _____ 19 _____ No. _____
 Kind of heat Oil Heat #1653 Name of Burner See Bullis
 Tank and Burner Inspection Waukegan Ill
 Driveway Permit No. _____ Date _____ 19 _____ Contractor _____
 Type _____

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

*132 Belle Avenue
The Jonas Steers Coach House*

Application for a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	September 12, 2013
FROM:	Andy Cross, Planner II
SUBJECT:	Minor Alteration on the Back of the House

PETITIONERS / OWNERS:

Bruce & Libby Wright
132 Belle Avenue
Highland Park, IL 60035

PROPERTY LOCATION:

132 Belle Avenue

STRUCTURE

Style: Prairie Style
Built: c. 1875 (remodeled 1926)
Architect: Van Bergen
(remodel)

HISTORIC STATUS:

Contributing Structure in the Belle Avenue Local Historic District (2001)

ARCHITECT/BUILDER:

Tim Dirsmith
474 Cedar Avenue
Highland Park, IL 60035

BACKGROUND OF THE SUBJECT PROPERTY

132 Belle Avenue was the coach house for Jonas Steers' home at 120 Belle Avenue. Jonas Steers was Highland Park's first city tax assessor and chief contractor for the Highland Park Building Company. The coach house was built around 1875 and was remodeled in 1926 by John Van Bergen in the Prairie Style. Some additional work was done in 1953, but the house is largely intact and representative of Van Bergen's design.

The historic district nomination materials indicated the house met landmark standards 1, 4, 5, and 6. These findings recognize the history of Jonas Steers and the Highland Park Building Company, as well as the architecture and influence of John Van Bergen's remodel.

SUMMARY OF PROPOSAL

The property owners are proposing to install two new windows on the back of the house. There is an existing window bay at the location on the house and the intent is to expand the opening to accommodate two additional casement wood windows. The alteration will not be visible from the street and will have no discernible impact on the form or bulk of the historic home.

The applicant has indicated the mahogany-framed windows will be custom-made for the project and every effort will be made to match the detailing of Van Bergen's design in the new windows.

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. Most of them will not apply to the proposal to add new windows to 132 Belle.

(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, 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.

The proposed new windows will not detract from the distinguishing Prairie Style characteristics of this house.

(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.

The applicant's efforts to mirror the existing window design and proportions in the new windows satisfies this standard.

(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

- Certificate of Appropriateness Application
 - Photo Simulation of Proposed New Windows - Exterior
 - Photo Simulation of Proposed New Windows – Interior
 - Property Survey Indicating Location of New Windows

APPLICATION FOR HISTORIC PRESERVATION REVIEW



CITY OF HIGHLAND PARK
1150 Half Day Road
Highland Park, IL 60035
phone: 847/ 432-0867 fax: 847/432-0964
www.cityhpil.com

OFFICE USE ONLY

Submission Date: _____
Case No.: _____
Hearing Date: _____

Address: 132 BELLE Within a District or an Individual Landmark? individual

Brief Description of Project: INSTALL 2-WIDE CASEMENT WOOD WINDOW BESIDE EXISTING WINDOW IN SO. FACING REAR YARD MATCH EXISTING IN DETAIL, GLAZING & CONSTRUCTION DETAILS

Petitioner's Name (s): Tim Dirsmith, General Contractor, License #7033
Address: 474 Cedar Avenue Daytime Phone: 721-0115
433-8182 Fax: 433-8184
Home Phone: _____
Email: Tim@DirsmithConstruction.com

Property Owner Name(s): BRUCE + LIBBY WRIGHT
Address: 132 BELLE HIGHLAND PARK
Phone: 847-681-8202 Fax: _____
Email: BAWRIGHT1@comcast.net

If Petitioner Is Different From Property Owner, Please Define Relationship:

Attorney's Name (if applicable): _____
Address: _____
Phone: _____ Fax: _____

Architect/Builder: DIRSMITH Contact: TIM
Address: 474 CEDAR
Phone: 433 8182 Fax: 433 8184
Email: TIM@DIRSMITHCONSTRUCTION.COM

Signatures

B.A.W. 8/20/13
Property Owner(s) Date

Petitioner, if different from Property Owner Date

APPLICATION FOR HISTORIC PRESERVATION REVIEW CHECKLIST



CITY OF HIGHLAND PARK
1150 Half Day Road
Highland Park, IL 60035
phone: 847/ 432-0867 fax: 847/432-0964
www.cityhpil.com

TYPE OF REVIEW REQUESTED: (check all that apply)

- Certificate of Appropriateness
- Certificate of Economic Hardship (see staff for additional requirements)
- Other (please describe)

TYPE OF WORK PROPOSED: (check all that apply)

- Addition
- Alteration
- New Construction
- Restoration/Rehabilitation
- Relocation
- Demolition

CHECKLIST: (One full-sized copy, one digital copy, and eight (8) reduced 11x17 copy to be submitted)

For Alteration / Additions

- no change** Existing and Proposed Floor plans
- Existing and Proposed Elevations
- Photographs of all exterior elevations which will be impacted
- Building materials described in relation to existing materials
- Written Narrative Describing the Project
- Other supporting documentation (please describe below)

In the South Facing, rear elevation of the 1st Floor of the VanBergen residence, custom make a MARVIN wood, mahogany, 2-wide, push-out casement window and install beside the existing 2-wide casement, match new to the existing details exactly

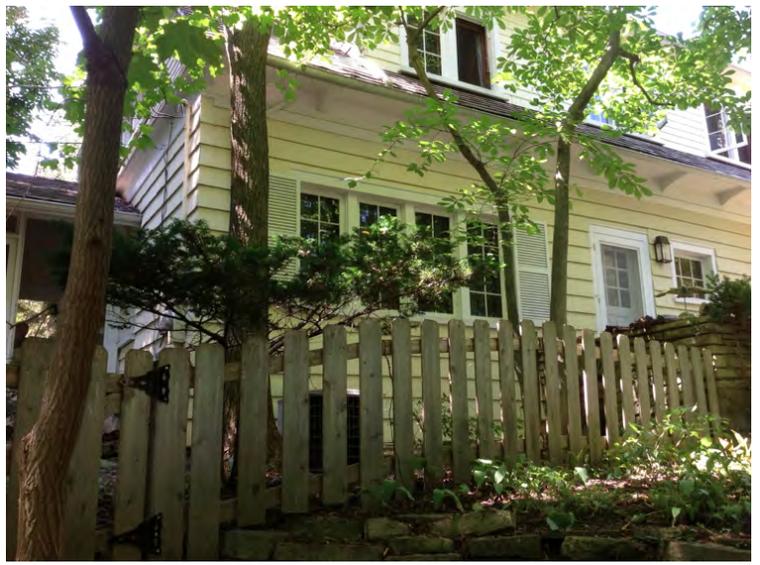
~~*For New Construction*~~

- ~~Floor plans for each level of proposed construction~~
- ~~Front, side yard and rear yard elevations~~
- ~~Site plan showing existing trees, driveway, walkways, required ravine setbacks, zoning information (setbacks and FAR calculations, etc.)~~
- ~~Photographs of the site and its surroundings within 250' radius~~
- ~~Samples of major building materials~~
- ~~Typical building details~~
- ~~Written Narrative Describing the Project~~
- ~~Other supporting documentation (please describe below)~~

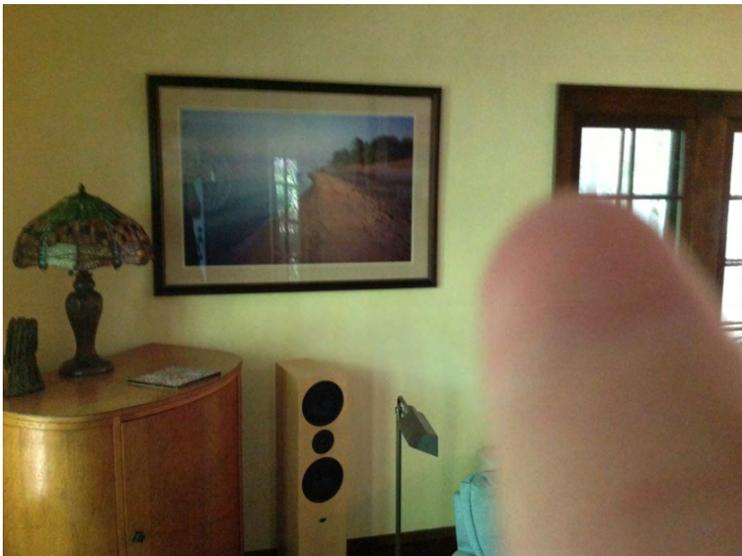




EAST EXISTING



SOUTH EAST EXISTING



So. INTERIOR EXISTING...PROPOSED

**MAKE THIS...
LOOK LIKE THIS -->**



*434 Marshman Street
Albert Campbell House*

Application for a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	September 12, 2013
FROM:	Andy Cross, Planner II
SUBJECT:	Demolition of 434 Marshman

<u>PETITIONERS / OWNERS:</u>	<u>PROPERTY LOCATION:</u>	<u>STRUCTURE</u>
Don & Terry Starkey 2510 Highmoor Road Highland Park, IL 60035	434 Marshman Street	Albert Campbell House Style: Bungalow Year Built: Unknown Original Architect: Unknown

HISTORIC STATUS:
Local Landmark (1991)

BACKGROUND OF THE SUBJECT PROPERTY

The Albert Campbell house at 434 Marshman Street was designated a local landmark in 1991. A nomination form was submitted by Irv Wagner, then the Chairman of the Historic Preservation Commission. According to the nomination form, the “low-slung bungalow style house was probably built in the late 20’s and early 30’s. Interesting stained glass and etched glass windows and window configurations make this one of the finest bungalows in Highland Park.” The landmark nomination suggested that the structure met Landmark Criteria #4 and #6:

- (4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction or use or indigenous materials;
- (6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

The owner of the property in 1991, Ms. Janet Steinberg, consented to the landmark designation. In a letter dated 10/31/91, she indicated that she intended to pursue a tax freeze on the property, but there is no documentation that one was put into effect at that time. Importantly, there is no tax freeze on the property currently.

The previous owners of the property, the Brown family, approached the HPC with the intent of removing the landmark status and allowing the house to be demolished. This was unsuccessful and the house was sold as a local landmark to the current owners earlier this year.

SUMMARY OF PROPOSAL

The new owners purchased the house with the intention of building an addition. The original house was built in the back corner of the property, leaving the front yard as the only likely place for expansion. Any additional structure here, however, would block the original house from view. As a creative alternative, Don and Terry Starkey are proposing to relocate the house on the property and build an addition off the rear. This brings the historic portion of the home closer to the street and the new addition towards the back.

The new single-story addition will include an attached garage, a new office, bedroom, and master bath. The architect has drafted a project narrative providing further details, indicating the materials on the addition will match the existing house. The original Dutch lap siding on the house will be matched on the addition, and a new asphalt roof will be installed on the entire house.

