

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, December 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, December 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. November 14, 2013
- IV. **Scheduled Business**
 - A. Determination of Significance
 - 1017 Cherry Lane
 - 1717 Elmwood Drive
 - 623 Broadview Avenue
 - 1000 Wade Street
 - B. Certification of Appropriateness
 - 132 Belle Avenue – New Deck
- V. **Discussion Items**
 - A. Revisions to Chapter 24, the Historic Preservation Ordinance
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for January 10, 2014
- VIII. **Adjournment**

**City of Highland Park
Historic Preservation Commission
Minutes of November 14, 2013
7:30 p.m.**

I. Call to Order

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

II. Roll Call

Members Present: Fradin, Bramson, Thomas, Becker

Members Absent: Rotholz, Temkin, Curran

City Staff Present: Cross, Sloan

Student Commissioners Present: Theodasakis

Others Present: Marshall Greenwald, Catherine Cooper, Matt Pollack, Tim Dirsmith, Greg & Mary Phillips, Bruce Wright

III. Approval of Minutes

- Commissioner Bramson made a motion to approve the minutes of September 13, 2013 as submitted. Seconded by Commissioner Thomas. Approved 4-0.
- Commissioner Becker made a motion to approve the minutes of October 10, 2013 as submitted. Seconded by Commissioner Bramson. Approved 4-0.

IV. Scheduled Business

A. Determination of Significance – 1471 Old Barn Lane

Staff presented historical information about the house. The house has been owned by the same person who built it in 1955 up to the present. The applicants indicated they purchased it directly from the former owner in as-is condition with the intent of demolishing it and building new. Chairman Fradin asked the Commission if they felt the structure satisfied any landmark criteria.

- Commissioner Thomas made a motion finding that the house did not satisfy any landmark standards.
- Seconded by Commissioner Bramson
- Vote: 4-0 Motion passes

B. Determination of Significance – 192 Moraine

Matt Pollack was present at the meeting representing the application. He indicated the house was marketed for four days and purchased by the present owner. The house is a small Ranch house hidden on a small lot with larger houses on all sides. The Commission discussed the landmark standards, finding that none applied.

- Commissioner Bramson made a motion finding that the house did not satisfy any landmark standards.
- Seconded by Commissioner Becker
- Vote: 4-0 Motion passes

C. Determination of Significance – 565 Onwentsia Avenue

Staff provided a historical summary of the property. The house was built in the 1920's and purchased by the Carlsen family in the 1950's. It has remained in their family until the present and the sale of the property is contingent on the demolition of the house. The Commission discussed the landmark standards and did not find that any were applicable to the house.

- Commissioner Becker made a motion finding the house satisfies no landmark criteria.
- Seconded by Commissioner Thomas
- Vote: 4-0
- Motion passes

IV. Discussion Items

Chairman Fradin discussed Braeside School with the Commission, noting its architectural significance and the possibility that School district 112 could close the school in the future. He recommended the Commission be proactive in reaching out to the District to discuss the significance of the structure and the need to ensure its preservation. Commissioner Bramson indicated that Yumi Ross may be a good point of contact on the School Board.

Staff reminded the Commission about the upcoming meeting of the Chicago Suburban Preservation Alliance in Highland Park on Saturday, December 12.

V. Business from the Public

VI. Other Business

VII. Adjournment

Chairman Fradin adjourned the meeting at 8:50 pm.

Historic Preservation Commission

1017 Cherry Lane Demolition Review

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

<i>Year Built:</i>	Pre-1940
<i>Style:</i>	Traditional
<i>Petitioner:</i>	Blue Paint Development, LLC
<i>Size:</i>	1,529 s.f.
<i>Original Owner:</i>	Mrs. Mildred Kollar
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Assessed Value:</i>	\$75,387 (Building & Land)
<i>Alterations:</i>	<ul style="list-style-type: none">• Remodel & Addition (1940)• Garage Demo (2004)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1017 Cherry Lane and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1017 Cherry Lane. The area does not appear in any of the architectural surveys, so the demolition request has been brought to the HPC for review as a matter of policy.

The original building permit for the house is not available. The house was built prior to 1940 and appears to have been moved to the present location from elsewhere in town. City archives have a building permit dated June 3, 1940 for the “moving and an addition” to the house. At the time, the owner was Mrs. Mildred Kollar and the contractor for the work was William Kollar.

Mildred Kollar lived at 190 Beverly Place (1864 Beverly in today’s house numbering system) when the house at 1017 Cherry Lane was moved. There is a building permit for a new garage at 190 Beverly Place from 1926. That permit lists William Kollar as the property owner and the contractor.

Historic Preservation Commission

The house at 1017 Cherry Lane is in deteriorated condition and has been on the City's Vacant Property Watch List for the last six months. As the photographs reveal, there are no significant architectural characteristics. There is a high peaked roof facing the street and two dormers projecting from the house. A building permit indicates one of the dormers was added in 1965.

A frame garage was built on the property in 1945. Following a letter from the City in 2004 citing Code violations, the garage was demolished and has not been replaced.

The house has been owned by Doris Hedburg from 1965 to the present. She may have owned it before that, but the only other record is from 1945 when it belonged to Charles G. Nichols.

Biographical Information

Ex-Officio member Julia Johnas provided some biographical information about William Kollar, who helped move and renovate the 1017 Cherry Lane house in 1940. It's likely he built the house originally when it was located at 190 (1864) Beverly Place. The 1930 Census lists him and his family at that address and he built a garage on the property in 1926. However, there is no documentation that officially identifies him as the builder.

William's 1961 obituary is shown at right. As noted in the obit, the Koller family has a very long history in Highland Park and is noted as being among the first German settlers in the City's history. The book "*Highland Park: The First Hundred Years*" includes a brief write-up on the family, which is included in the attachments to this memo.

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.

William Koller, Son Of Pioneer, Dies

William Koller, 79, of 1964 Beverly Pl., oldest son of Joseph Koller, one of the first German settlers in Highland Park, died Saturday, Mar. 11.

Funeral services were held Tuesday, Mar. 14, from the chapel at 1913 Sheridan Rd., and burial was in North Shore Garden of Memories, North Chicago.

Mr. Koller was born Sept. 24, 1881 on the original Koller farm, which now is the Northmoor Country Club. He followed his father's vocation of farming and until his last illness, still worked in land clearance and planting for many in the area.

He leaves his widow, Bertha; four sons and two daughters, Walter of Highland Park; Roy, Detroit, Mich.; David of Florida; George, Kenosha, Wis.; Miss Marian Koller and Mrs. Alice Kalk of Highland Park, 13 grandchildren and two great grandchildren. He also leaves two brothers and five sisters, all of whom have moved from Highland Park.

Historic Preservation Commission

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

Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per 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

Historical information about the Kollar family

Building Permits associated with the house













Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-22-401-013	Neighborhood Number:	1822020
Street Address:	1017 CHERRY LN	Neighborhood Name:	J.S. Hovelands
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$35,741	Total Land Square Footage:	7634
Building Amount:	\$39,646	House Type Code:	22
Total Amount:	\$75,387	Structure Type / Stories:	1.5
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2013	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1942 / 1945
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1529
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	0
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	0 / 0 / 0
		Garage Attached / Detached / Carport Area:	0 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 1
		Porches Open / Enclosed Area:	0 / 30
		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.

Koller-Kopp Family

Mr. and Mrs. Herman J. Koller came to the Highland Park area in 1843 and settled on a farm in the Clavey Road area. Daughter Catherine was born in 1861. She attended the Little Red School House at the corner of Green Bay Road and Roger Williams.

Mr. Koller brought the first team of horses to Highland Park. Up until that time the men drove oxen. He was one of the men who cut wood for ties for new railroad.

Mr. Koller helped to build the Log Cabin Catholic church. He was the first Constable in Highland Park. One of his grandsons, Martin E. Kopp was a chief of police in Highland Park in later years.

The Lacy Family

Kenneth and Anna Lacy built the first house in the Krenn and Dato Subdivision in 1927. At that time, Mr. Lacy recounts, "William Sweeney was alive, living on Old Elm Road. He was one of the family of the original settlers. Cattle and horses grazed at will in the open fields around us."

The Lacy family still lives in the house they built in the Highlands. Mr. Lacy is president of Lighting Products, Inc. He was a founder and first president of the Old Elm Civic Association. He also served as a City Commissioner in the 1950's. Mrs. Lacy served as president of the Highland Park Women's Club.

There are three Lacy children: Robert of Deerfield, Elizabeth Schmidt of Arizona, and Margaret Herbst of Iowa.

The Laegeler Family

The Laegeler Pharmacy is one of the oldest businesses in the area which is still operated by the family of the original owner.

Sarah Unbehaun Laegeler was born in Lake Forest and came to Highland Park in 1868. German born Julius C. Laegeler came to Highland Park in 1890. He was a pharmacist. The Laegeler home was at the corner of Temple and Logan Streets in Highland Park. Mr. Laegeler had served with the U.S. Army in the Indian wars in the Dakotas. He was discharged from the army at Fort Sheridan. Mrs. Laegeler had attended the Port Clinton School.