The character and design of the addition has been crafted to reflect the bungalow style of the original house. The low roof peaks, unique window spacing, design, and rhythm are carried into the new design.

PREVIOUS CONSIDERATION

The Historic Preservation Commission discussed this proposal with the owners in a pre-application discussion at the August 13th meeting. The Commission was supportive of the effort to preserve the house and commended the applicants on the creative approach of relocating the house on the lot. The HPC recommended that special attention be paid to the addition's design. There was interest in having it reflect as much of the existing house's aesthetic as possible.

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 improvements to 434 Marshman will maintain the existing height of the house. It will be moving closer to the street corner of Judson and Marshman, but the single-story height will maintain the structure's compatibility with the public way and nearby structures.

(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 north elevation represent's the property's front façade. The proposed addition will elongate the facade, but the proportions will remain visually compatible to the nearby properties and structures.

(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 the windows and doors on the existing house are reflected in the new addition and are visually compatible with properties and structures to which 434 Marshman 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.

The locations of doors and windows on the proposed addition to 434 Marshman maintain compatibility with nearby structures.

(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 Commission may wish to discuss how the relocation of the house on the property may impact this COA Standard. In the new location the house will occupy a different portion of the lot. Newly-created open space will be taken by the new addition. The old detached garage is currently flush with the rear property line (a legal non-conforming situation), but the new addition will comply with current setback regulations. This will provide a benefit to adjacent neighbors and is not anticipated to conflict with this standard.

(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 façade of the main house isn't changing as part of the addition, which is the main topic of this standard. Importantly, however, the house's original Dutch lap siding will be recreated on the new portions of the façade facing Marshman Street.

(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 proposed addition to 434 Marshman carefully reflects the rooflines of the existing house and will maintain the site's existing compatibility with the structures to which it's visually related.

(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.

The addition will expand the house's presence on the property and promote a more continuous wall of enclosure along the Marshman streetscape.

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

The anticipated increase in scale of the Marshman house maintains a functional relationship to the houses new and existing windows, door openings, and new living space. While larger than before, the increase in scale will not bring the house out of proportion with neighboring houses.

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

The north-facing front elevation of the existing house is carried into the new design, though the house will be closer to Marshman Street than before. Properties immediately adjacent to this house also front on Marshman, so the alterations will not reduce the compatibility of 434 Marshman with its neighbors in this regard.

(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 alterations to 434 Marshman are sensitive the Bungalow styling of the house and will not demolish or alter them.

(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 434 Marshman Street 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 434 Marshman Street 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 434 Marshman Street satisfy this standard. The materials and design intents relate to the Bungalow 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 434 Marshman satisfy this standard. The plans accommodate a later addition to the house. An old detached garage will be demolished on the property, but it does not contribute to the historic significance of the principle structure on the lot.

(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.

The applicants have indicated they will treat distinctive architectural components of this house 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

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August 29, 20

434 Marshman

Historic Preservation Commission
City of Highland Park

Dear Historic Preservation Commission,

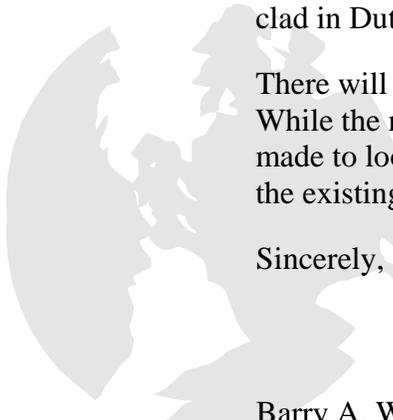
We are proposing to knock down the existing two-car garage, which is nearly inaccessible for cars. We will also relocate the existing house to the northwest corner of the property while remaining within all setback requirements.

We propose building an addition, which will more than double the size of the house (we will be under the allowed bonus FAR). The addition will mostly be hidden behind the existing house. The shape, character, and materials of the addition will match the existing. The outside of the existing house will get new wood painted siding. The addition will be clad in Dutch lap-style to match the existing exactly.

There will be a new asphalt roof over the entire house. We are presenting a slate style roof. While the new windows of the addition will have low E thermal glass, they will be custom made to look like the existing. All the fascias and soffits will be painted material to match the existing. All of the exterior will be painted wood.

Sincerely,

Barry A. Weinstein, AIA
B. Weinstein Associates



Visit our web site at

www.bweinsteinassociates.com

B. Weinstein Associates Architecture . Interior design . Construction
1166 Wade St. Highland Park, IL 60035 tel 847-432-5183 fax 847-432-5182 email barry@bweinsteinassociates.com

• • • • •

Subject: 434
From: Barry Weinstein (barry@bweinsteinassociates.com)
To: barry@bweinsteinassociates.com;
Date: Friday, August 23, 2013 10:25 AM



Sent from my iPhone

NORTH

Subject: 434
From: Barry Weinstein (bary@dweinsteinassociates.com)
To: bary@dweinsteinassociates.com,
Date: Friday, August 23, 2013 10:22 AM

PARTIAL NORTH



Sent from my iPhone

Subject: 434

From: Barry Weinstein (barry@bweinsteinassociates.com)

To: barry@bweinsteinassociates.com;

Date: Friday, August 23, 2013 10:22 AM



Sent from my iPhone

PARTIAL SOUTH

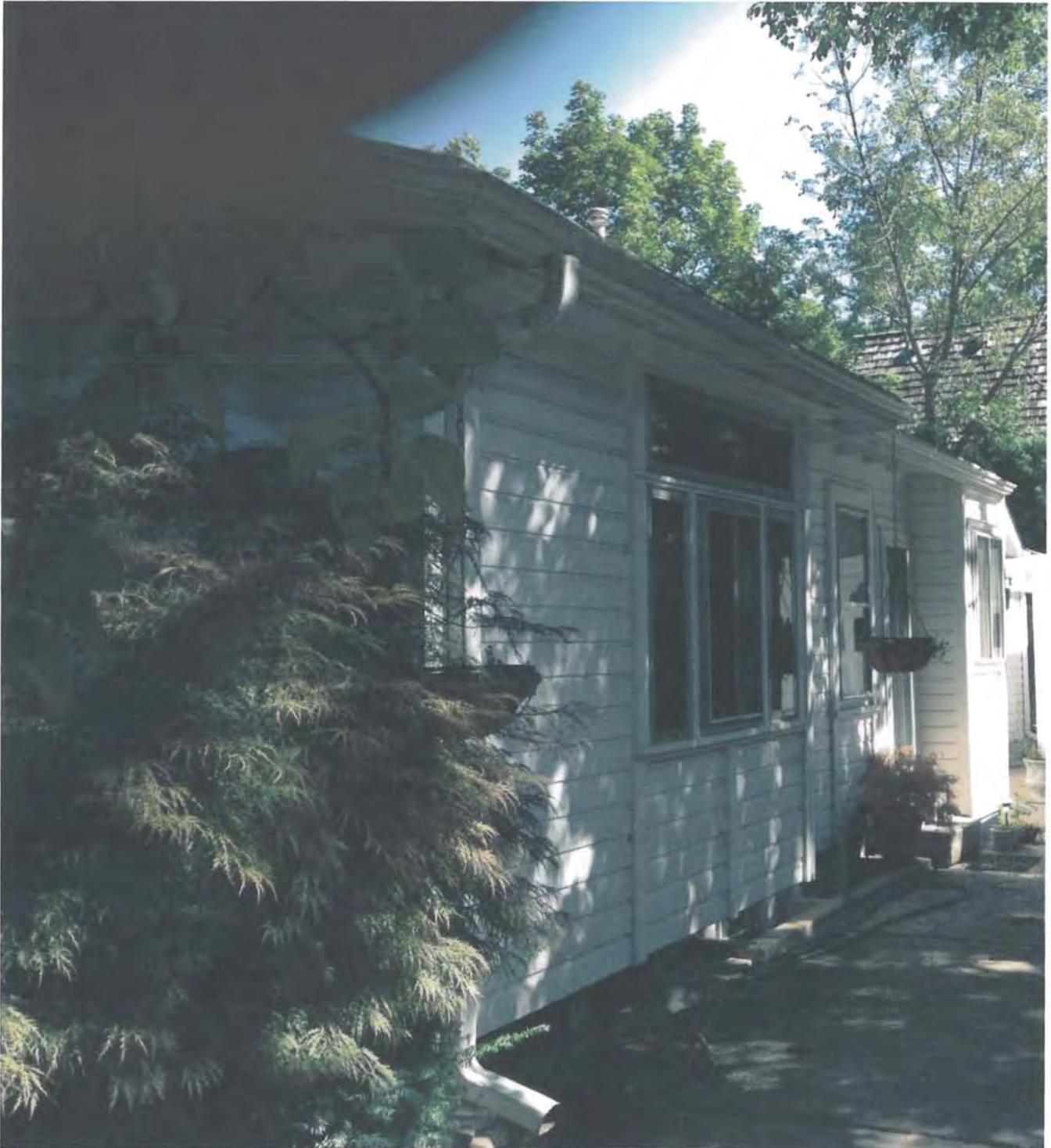
Subject: 434
From: Barry Weinstein (barry@bweinsteinassociates.com)
To: barry@bweinsteinassociates.com;
Date: Friday, August 23, 2013 10:23 AM



Sent from my iPhone

PARTIAL EAST

Subject: 434
From: Barry Weinstein (barry@bweinsteinassociates.com)
To: barry@bweinsteinassociates.com;
Date: Friday, August 23, 2013 10:24 AM



Sent from my iPhone

SOUTH

Subject: 434
From: Barry Weinstein (barry@bweinsteinassociates.com)
To: barry@bweinsteinassociates.com;
Date: Friday, August 23, 2013 10:24 AM