There are five Laegeler children. Julius C. Laegeler, Jr., Charles B. Laegeler, and Lester Laegeler live in Highland Park. Lloyd A. Laegeler lives in Deerfield, Elsie—Mrs. H. V. Nichols lives in Deerfield.

Axel R. Larson

Charles and Augusta Larson came to Highland Park in 1890. Mr. Larson worked as a coachman and gardener, for a family who lived on North Sheridan Road. At first the Larson family lived there.

There were five children. Warren, Harry and Ethel are deceased. Son Arthur lives in Wilmette and Axel R. Larson lives on Glencoe Avenue in Highland Park.

The Larson Family

Carl and Wilhelmina Larson were born in Sweden. In 1871 they came to Highland Park because they had heard that there was ample employment in this area. Mr. Larson was by trade a bricklayer. Their first home in Highland Park was in the Ravinia section near Roger Williams. Later their home

was on McDaniels. There were five sons; Charles, Nafe, Adolph and Edwin are deceased. Albert Larson, the fourth of the five sons was born on Feb. 22, 1880. He was born in a cottage on a three acre farm now part of Bob O'Link country club. He attended Lincoln school, then called Idlewild School. It was a one room school.

Albert Larson attended High School classes above Brand's Store for two years. He worked at various jobs—grocery clerk, factory worker, drug clerk. He worked at McDonald's store sacking flour, corn, oats, barley, feed. Finally he began to work for a tobacconist A. P. Dunn. Young Albert delivered newspapers and clerked in the store. In 1891, when the telephone switchboard was placed in the Dunn store, Albert served as night telephone operator.

Three important events occurred in Albert Larson's life in 1906. Mr. Dunn moved to California and Albert became owner of the store. He became Clerk of Deerfield Township, a position he was re-elected to repeatedly until he retired a half century later. In 1906 Albert Larson married Francis Virginia Kirby, a native of Highland Park. He had met her at the Baptist Sunday School where he was the treasurer and she the librarian.

Francis and Albert had two children; Lois, now Mrs. Wright of Missouri, and Bradford of Boston.

Charles, Albert's eldest brother was born in Chicago the year before the family came to Highland Park. Like many others that year, the Chicago fire caused them to seek employment in other areas. Charles Larson was educated in the Highland Park schools. He was first employed at the Kellogg Switchboard Co. which was a factory across from the Railroad Men's Home (now St. Cyril's).

Charles was the father of six. Rubye, Glenn, Clarence, and Charles are deceased. Lloyd lives in Highland Park as does his son Lawrence Allen Larson.

The sixth of the Larson children was Nafe. Nafe Larson, his wife Dorothy Atteridge Larson of Lake Forest, and their son Nafe, Jr. known as Butch to today's Highland Parkers, have continued the traditions begun by Albert Larson at Larson's Stationery Store.

During the first half of the twentieth century all of the children in Highland Park knew Uncle Albert and the penny candy counter at Larson's. And Uncle Albert knew all of the children. Today, Dot and Nafe and Butch are equally beloved by all the children, old timers and newcomers alike. The store has become a tradition in Highland Park—most of us also remember Uncle Albert planting the spring flowers around the flagpole and selling peanuts on the Lion's Club Peanut day.

The Oscar Larson Family

Oscar and Bessie Larson heard about Highland Park from relatives who were living here. They came to Highland Park in 1905. Mr. Larson went into the Ice business. Later he had a garage. His first location in Highland Park was at 318 North St. Johns Avenue.

There were three children. Mae E. Roper lives in Arizona, Ray W. Larson is deceased. E. Leo Larson lives on Clifton Avenue in Highland Park.

John D. Laurie

John and Mabel S. Laurie came to Highland Park in 1919. Mr. Laurie was employed as Theatre treasurer by Ravinia Park. Their first home was at 253 Roger Williams. It was numbered 515 in those days. Mr. Laurie was connected with Ravinia Park until the time of his death in 1967. He became manager in 1943.

Date June 3 19340 Building Permit No. 4110

Location of Building—No. 831¹⁰¹⁷ Street North End Court

Name of Owner Mrs Mildred Kollar

Present Address 190 Beverly Place Phone 4866

Type of Construction Frame Moving Remodeling & Addition

General Contractor Wlm Kollar Address 190 Beverly Pl Phone 4866

Permit issued to Owner to construct & remodel Frame bldg

building on Lot 13 Blk. — Sub'n Havelands 1st Add.