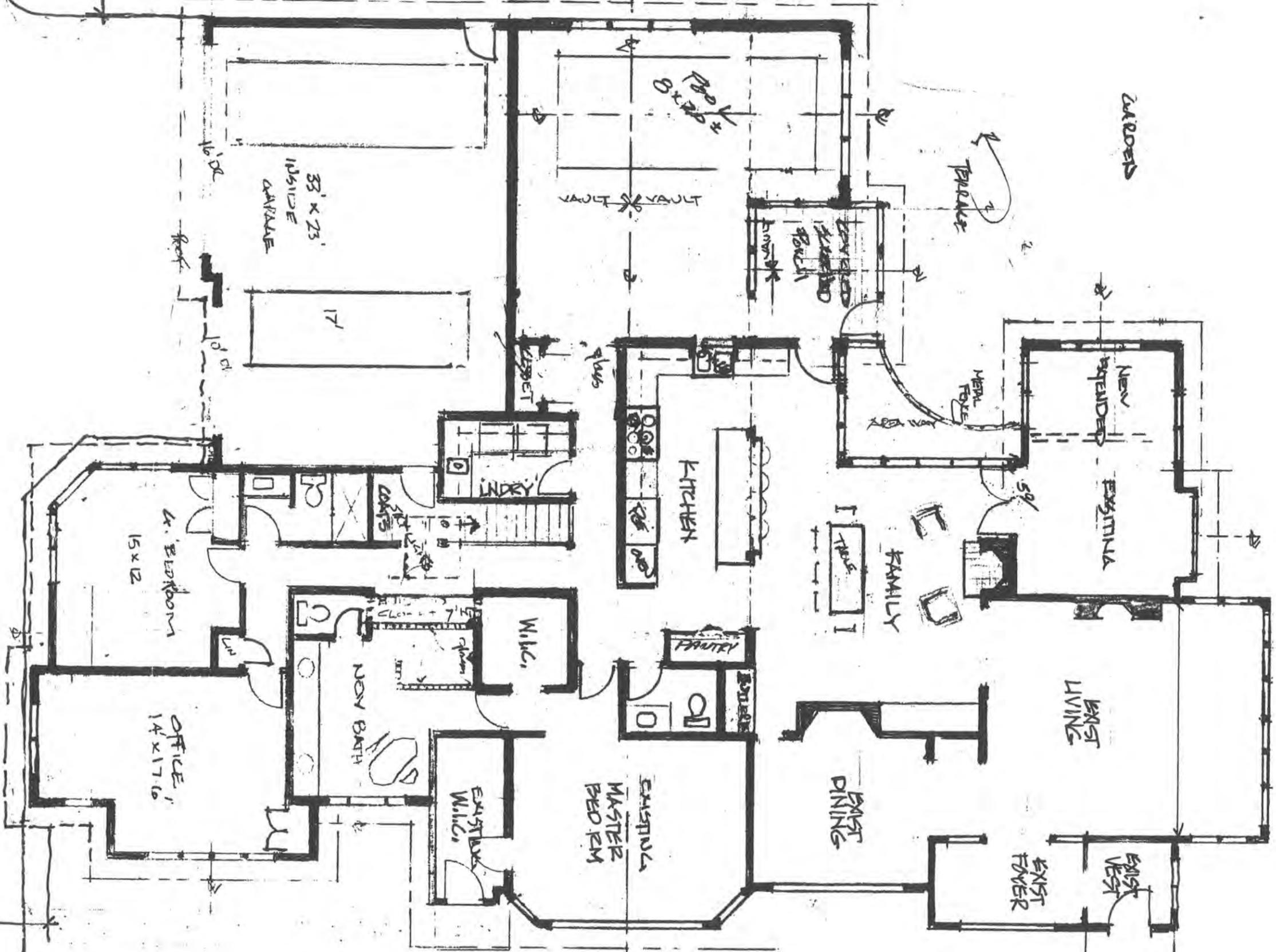
Sent from my iPhone

WEST

PROPERTY LINE

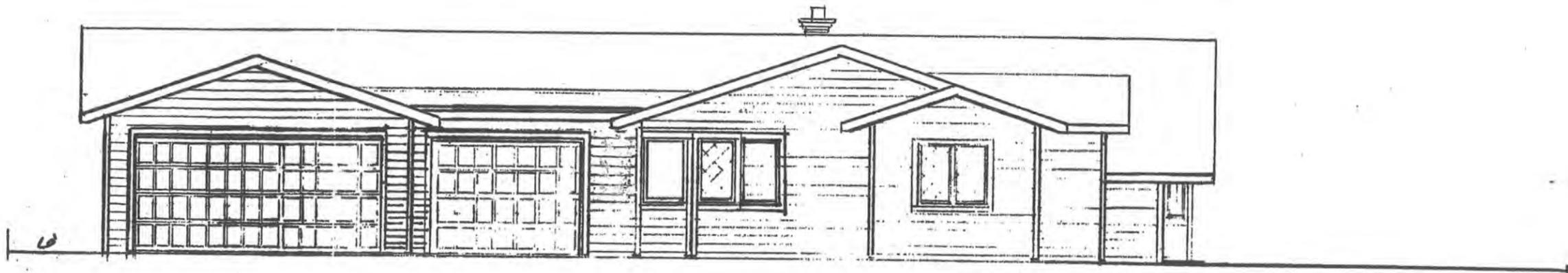
YARDS

YARD

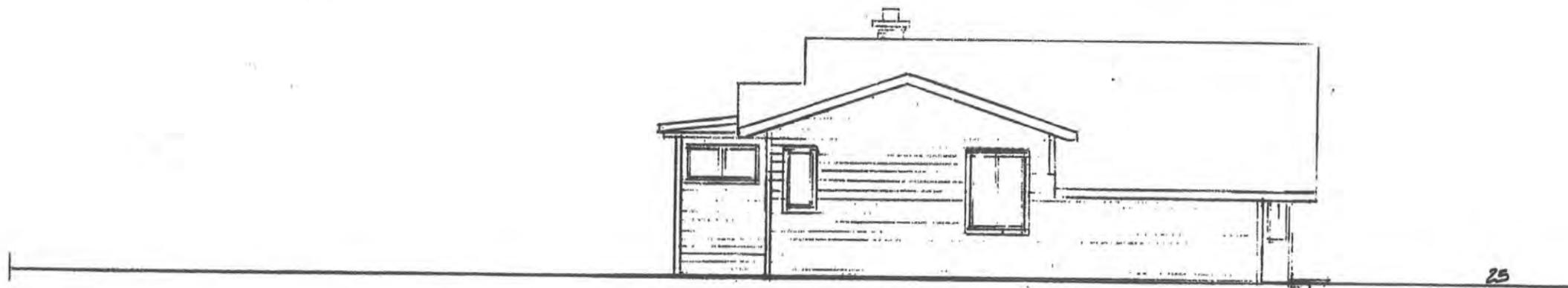


FLOOR PLAN
 SCALE 1/8" = 1'-0"

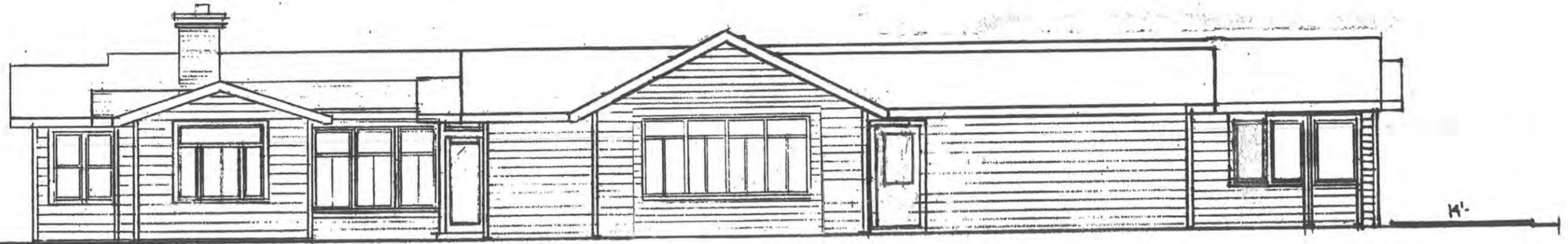




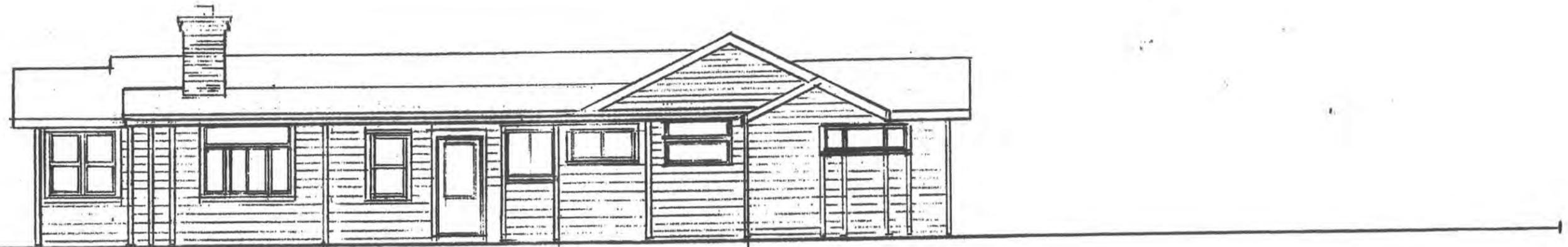
ADDITION TO EAST ELEVATION



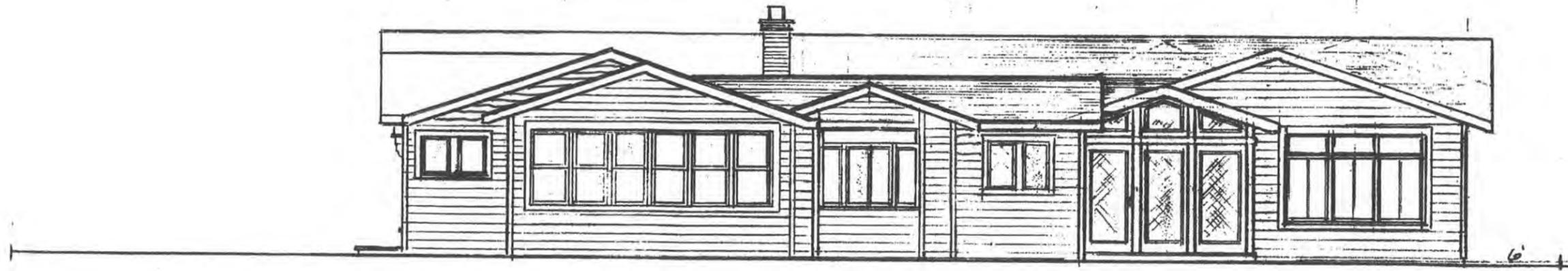
EXISTING EAST ELEVATION



ADDITION TO SOUTH ELEVATION



EXISTING SOUTH ELEVATION



ADDITION TO WEST ELEVATION



EXISTING WEST ELEVATION



ADDITION TO NORTH ELEVATION
SCALE 1/8" = 1'-0"



EXISTING NORTH ELEVATION

Historic Preservation Commission

Landmark Nomination for the Sparkling Springs Well House

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 9/12/2013

<i>Year Built:</i>	1890's
<i>Style:</i>	Utilitarian Structure
<i>Structure:</i>	Well house for spring water
<i>Original Owner:</i>	William Tillman
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	The historical association with the Sparkling Springs Mineral Water Company, considered the oldest family-owned business in Highland Park.
<i>Alterations:</i>	<ul style="list-style-type: none">• COA approved in 2012 for an attached residential structure
<i>Staff Recommendation:</i>	Staff recommends that the Commission consider the structure at 1629 Park Avenue for Historic Landmark Designation.



The property owner and developer of the six-lot residential subdivision at 1629 Park Avenue has submitted a landmark nomination for the Sparkling Springs well house. The Commission may recall reviewing several other structures on this property for demolition in 2012. As part of that review, the HPC also approved a Certificate of Appropriateness for the residential reuse of the well house building. The final house plans are attached to this memo. While it's possible that a future owner could apply to amend those plans, there was interest in assuring that the well house would remain protected. The landmarking process is a means to provide protection for the structure and require approval for any modifications to it in the future.