Builder's estimate 1000 Permit fee \$ 4.33

Location on Lot verified June 10 19340 by Posted card, Ready to move garage to lot west.

Other inspections _____

Deposits _____ Sidewalks planked _____

Remarks _____

Job completed _____ Receipt for returned plans _____ Owner

Electrical Contractor DAVIS & MAURINE Address 10 N. SHERIDAN Rd. H.P.

Wiring Permit No. 3395 Issued 10/23/41 Fixture Permit No. 3395V Issued 10/23/41

1st Inspection 10/23 1934 by STW 5 FIXTURES

2nd Inspection _____ 193 _____ by _____

Size of main wire #8 Size of branch wire #14 System _____

No. of Openings 17 No. Sockets _____ No. Circuits 2 No. Motors _____ No. Ranges _____

Certificate of Inspection Issued _____ 193 _____ No. _____

Date of Public Service Tap 10/23/41 Remarks _____

Plumbing Contractor _____ Address _____

Water Tap No. _____ Sewer Tap No. _____ Job Order No. _____ Issued _____ Paid _____

Inspected _____ 193 _____ by _____

Inspected _____ 193 _____ by _____

No. Catch Basins _____ No. Lavatories _____ No. Toilets _____

No. Baths _____ No. Sinks _____ No. Laundry Tubs _____

No. Shower Baths _____ No. Stacks _____ Other Items _____

Certificate of Inspection Issued _____ 193 _____ No. _____

Downspouts connected to _____

Kind of Heat _____ Name of Burner _____

Tank Inspection _____

Date **November 6** 19**45**

Building Permit No. **4851**

Location of Building—No. **831** Street **North End Court**

Name of Owner **Chas. G. Nichols**

Present Address **831 North End Court** Phone **5394**

Type of Construction **Frame** Remodeling

General Contractor **Owner** Address **Above** Phone **5394**

Permit issued to **Owner** to construct a **Frame Garage (unattached)**

building on Lot **13** Blk. Sub'n **J.S. Hovland's First Addition to H.P.**

Builder's estimate **\$ 300.00** Permit fee **\$ 2.00**

Location on Lot verified **11/20/45** by **19345**

Other inspections **Nothing seen building garage OK**

Deposits Sidewalks planked

Remarks **Completed 3-19-46 - H. Smith**

Job completed Receipt for returned plans Owner

Electrical Contractor Address

Wiring Permit No. Issued Fixture Permit No. Issued

1st Inspection 193 by

2nd Inspection 193 by

Size of main wire Size of branch wire System

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

Certificate of Inspection Issued 193 No.

Date of Public Service Tap Remarks

Plumbing Contractor Address

Water Tap No. Sewer Tap No. Job Order No. Issued Paid

Inspected 193 by

Inspected 193 by

No. Catch Basins No. Lavatories No. Toilets

No. Baths No. Sinks No. Laundry Tubs

No. Shower Baths No. Stacks Other Items

Certificate of Inspection Issued 193 No.

Downspouts connected to

Kind of Heat Name of Burner

Tank Inspection

.....

DATE PERMIT ISSUED 5-5-65		BUILDING ADDRESS 1017 Cherry Lane		BUILDING PERMIT NO. 13159	
BUILDING ON _____ OF LOT _____ BLOCK _____ SUBDIVISION _____					
NAME OF OWNER Hedburg Doris Hedburg		ADDRESS 1017 Cherry Lane		PHONE 432-4270	
ARCHITECT		ADDRESS		PHONE	
GENERAL CONTRACTOR Leslie Remodling		ADDRESS 2553 Waukegan Rd.		PHONE 432-7037	
TYPE OF CONSTRUCTION SFD-Constr. Dormer		USE GROUP L3	FIRE GRADING 4B	ZONING DISTRICT D-25-6-30	
BUILDER'S ESTIMATE \$ 475.00	BUILDING DEPT. EST. \$ 1000.00	PERMIT FEE \$ 5.00	BUILDING DEPOSIT \$	GUARANTEE DEPOSIT NO.	
PLUMBING CONTRACTOR		ADDRESS		PHONE	
PLUMBING PERMIT NO.	TOTAL FEE	NEW FIXTURES	REPLACE FIXTURES	OTHER	
SEWER & WATER CONTRACTOR		ADDRESS		PHONE	
WATER TAP NO. SIZE FEE		SANITARY SEWER NO. INSP. FEE TAP CHARGE		STORM SEWER NO. FEE	
HEATING & AIR COND. CONTRACTOR		ADDRESS		PHONE	
HEATING PERMIT NOL	TOTAL FEE	HEATING TOTAL BTU		AIR CONDITIONING TONS	
ELECTRICAL CONTRACTOR		ADDRESS		PHONE	
ELECT. PERMIT NO.	TOTAL FEE	OUTLETS NO.	FIXTURES NO.	MOTORS H.P.	HEAT OTHER KWH
DRIVEWAY PERMIT NO.	TOTAL FEE	DEPOSIT NO. AMT.		CONTRACTOR	

INSPECTIONS

SITE ✓	
FOOTING	FOUNDATION
FRAMING	
FINAL BLDG.	FIRE REGULATIONS
DRIVEWAY	
SANITARY SEWER	
STORM SEWER	
PLUMBING UNDERGROUND	STACK TEST
ROUGH PLUMBING	FINAL PLUMBING
ROUGH HEATING	FINAL HEATING
ELECTRICAL SERVICE	ELECTRICAL UNDERGROUND
ROUGH ELECTRICAL	
FINAL ELECTRICAL	
PLOTTED SURVEY SUBMITTED	CERTIFICATE OF OCCUPANCY ISSUED

CITY OF HIGHLAND PARK, ILLINOIS
 BUILDING DEPARTMENT

1017 Cherry Lane

BUILDING PERMIT FILE CARD

Date Sept 15 1926 1864 Building Permit No. 1091

Location of Building—No. 100 Street Beverly Place

Name of Owner Wm. Koller

Present Address 403 Green Bay

Old or New Building new 32x20 x(12)

General Contractor owner Address _____

Permit issued to owner to construct a priv. garage

building on Lot 15 Blk. _____ Sub'n. Harelands First

Builder's estimate \$500.⁰⁰ Permit fee 2.⁶⁷

Location on Lot verified Sept 27 1926 by DM

Other inspections _____

Remarks _____

Job completed _____ Receipt for returned plans _____ Owner

Electrical Contractor Address

Wiring Permit No. Issued Fixture Permit No. Issued.....

1st Inspection 192 by

2nd Inspection 192 by

Size of main wire Size of branch wire System

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

Certificate of Inspection Issued 192 No.....

Date of Public Service Tap Remarks

Plumbing Contractor Address

Water Tap No. Sewer Tap No. Job Order No. Issued Paid.....

Inspected 192 by

Inspected 192 by

No. Catch Basins No. Lavatories No. Toilets

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

No. Shower Baths No. Stacks Other Items.....

Certificate of Inspection Issued 192 No.....

Downspouts connected to

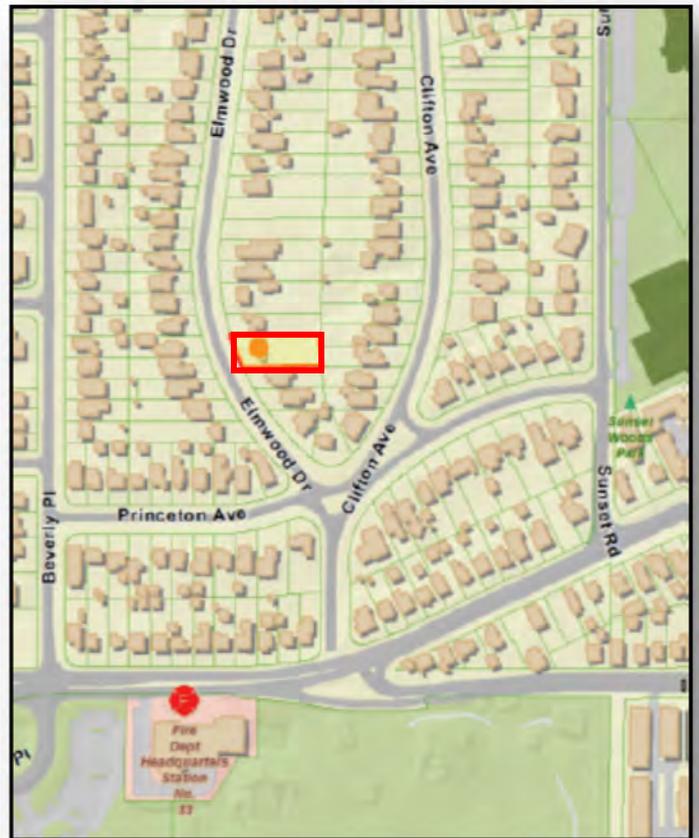
Remarks

Historic Preservation Commission

1717 Elmwood Drive Demolition Review

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

<i>Year Built:</i>	1936
<i>Style:</i>	Traditional
<i>Petitioner:</i>	Patricia Johnson
<i>House Size:</i>	1,510 Square feet
<i>Original Owner:</i>	Sumner Sprague
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	\$6,500
<i>Assessed Value:</i>	Land: \$76,000 Bldg: \$56,000
<i>Significant Features:</i>	Arched garage door & front door
<i>Alterations:</i>	No alterations identified
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1717 Elmwood Drive and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1717 Elmwood Drive. It is not located in an area surveyed by historical consultants, so there is no architectural survey for the property. As a result, it has been brought before the HPC for a formal demolition review.