Portions of the well house are being altered as part of the conversion to a residential structure: windows are being added on the north elevation and garage doors installed on the west side. The landmark designation will make the well house (along with the approved alterations) a Regulated Structure to that any future alterations must be approved by the HPC.

Historic Preservation Commission

The 1999 West Side architectural survey gave the Sparkling Springs well house an S – Significant historical status and noted it was probably eligible for inclusion on the National Registry of Historic Places. The well house was in continuous use for over a century, and the building was expanded twice as the business grew and technology changed. Original windows have been removed and the frames shortened. Shutters have been replaced and bolted in place. Nevertheless, it is likely the building still appears from the street as it did at the turn of the nineteenth century. Additions are a single story, and for the most part they are found to the rear of the building and do not compromise the original building and view from Park Avenue West. Furthermore, each addition is distinct, with variation in either material (common brick is used) or roof height. The open space at the front (south) of the property has been preserved, maintaining the rural character the district

Historical Summary

In 1868, Frederick and William Tillman purchased 200 acres from Elizabeth Corcoran, establishing the original Tillman homestead in Highland Park. Soon after William Tillman and his wife, Minnie Tillman, moved their family of five children—a sixth child would be born in Highland Park—from Waukegan to the area, then one and a half miles west of the City. The Tillmans cleared the land, which was covered with woods, building a log cabin and selling wood to the railroad for fuel.¹ Tillman worked as superintendent of the grounds for the Exmoor Country Club, later resigning his position to “devote his entire attention to his large and increasing business of grading, sodding lawns, excavating, and general teaming,” as advertised in 1897 in the *Highland Park News*.

According to company history, an artesian well was first tapped at the Sparkling Spring site in the 1880s, with the Tillmans selling water to neighbors. By 1900 William Tillman had already constructed a cement reservoir to hold the water from his well and built a “spring and bottling house.”² In April, 1900, water was first delivered to residential customers in Highland Park, Glencoe, and Lake Forest, sold at thirty cents for six two-quart bottles. Sparkling Spring Water Co. bottled water at their location on Park Avenue West until 2002, when the company was sold to Nestle Waters. Sparkling Spring had been in the Tillman family for at least four generations. The Tillmans were active members of the community, serving political office and involved in the church. The family was also heavily involved in local real estate. The sale of large portions of their original 200 acre farm helped shape the appearance of Highland Park’s west side. Most of the Sherwood Manor subdivision was built on land sold by the Tillman family. Today, Sparkling Spring Water Co. and the Tillman residence are located on lots subdivided by William Tillman, in a subdivision that bears his name. Part of west Highland Park for over a century, the old Tillman homestead is a familiar visual landmark.

Landmark Nomination Process

The landmark process is initiated when a nomination form is submitted to the Historic Preservation Commission. The next steps are as follows:

¹ “William Tillman, Old Resident, Dies,” *Highland Park Press*, October 28, 1926.

² “The Sparkling Spring,” *Sheridan Road News-Letter*, April 13, 1900.

Historic Preservation Commission

- 1) The Commission must vote to formally accept the nomination.
- 2) The HPC will hold a public meeting at the next available meeting to consider a preliminary landmark designation for the structure. A certified letter will be sent to the owner of the house notifying them of the meeting, a legal notice will be placed in the newspaper, and a notification sign will be posted on the property. Staff will draft a “Resolution Making a Preliminary Landmark Designation” for the structure and bring it to the meeting.
- 3) At the public meeting, the Commission will accept input from the public and discuss the landmark criteria as they apply to the subject property. If two or more criteria are met and the structure is approved as a landmark, then the “Resolution Making a Preliminary Landmark Designation” is voted on.
- 4) If the Resolution is adopted, then the HPC will be presented with a Planning Report summarizing any impacts the landmark may have on the City's Comprehensive Plan for this area.
- 5) If the Planning Report is adopted, the it and the Resolution will be forwarded to the City Council for approval.
- 6) If the Resolution recommending the landmark is approved by the City Council, the Council will direct staff or Corporation Counsel to draft an ordinance that will establish the bridge as a local landmark.

It is important to note that this process is simplified when the property owner consents to the landmark designation, as is the case with 1629 Park Avenue.

The City’s Historic Preservation Code Section 24.025 provides that a nominated Property, Structure, Area, Object, or Landscape of Significance must meet two or more of the criteria set forth in Section 24.015 and have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation. The owner has suggested that the structure satisfies landmark criteria 1, 7, and 8.

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

The Historic Preservation Commission is asked to discuss the landmark nomination for 1629 Park Avenue West and whether it satisfies the proposed landmark standards. The Commission can formally accept the nomination and direct staff prepare the necessary resolution and Planning Report for the Commission to approve at the next meeting.

Attachments

Landmark Nomination

Approved COA for the Well House

Newspaper Articles about William Tillman & Sparkling Springs

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

Landmark Nomination Form

Date: July 26, 2013

1) Name of Property (original if known)	Sparkling Spring Mineral Water Co. Well House		
2) Street Address:	1629 Park Ave. West		
3) Legal description or P.I.N. (Permanent Index Number):	16-21-203-028-0000		
4) Name and Address of Property Owner(s):	HP Zelp, LLC 2001 N. Halsted St.#302, Chicago, IL 60614		
5) Present Use:	vacant	6) Past Use:	well house/industrial
7) Architect:	unknown	8) Date of Construction:	1890s
9) Written statement describing property and setting forth reasons it is eligible for landmark designation:			
<p>See attached Statement of Eligibility, Exhibit A.</p> <p>See attached site photo, Exhibit B.</p> <p>See attached site survey, Exhibit C.</p>			
(please include photos)			
10) This structure is eligible for designation on the basis of the following criteria (see reverse page):	1, 7 and 8		
11) Name(s) of Applicant(s):	HP Zelp, LLC		
Address:	2001 N. Halsted St.#302, Chicago, IL 60614		
Signature(s):	<i>Ann T. Meek, attorney for Applicant</i>		
Address(es):	Becker Gurián, 513 Central Ave.#400, Highland Park		
12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):	Owner		

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

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

Exhibit A – Statement of Eligibility

The Well House was built in the 1890s as a shelter for pumping equipment for the Sparkling Springs Water Company. It is the oldest surviving structure on the site. The City’s 1999 architectural survey gave the Well House an S-Significant historical status and noted it was probably eligible for inclusion on the National Registry of Historic Places. The Well House is a unique example of a utilitarian structure that illustrates the early development of the west Highland Park area. The Applicant desires to preserve the overall form of the Well House (minus two non-historic brick additions) and incorporate it into a residential adaptive reuse within the Grange Woods Subdivision pursuant to the terms and conditions of a pending proposed planned development special use and development agreement which will be subject to final approval by the City Council.

The Well House is eligible for landmark designation on the basis of the following landmarks criteria: (1), (7), and (8).

The Historic Preservation Commission has previously issued (i) a Certificate of Appropriateness for a proposed design for adaptive reuse, and (ii) demolition permits for the two non-historic brick additions.

Exhibit B – Photograph of Well House



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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OWNER:
 HP ZELF, INC.
 2001 NORTH HALSTED STREET
 CHICAGO, IL 60614
 312.943.1812

LAND PLANNER:
 TESKA ASSOCIATES
 627 GROVE STREET
 EVANSTON, IL 60201
 847.869.2015

NEW RESIDENCE INCORPORATING HISTORIC SPRING HOUSE
 PARK AVE WEST & GRANGE
 HIGHLAND PARK, IL

PRELIMINARY NOT FOR CONSTRUCTION

Issues		
By	Date	For
MES	7.19.12	HP HPC SUBMITTAL

Drawing Title
EXISTING SPRINGHOUSE PLAN

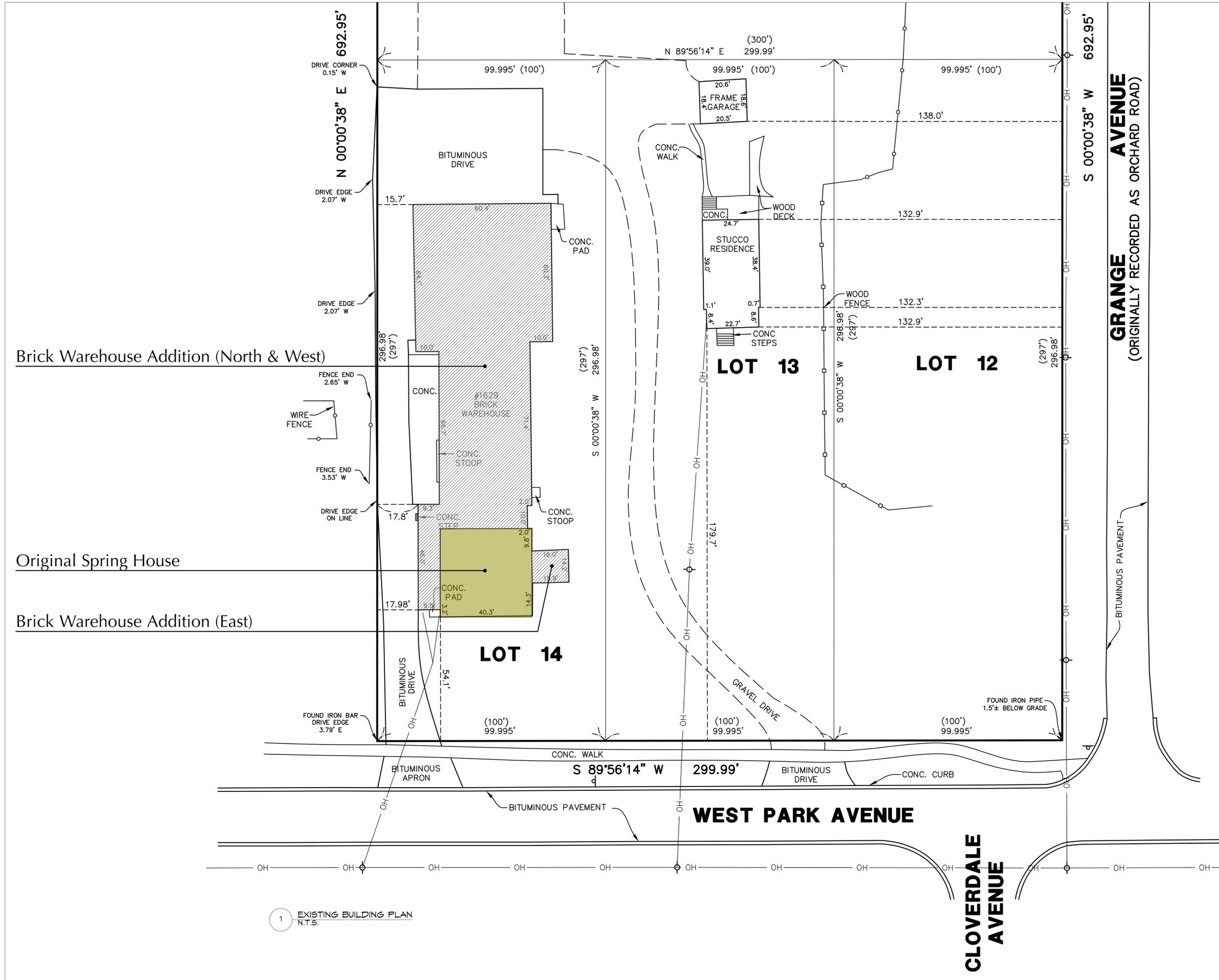
Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 MES

Project Number
 2012-0016
 HP ZELF, LLC

Drawing Number
A200



Brick Warehouse Addition (North & West)

Original Spring House

Brick Warehouse Addition (East)

1 EXISTING BUILDING PLAN
 N.T.S.

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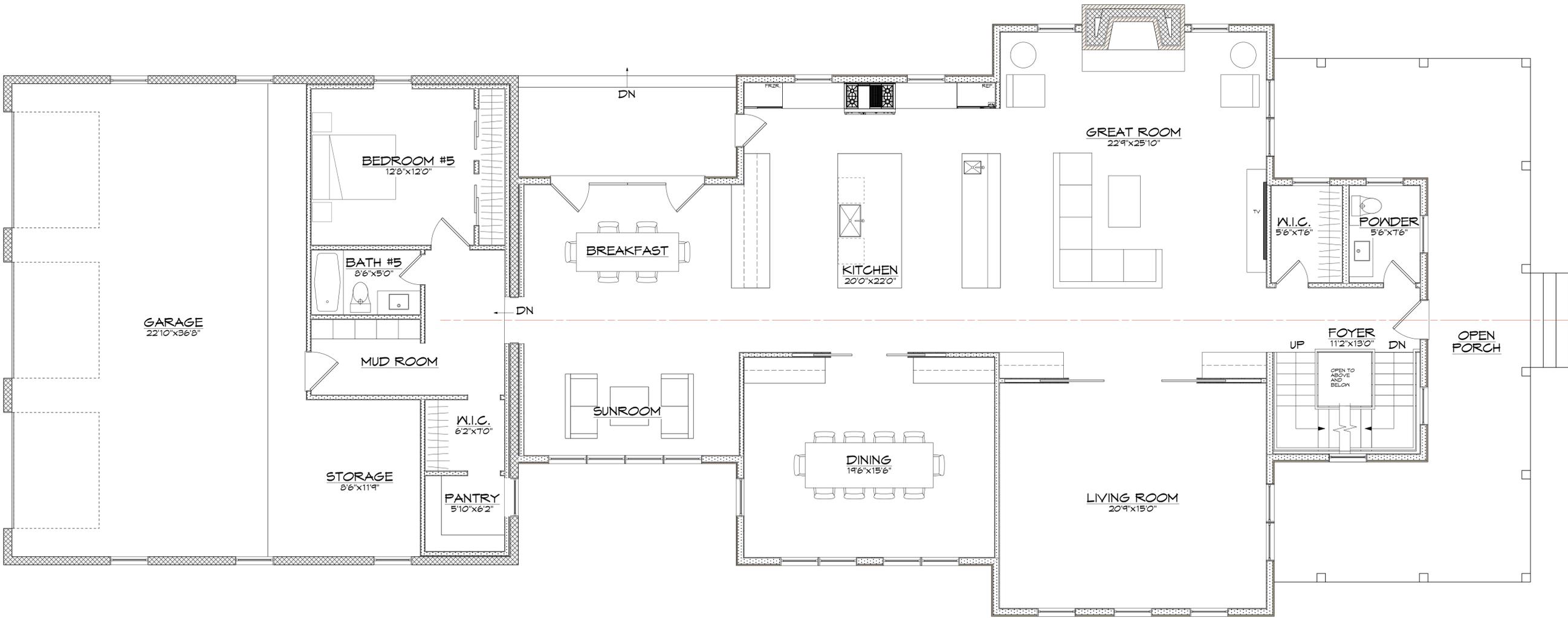
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Issues		
By	Date	For
MES	7.19.12	HP HPC SUBMITTAL



1 PROPOSED 1ST FLOOR PLAN
 Scale: 1/4" = 1'-0"

**PROPOSED
 1ST FLOOR PLAN**

Scale: AS NOTED
 Issue Date: SEE ABOVE
 Drawn By: MES
 Project Number: 2012-0016
 HP ZELF, LLC

Drawing Number: **A201**

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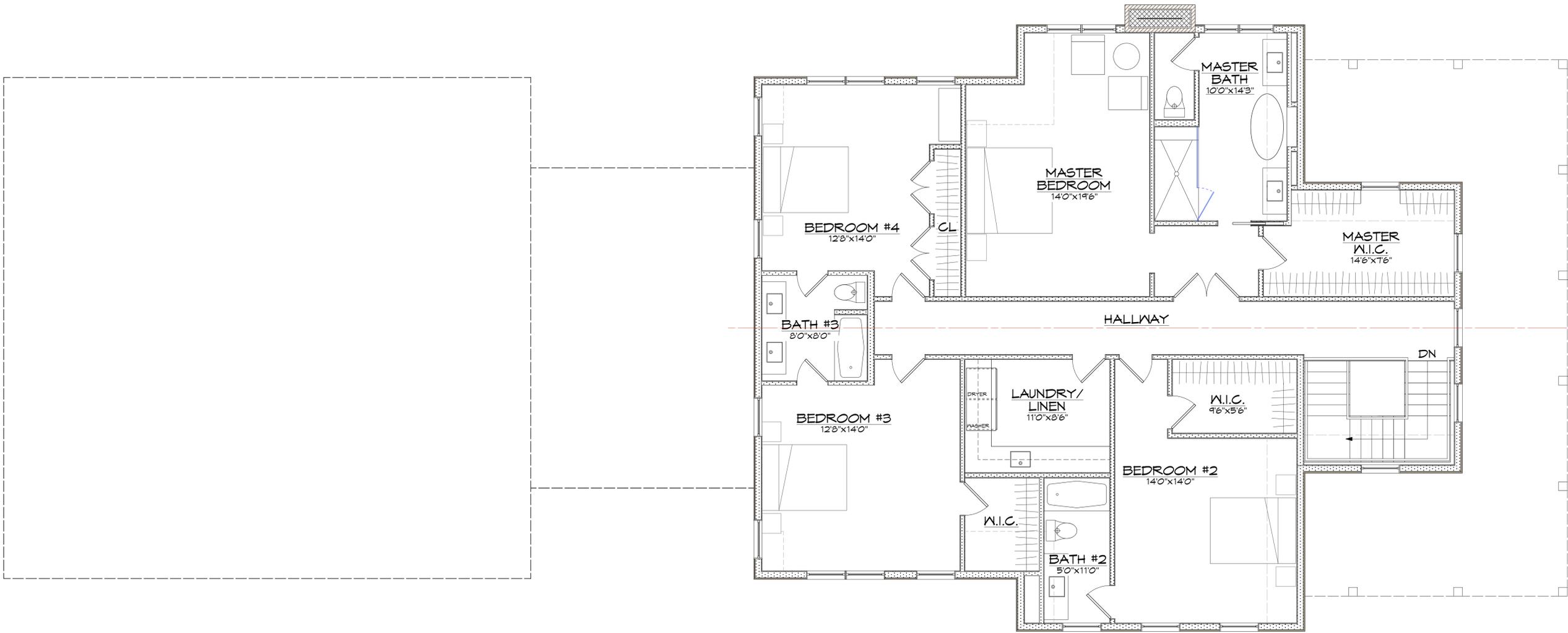
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 312.943.1812

LAND PLANNER:
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Issues		
By	Date	For
MES	7.19.12	HP HFC SUBMITTAL



1 PROPOSED 2ND FLOOR PLAN
 Scale: 1/4" = 1'-0"

**PROPOSED
 2ND FLOOR PLAN**

Scale: AS NOTED
 Issue Date: SEE ABOVE
 Drawn By: MES
 Project Number: 2012-0016
 HP ZELF, LLC



Drawing Number: **A202**

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Issues		
By	Date	For
MES	7.14.12	HP HPC SUBMITTAL

Drawing Title
PROPOSED ELEVATIONS

Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 MES

Project Number
 2012-0016
 HP ZELF, LLC

Drawing Number
A301



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



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

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Issues		
By	Date	For
MES	7.19.12	HP HPC SUBMITTAL

Drawing Title
PROPOSED ELEVATIONS

Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 MES

Project Number
 2012-0016
 HP ZELF, LLC

Drawing Number
A302



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

BRICK (TYP.)

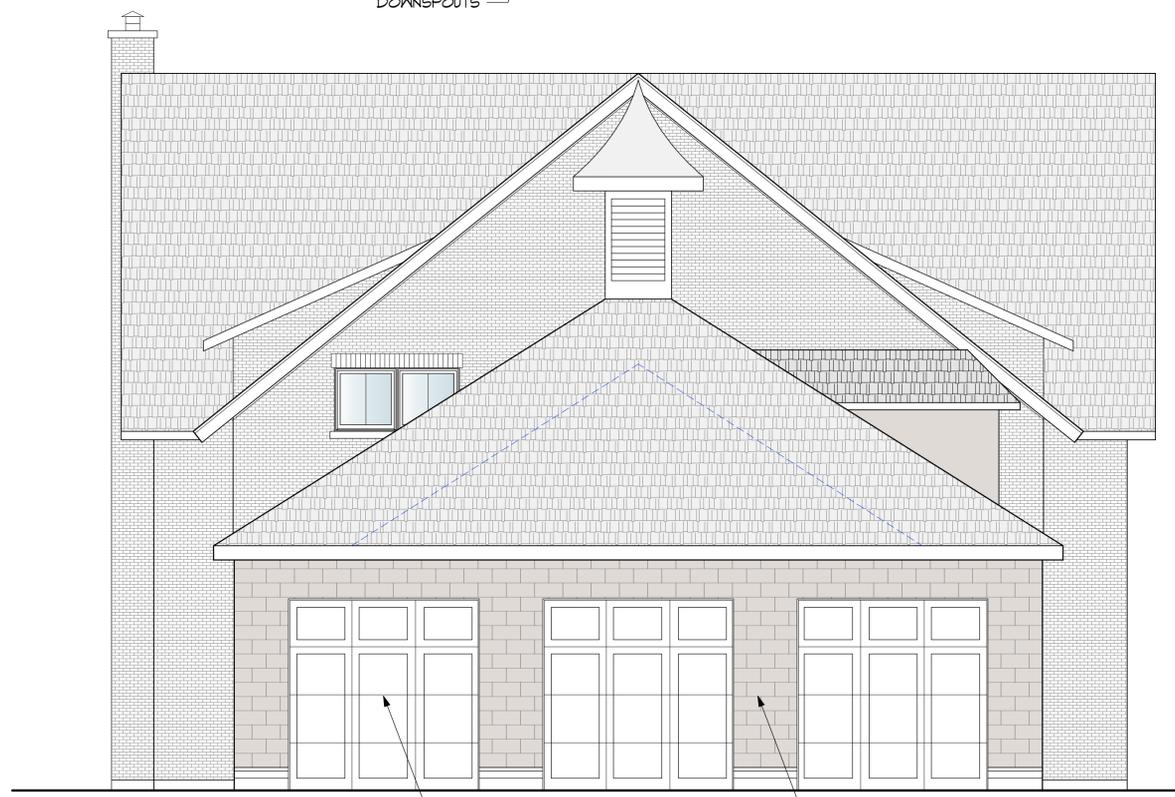
DOUBLE HUNG WINDOWS - SDL (TYP.)