Research indicates the house was built in 1936 by Sumner Sprague. He lived in Highland Park on Glencoe Avenue prior to building this house. The house is a basic 1.5-story Traditional that was built for \$6,500. Photos of the house show some deferred maintenance on the exterior and the grounds. Records do not show any improvements to the house or property in many years.

Historic Preservation Commission

Elmwood Drive is located in the Sunset Terrace subdivision, which was created in 1922. The neighborhood has seen a lot of transition over the past 10-15 years. There have been nine demolitions on Elmwood since 2007 and many of the houses are now bigger than the typical 1,000-1,500 square-foot homes that were originally built in the subdivision.

Architectural Analysis

Vegetative overgrowth on the property at 1717 Elmwood Drive obscures the house from view from the street. Photographs show the house has a unique arch over the garage and front door, and a large dormer on the back roof that added significant space to the second floor.

When visiting the property to take pictures, staff noted the massive overgrowth of vines on the house, as well as large amounts of mold on the interior of some windows.

Explosive History

A hand-written note on the 1936 building permit for the house states "*Residence damaged by explosion 11 PM Sunday 31 January, 1937 – (Union trouble?)*" Julia Johnas located two newspaper articles about the dynamite bombing of the new Sprague house. The house was constructed by non-union employees of a Zion-based construction company while other union members were on strike. As the newspaper articles suggest, this may have contributed to the reason for the bombing (see attachments).

Biographical Information – Sumner Sprague

Ex-Officio member Julia Johnas provided the 1982 obituary for Mr. Sprague, shown to the right. He was the uncle of the applicant for the demolition, Ms. Patricia Johnson. Following Sumner's death in 1982, his wife Violet remained in the house. She lived there for nearly 20 years as a widow before passing away in 2000. The applicant indicated the house has been vacant since then.

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.



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 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