REPAIR FASCIA
 NEW HALF ROUND
 GUTTERS &
 DOWNSPOUTS

STONE SILLS TO
 MATCH EXISTING

NEW DOUBLE HUNG
 WINDOWS - SDL

NEW RUSTICATED CONG.
 BLOCK TO MATCH EXISTING
 - PAINTED



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

NEW CUSTOM WOOD
 OVERHEAD DOORS

NEW RUSTICATED CONG.
 BLOCK TO MATCH EXISTING
 - PAINTED

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Issues		
By	Date	For
MES	7.19.12	HP HPC SUBMITTAL

Drawing Title
**3d VIEWS @
 GROUND LEVEL
 (MASSING STUDY)**

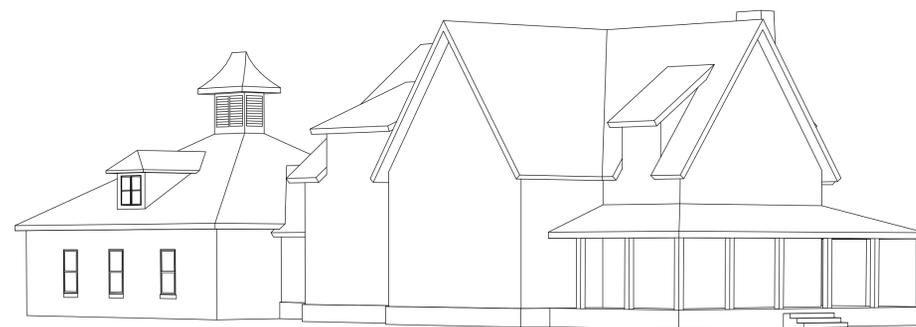
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Issue Date
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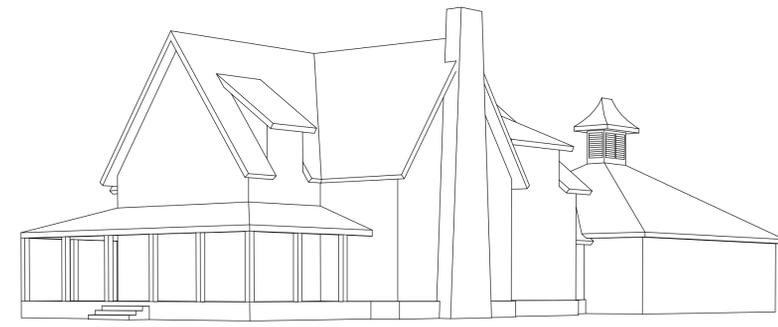
Drawn By
 MES

Project Number
 2012-0016
 HP ZELF, LLC

Drawing Number
A303



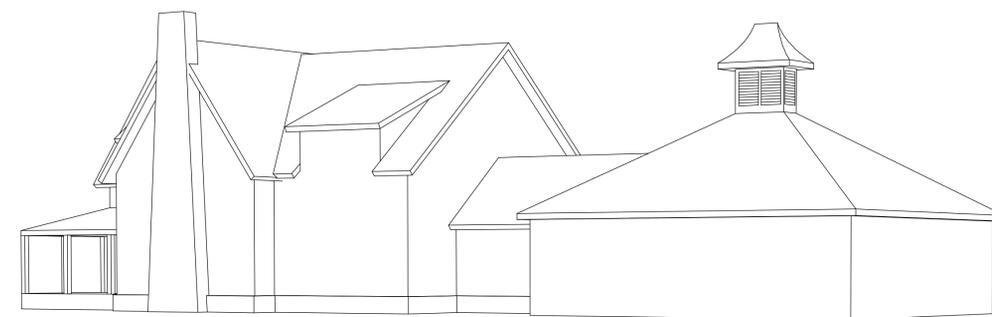
1 PROPOSED SOUTHEAST VIEW
 N.T.S.



2 PROPOSED NORTHEAST VIEW
 N.T.S.



3 PROPOSED SOUTHWEST VIEW
 N.T.S.



4 PROPOSED NORTHWEST VIEW
 N.T.S.

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Issues		
By	Date	For
MES	7.19.12	HP HPC SUBMITTAL

Drawing Title
**3d VIEWS @ AERIAL
 LEVEL
 (MASSING STUDY)**

Scale
 AS NOTED

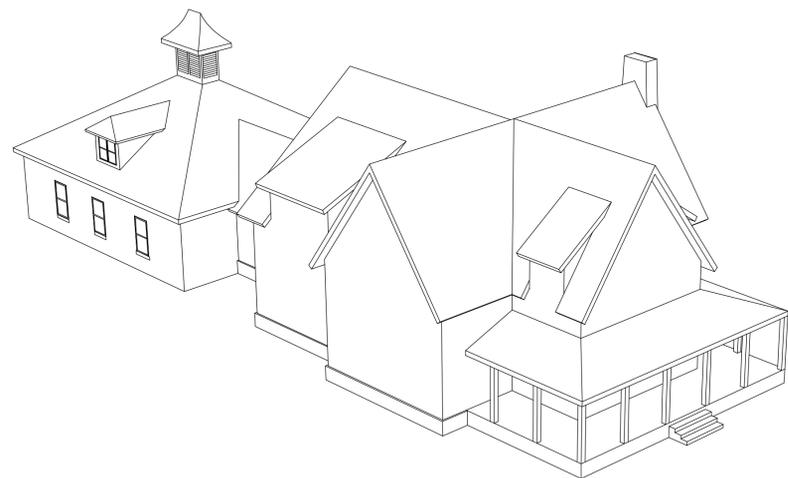
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Drawn By
 MES

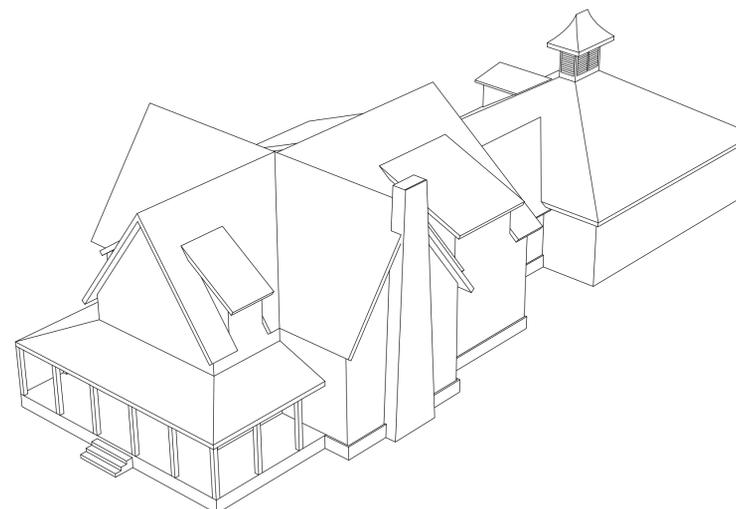
Project Number
 2012-0016
 HP ZELF, LLC

Drawing Number

A304



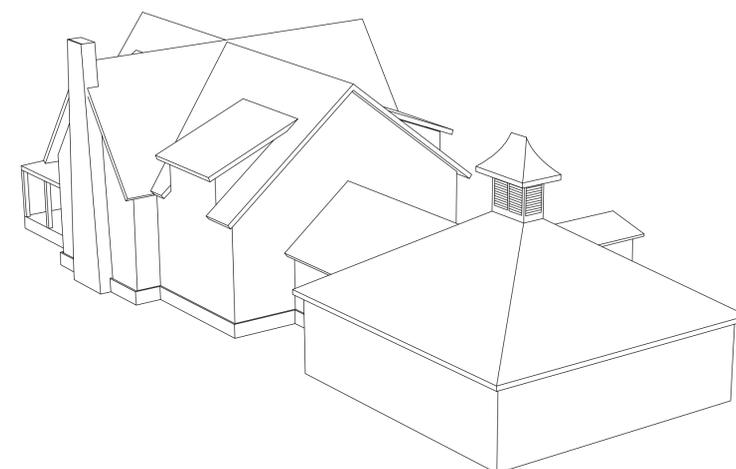
1 PROPOSED SOUTHEAST VIEW
 N.T.S.



2 PROPOSED NORTHEAST VIEW
 N.T.S.



3 PROPOSED SOUTHWEST VIEW
 N.T.S.



4 PROPOSED NORTHWEST VIEW
 N.T.S.



SPRING HOUSE - EAST



SPRING HOUSE - NORTHEAST



SPRING HOUSE - NORTHWEST



SPRING HOUSE - WEST



SPRING HOUSE - SOUTH



SPRING HOUSE NORTH ADDITION - EAST



SPRING HOUSE NORTH ADDITION - NORTH



SPRING HOUSE NORTH ADDITION - WEST



SPRING HOUSE EAST ADDITION - EAST



SPRING HOUSE EAST ADDITION - NORTH



SPRING HOUSE EAST ADDITION - WEST

Becker Architects Limited
 595 Elm Place Suite 225
 Highland Park, Illinois 60035
 Tel: 847.433.9899
 Fax: 847.433.6777
 www.beckerarchitects.com

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NEW RESIDENCE INCORPORATING HISTORIC SPRING HOUSE
 PARK AVE WEST & GRANGE
 HIGHLAND PARK, IL

PRELIMINARY NOT FOR CONSTRUCTION

Issues		
By	Date	For
MES	7.19.12	HP HPC SUBMITTAL

Drawing Title
EXISTING SITE IMAGES

Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 MES

Project Number
 2012-0016
 HP ZELF, LLC

Drawing Number
A401



Southeast Corner



Grange Ave.



Existing Drive



Existing Buildings



Entry Drive



Existing Drive



Existing Building and Parking



Parking Area



Existing Garage / Home and Parking Area



Existing Building and Parking Area



Stable / Barn



Existing Shed



West Property Boundary



Spring House with Cupola



West Property Line Drive

NEW RESIDENCE INCORPORATING HISTORIC SPRING HOUSE
PARK AVE WEST & GRANGE
HIGHLAND PARK, IL

PRELIMINARY NOT FOR CONSTRUCTION

Issues		
By	Date	For
MES	7.14.12	HP HPC SUBMITTAL

Drawing Title
EXISTING NEIGHBORING IMAGES

Scale
AS NOTED

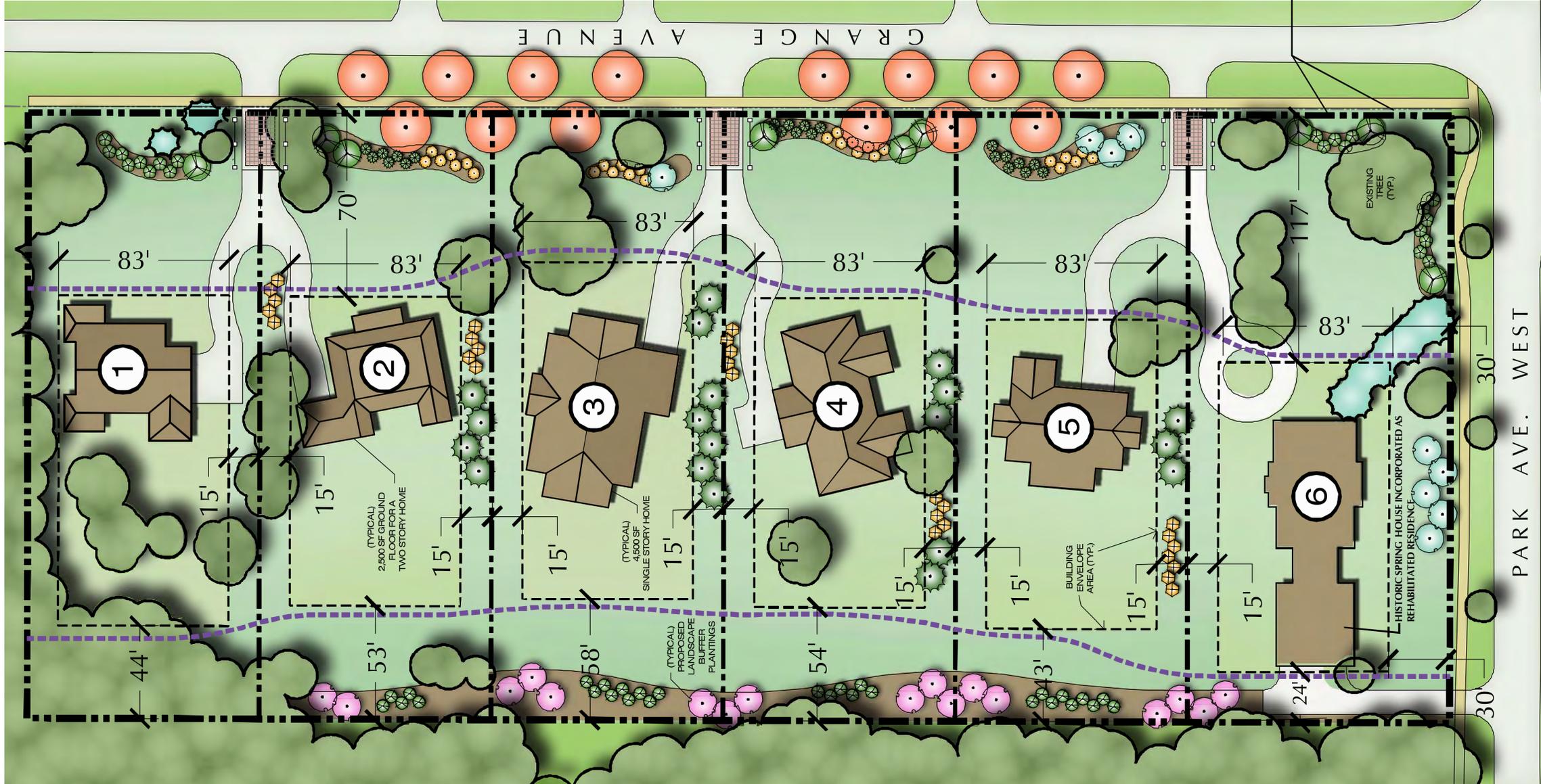
Issue Date
SEE ABOVE

Drawn By
MES

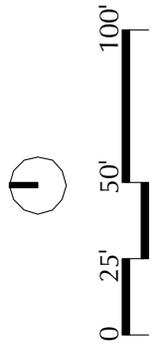
Project Number
2012-0016
HP ZELF, LLC

Drawing Number
A402

SITE DATA:	
LOT 1: 0.76 AC	Buildable Area: 0.37 AC
LOT 2: 0.76 AC	Buildable Area: 0.29 AC
LOT 3: 0.76 AC	Buildable Area: 0.37 AC
LOT 4: 0.76 AC	Buildable Area: 0.29 AC
LOT 5: 0.76 AC	Buildable Area: 0.29 AC
LOT 6:	FAR FLOOR AREA: 6,006 SF FOOTPRINT OF HOUSE (WITH PORCH): 4,500 SF



GROSS SITE AREA TOTAL : 204,821 SF (4.72 ACRES)
 PROPOSED 6; R-3 LOTS AS PLANNED UNIT DEVELOPMENT
 DEDUCT 2,085 SF FROM GRANGE AVE. R.O.W. WIDENING (3' STRIP);
NET SITE AREA : 203,736 SF (4.68 ACRES)
IMPERVIOUS SITE AREA: EXISTING IMPERVIOUS AREA: 42,161 SF
 STANDARD ALLOWANCE FOR LIMITED ADDITIONAL IMPERVIOUS AREA PER CITY STORMWATER ZONING CODE ARTICLE 18: 76,000 SF
 TOTAL ALLOWABLE SITE IMPERVIOUS AREA WITHOUT REQUIRING A STORMWATER STORAGE FACILITY: 58,167 SF
 ALL PROPOSED DRIVEWAYS: 12,607 SF (UP TO BUILDING ENVELOPE LIMIT)
 58,167 - 12,607 = 45,554 SF
 45,554 SF / 6 LOTS = **7,592 SF PER LOT**
 ALLOWED LOT COVERAGE EXAMPLE:
 * ALL LOTS 1 - 5 MEET OR EXCEED MINIMUM R-3 BUILDING SETBACKS
 * LOT 6 HAS REDUCED BUILDING REAR AND STREET SETBACKS TO ALLOW HISTORIC STRUCTURE TO REMAIN AND BE REHABILITATED AND CONVERTED TO A.S.F. RESIDENCE
 DEDICATE 3' FROM PROPERTY TO GRANGE AVE. R.O.W. AND PROVIDE A 5' PUBLIC SIDEWALK.



PROPOSED F.A.R. FLOOR AREA: 6,006 SQ. FT.
FOOTPRINT OF PROPOSED HOUSE INCLUDING PORCH: 4,503 SQ. FT.

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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OWNER:
 HP ZELF, INC.
 2001 NORTH HALSTED STREET
 CHICAGO, IL 60614
 312.943.1812

LAND PLANNER:
 TESKA ASSOCIATES
 627 GROVE STREET
 EVANSTON, IL 60201
 847.869.2015

NEW RESIDENCE INCORPORATING HISTORIC SPRING HOUSE
 PARK AVE WEST & GRANGE
 HIGHLAND PARK, IL

PRELIMINARY NOT FOR CONSTRUCTION

Issues	By	Date	For
YES		7.19.12	HP HPC SUBMITTAL

Drawing Title
PROPOSED SITE PLAN

Scale
 AS NOTED

Issue Date
 SEE ABOVE

Drawn By
 MES

Project Number
 2012-0016
 HP ZELF, LLC

Drawing Number
A403

• Exhibit submitted
at 8/9/12 special
meeting

9 August 2012

New House incorporating Historic Spring House
Highland Park Historic Preservation Commission

Major materials

Specification

Brick

Belden Beaver Blend

Block Repairs/Replacement on
Spring House

Classic Rock Face Block

Limestone Sills

Indiana Limestone / Buff

Metal Roofing

PAC Weathered Zinc

Gutters and Downspouts

PAC Weathered Zinc

Asphalt Shingle Roofing

CertainTeed Grand Manor
Gatehouse Slate

Windows

Marvin Double Hungs w/Simulated
Divided Lite with Spacer Bar

[Home](#) [Products](#) [Specs](#) [Shipping](#) [Weight](#) [Contractors](#) [Quote Requests](#) [Contact Us](#)



Classic Rock Face Block

Historically Approved
 Our Classic Rock Faced Block has been certified by Historic Societies and hand-made from original castings. Our quality block is excellent for building historic looking new structures or restoring and repairing existing historic structures.

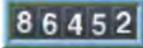
FREE QUOTE
 (INCLUDES SHIPPING QUOTE)

CLICK HERE!

QUOTES WILL BE EMAILED
 WITHIN 24 HOURS

Marketing Info

Bart Babis
 727-480-6768



Our stamps are authentic and have been approved for historic restoration by Historic Societies.

Rusticated concrete block, also called rockfaced concrete block, was made in a mold to create a surface texture that resembles stone. Its popularity as a building material peaked between 1905 and 1930. Concrete and concrete block were popular building materials well before then, but it took two technological advances to make mass production of rusticated concrete block possible.

First, Harmon S. Palmer patented a hollow concrete block manufacturing machine. Second, the method of making Portland cement was improved and standardized. With a easy manufacturing method and reliable materials, rusticated concrete block became a widely popular building material, the ideal being that with nonskilled labor, the blocks could be made at the construction site. Block machines were even sold through the Sears catalog. Advantages of the blocks included that they were less expensive to lay than brick, they imitated the appearance of a more expensive material (quarried stone), and they were fire resistant.

In 1917, F. J. Straub patented a method of making cinder blocks. Cinder blocks used aggregates to make a lighter block, and they had smooth surfaces rather than the rough surface of rock-faced blocks. By the 1930s, cinderblock had replaced rusticated concrete blocks in popularity as a building material.

Sources:

"Historic of the Historic Largo Feed Store," pamphlet produced by the Largo Historical Society, Largo, Florida.

Pamela H. Simpson, "Cheap, Quick, and Easy: The Early History of Rockfaced Concrete Block Building," *Perspectives in Vernacular Architecture*, 1989.

Our block is quality. We make our own stock and hand-stamp each block individually.





FIND A DEALER

Zip/Postal Code

INTERNATIONAL

SEARCH SITE

Keyword

REQUEST INFORMATION

Homeowner | Windows | Glider | Design Patterns And Grilles



GLIDER WINDOWS

REQUEST INFORMATION • ENEWS SIGN UP



OPTIONS SIZES, PERFORMANCE AND SPECS PRODUCT DESIGNER PRODUCT REVIEWS PHOTO GALLERY ▶

FEATURES AND BENEFITS

INTERIOR FINISH OPTIONS

EXTERIOR FINISH OPTIONS

DESIGN PATTERNS AND GRILLES

Divided Lite Options

Marvin has a variety of ways to bring out the best in your window designs:

- **Simulated Divided Lite with Spacer Bar (SDLS)** - an energy-efficient way to create the look of divided lites. SDLS bars are permanently adhered to both sides of the glass. A spacer bar is installed between the glass, creating the essence of Authentic Divided Lites.
- **Simulated Divided Lite (SDL)** - SDL bars are permanently adhered to both sides of the glass.
- **Authentic Divided Lite (ADL)** - Separate pieces of glass are glazed between muntin bars-the way windows have been made since the beginning. Only now, Marvin's state-of-the-art design adds energy efficiency to traditional appeal.
- **Grilles-between-the-Glass (GBGs)** - Grilles are permanently installed between the glass panes. This low-maintenance option creates the look of divided lites.
- **GBGs Color Choices for Exterior and Interior** - Color options allow for two tone grilles-between-the-glass. Choose from 13 exterior colors or 4 interior colors.
- **Removable Grilles** - Solid wood Grilles on the interior offer the look of a classic divided lites, but can be easily removed for cleaning.