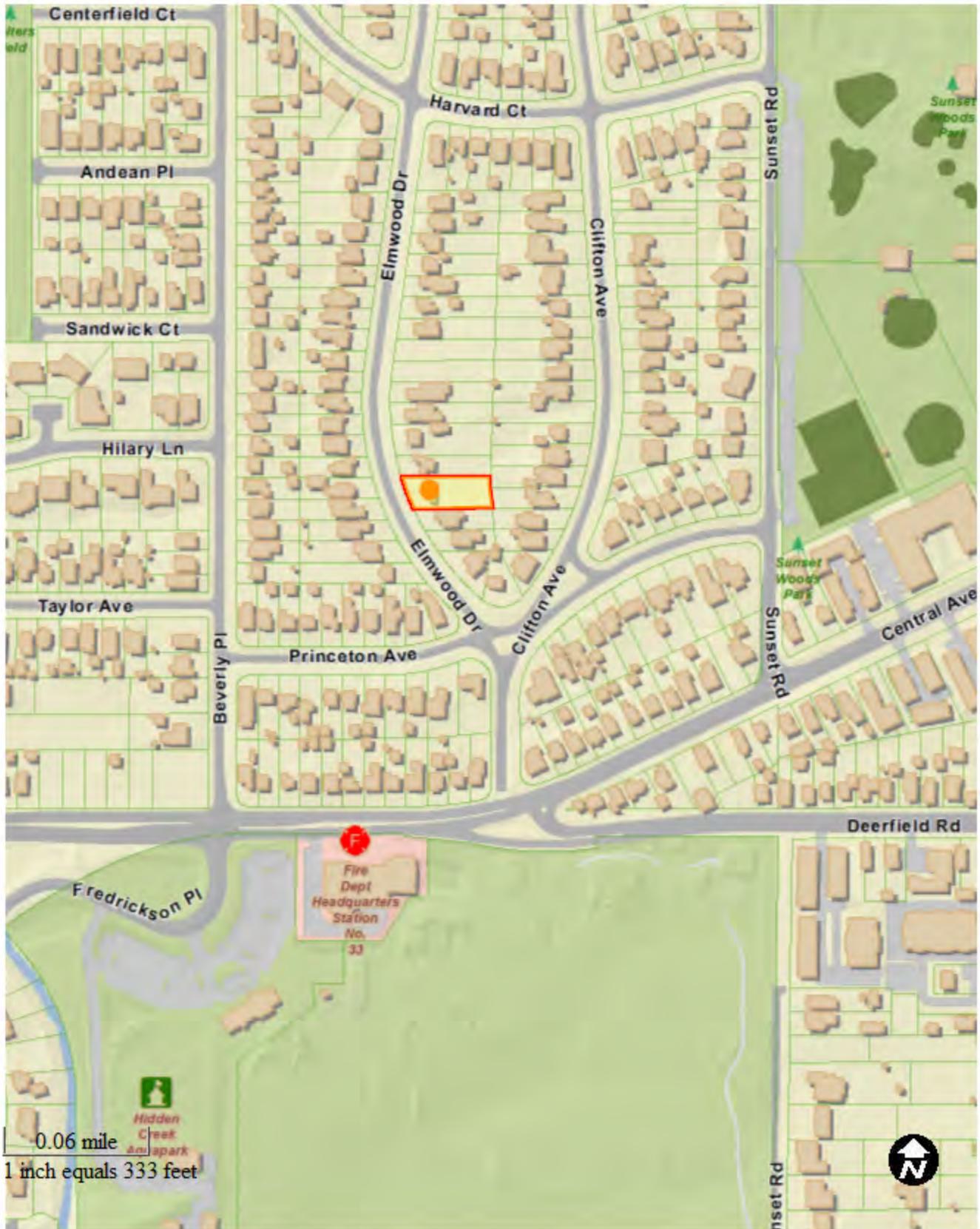
Location Map

Site Photos

Original Building Permit

County Assessor Data

Newspaper Articles











1777









24 April 1937

Date 14 Oct 1936

Building Permit No. 3422

Location of Building—No. 65 Street Elmwood Drive

Name of Owner Sumner Sprague

Present Address 427 Glenwood Ave. H.P. Phone _____

Type of Construction Frame Remodeling _____

General Contractor Zion Inst. Ltd. Address Zion, Ill. Phone 580

Permit issued to Ans to construct a single family dwelling

building on Lot 22 1/2 Blk 6 Sub'n Stewart Terrace

Builder's estimate \$6500- Permit fee 2267

Location on Lot verified 14 Oct 1936 by STM

Other inspections Harold A. Stahl Archt Designer Pittsburg 4183 Wellington 7943
3756 N Leavitt

Deposits _____ Sidewalks planked _____

Remarks Residence damaged by explosion 11 PM Sunday 31 Jan 1937 - (Union trouble?)

Job completed _____ Receipt for returned plans _____ Owner

old excavator

Baldwin - Federal Bureau of Investigation

Electric Contractor R. C. Ketcham Address.....

Wiring Permit No. 2469 Issued..... Fixture Permit No. 2469 Issued.....

1st Inspection 193..... by.....

2nd Inspection 193..... by.....

Size of main wire..... Size of branch wire..... System.....

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

Certificate of Inspection Issued..... 193..... No.....

Date of Public Service Tap..... Remarks.....

Plumbing Contractor P. A. Hampton Address.....

Water Tap No..... Sewer Tap No..... Job Order No..... Issued..... Paid.....

Inspected 193..... by.....

Inspected 193..... by.....

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

No. Baths 2..... No. Sinks 1..... No. Laundry Tubs 1.....

No. Shower Baths 2..... No. Stacks 1-2..... Other Items 1.....

Certificate of Inspection Issued..... 193..... No.....

Downspouts connected to Storm drains.....

Kind of Heat..... Name of Burner..... Permit No.....

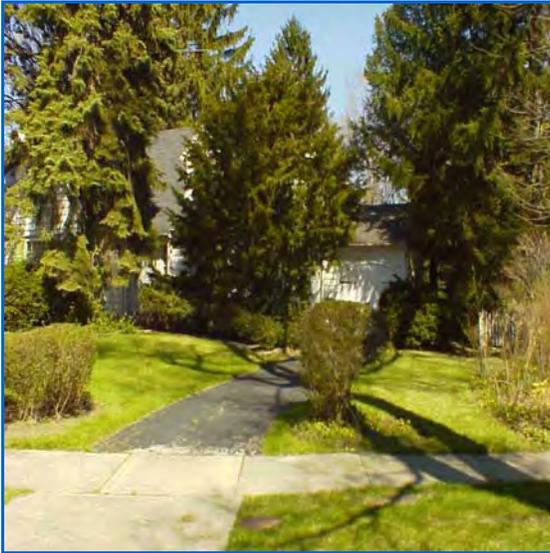
Tank Inspection
R. Stigall



Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-22-409-019	Neighborhood Number:	1822010
Street Address:	1717 ELMWOOD DR	Neighborhood Name:	Sunset Terrace
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$75,598	Total Land Square Footage:	14847
Building Amount:	\$55,755	House Type Code:	22
Total Amount:	\$131,353	Structure Type / Stories:	1.5
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2013	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1937 / 1937
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1510
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	944
		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:	200 / 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.