Simulated Divided Lite with Spacer Bar (SDLS)



Simulated Divided Lite (SDL)



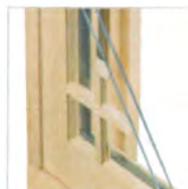
Authentic Divided Lite (ADL)



Grilles-between-the-Glass (GBGs)



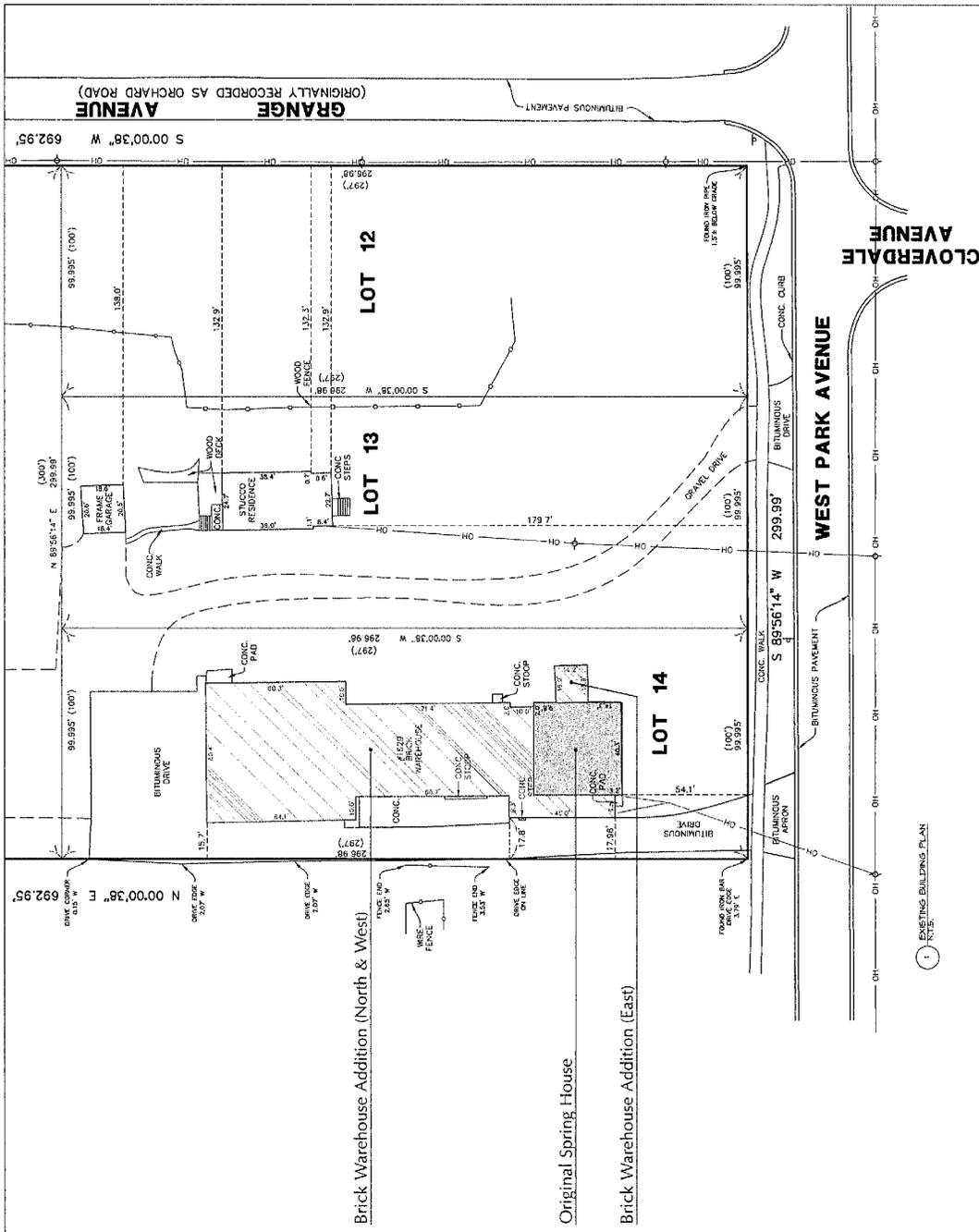
GBGs Exterior and Interior Color



Removable Grilles

Exhibit C – Survey of Original Spring House (Well House)

	PROJECT: LANDMARK NOMINATION FOR WELL HOUSE AT 1629 PARK AVENUE WEST, LOT 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
	DATE: 11/11/2014 DRAWN BY: HP ZELP, LLC CHECKED BY: HP ZELP, LLC PROJECT NO.: 1473
NEW RESIDENCE INCORPORATING HISTORIC SPRING HOUSE 1629 PARK AVENUE WEST, LOT 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	PRELIMINARY NOT FOR CONSTRUCTION
EXISTING SPRINGHOUSE PLAN	
SCALE: AS SHOWN DATE: 11/11/2014 PROJECT NO.: 1473	A200



WILLIAM TILLMAN, OLD RESIDENT, DIES

Continued from page 1

or perhaps a cow and drive to South Water street, Chicago, and sell them.

Formerly Alderman

About thirty-eight years ago the family moved to this city and have been honored and esteemed residents ever since. Mr. Tillman served as alderman on the city council at one time and was always deeply interested in church work, having been for many years an active member of the First United Evangelical church, holding various offices in the church and was trustee for many years and up to the time of his death.

Family History

He was married first in 1880 to Miss Thersa Karl of Chicago, and to this union were born three sons, Elmer, who died in infancy, and Arthur B. and Milton Tillman, both residents of Highland Park. There are ten grandchildren living.

In 1905 his first wife died, and in the following year he married Emma M. Meyer, who survives. Other near relatives are one brother, R. J. Tillman of Highland Park, and one sister, Mrs. Charles Gross of Chicago.

Mr. Tillman had a host of warm and loyal friends in Highland Park and vicinity and by all who knew him he is held in high regard, and there is genuine regret throughout the community that his long and useful life has reached its close.

Funeral Wednesday

The funeral service was held at the First United Evangelical church at 2:30 o'clock Wednesday afternoon, the Rev. F. R. Cardwell, the pastor, officiating, and burial was in the Northfield cemetery.

HIGH SCHOOL HONOR

WILLIAM TILLMAN, OLD RESIDENT, DIES

PIONEER CALLED SUDDEN

Heart Attack Takes Him While Seated In Car Monday; Long and Useful Career the Funeral

William Tillman, whose residence in Highland Park and vicinity has been as long if not longer in point of years than that of any other living citizen, died suddenly about 10 o'clock Monday morning at his home.

He had gone out to his garage and was in the seat of his car behind the wheel when the heart attack came which ended his life. He had been suffering from heart trouble for six months and had been under the care of a physician, so that an inquest was not deemed necessary.

William Tillman was born in Waukegan August 1, 1856, and when he was 12 years of age he moved with his parents, Mr. and Mrs. Frederick W. Tillman, to the vicinity of Highland Park, where they settled on what for years has been known as the old Tillman homestead, one and one-half miles west of this city.

Pioneer Here

Those were pioneer days in this locality and the family knew the difficulties and hardships of that period. Thick woods covered the land and it was necessary to chop down the trees and clear the land before crops could be planted. The first year they raised some potatoes and wheat and built a cabin of logs from the trees felled. Clearing of the farm was continued by Mr. Tillman and the wood was sold to the railroad for fuel. It was no unusual thing in those days, Mr. Tillman used to relate when in a reminiscent mood, for him to load a wagon with several sheep, two or three hogs

(Continued on page 7)

COUNTY MEETING OF WOMEN'S CLUBS

All work executed promptly and in the best manner.

OFFICE :

CENTRAL AVE., HIGHLAND PARK

WILLIAM TILLMAN

Has resigned his position as superintendent of the grounds for the Exmoor Golf Club, in order to be able to devote his entire attention to his large and increasing business of

Grading, Sodding Lawns,
Excavating, Gen'l Teaming

First-class work guaranteed in every case. Also for sale Ripe Manure and Black Earth. Always on hand fine quality of

Hay, Straw, Wood delivered in any quantity.

314 Central Ave., Highland Park.

John Genest

Arthur B. Tillman

Funeral services were held May 17 in the Kelly and Spalding Funeral Home for Arthur B. Tillman, 715 Park Av. He died May 13 in Highland Park Hospital.

Mr. Tillman, 87, was born in Rondout on Sept. 24, 1884. He operated the Sparkling Spring Bottled Water Co., Highland Park.

Mr. Tillman is survived by six sons, Bidwell, Lawrence, William, Paul, Donald and Burton. He is also survived by a daughter, Ruby, 17 grandchildren and three great-grandchildren.

His wife, Bertha, died in 1970. He was buried in the North Northfield Cemetary, Northfield Township.

The Sparkling Spring.

In view of local demand for an absolutely pure drinking water William Tillman and some others, remembering a noted spring, out on a beautiful knoll or swell of the prairie near his boyhood home a mile or so north west of town, decided to utilize it. An iron pipe was sunk 130 feet when the solid rock was struck. They drilled into that five feet more when the vein of water was struck and it came boiling and spurting above the ground in great shape and from that day on the flow has been steady, abundant and uniform in quality. They have constructed a large cement basin or reservoir to hold the water and this is all enclosed in a substantial brick spring and bottling house.

The water will be put on the market this season for the first time, delivered every day at your door anywhere in this city, in Glencoe and Lake Forest at the low rate of 30 cents for 6 two quart bottles, securely sealed. As each healthy person should drink from two to three pounds of pure water daily, in summer at least they want good water. From the following analysis, the first or mineral one made by R. W. Stark of the state water survey, and the second or chemical and sanitary one by C. V. Miller of the University of Illinois, it will be seen that the water has a slight cathartic effect, but not unduly so.

Sotassium nitrate.....	.06
Sotassium chloride.....	.24
Sodium chloride.....	1.15
Sodium sulphate.....	12.42
Ammonium sulphate.....	.09
Magnesium sulphate.....	2.71
Magnesium carbonate.....	2.99
Calcium carbonate.....	4.93
Iron carbonate.....	Trace
Alumina.....	.08
Silica.....	.82
Total.....	25.49

The above indicates grains per U. S. gallon.

Total residue by evaporation.....	420.8
Fixed residue (mineral matter).....	379.2
Volatile matter (loss on ignition).....	41.6
Chlorine in chlorides.....	14.0
Oxygen consumed.....	1.0
Nitrogen as free ammonia.....	.290
Nitrogen as albuminoid ammonia.....	.022
Nitrogen as nitrites.....	None
Nitrogen as nitrates.....	.160

Anyone wishing to try this water will be furnished a sample cask free of charge.