Investigate Bombing



The new home of Sumner Sprague in Highland Park as it appeared after being damaged by bomb.

[TRIBUNE Photo.]

ZION STRIKERS SIT TIGHT TILL SHERIF ARRIVES

Sherif Lawrence A. Doolittle stepped in yesterday as a pacifier in the "sitdown" strike of eighty employes of Zion Industries, Inc., at Zion after the strikers shut down operation of the Zion Building Industry, a subsidiary.



Restoring order after a brief labor flareup the sheriff continued to investigate the wrecking late Sunday night by a dynamite bomb

of a new \$7,000 Highland Park home, almost ready for occupancy. The home was built by Zion Building industry workers who are not affiliated with the Lake County Building Trades council.

The sheriff was summoned when the "sit-arounders" stopped delivery of coal to the Zion Home, a rambling hotel structure, and the Zion candy factory. He finally persuaded them to allow deliveries, but the strikers insisted that coal will in the future be delivered only to the home and the Zion college until their dispute is settled.

Bomb Shatters New Home in Highland Park

A new \$7,000 home, almost ready for occupancy, at 65 Elmwood drive, Highland Park, was wrecked late last night by a dynamite bomb. The explosion was terrific and was heard throughout the north shore suburb. Scores of residents were shaken from sleep.

Police Chief Edward Moroney immediately began an investigation to determine whether the bombing was inspired by labor troubles and indirectly tied to a "sitdown" strike in the building industry of Zion Industries, Inc., Zion.

The home bombed was a five room frame structure of English type, with garage attached, built for Sumner Sprague, 427 Glencoe avenue, Highland Park, an employé of the Public Service Company of Northern Illinois. There was very little of its newness left. The blast loosened the front of the house, broke windows, and dropped the first floor into the basement. Several windows in neighboring residences were also broken.

See Car Speed Away.

No one saw the terrorists, although the Harry C. Warren family at 66 Elmwood drive saw their car speed away. The Warrens heard a window being broken in the new Sprague home a minute before the explosion, and, on looking out, saw the dynamiters' car racing away.

Investigation showed that the Sprague home was built by nonunion workmen from the building industries division of Zion Industries, Inc., which is nominally headed, at least, by General Overseer Wilbur Glenn Voliva. He is expected to return from Florida on Thursday.

Thirty on "Sitdown" Strike.

At present thirty employés of the building division are engaged in a "sitdown" strike, called last Saturday. They are demanding recognition of their Federal union and a 10 per cent pay increase. One of their principal complaints is that their non-union status is making it more difficult for them to obtain employment outside of Zion and also causing them trouble.

This last was confirmed early today. Zion workers have been building two other Highland Park homes in addition to Sprague's. Two weeks ago today union business agents—or so they represented themselves—halted work on the three contracts for thirty-six hours.

An agreement was then reputedly made by the workers with the Lake County Trades council that after the three jobs were completed they would join the union. This, it was said, was agreeable to the union and resumption of work was permitted. Through a misunderstanding, however, work was stopped a second time last Monday and after two days the Zion men were allowed to continue.

Historic Preservation Commission

623 Broadview Avenue

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

<i>Year Built:</i>	1948
<i>Style:</i>	Gable-Front Bungalow
<i>Petitioner:</i>	Green Building Technologies
<i>Size:</i>	1,573 square feet
<i>Original Owner:</i>	Joseph Ariano
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Gable front façade, stone veneer
<i>Alterations:</i>	<ul style="list-style-type: none">• Rear addition (unknown)• Replacement windows (unknown)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 623 Broadview Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 623 Broadview Avenue; 623 Broadview Avenue is located within the Green Bay Corridor historical survey area and is considered "C", contributing. The City and Lake County Tax Assessor's data indicates the house was built in 1948 by "Joseph Ariano". The Lake County data lists a second build date of 1956; this was possibly the date of the rear addition.

Architectural Analysis

The Green Bay Corridor survey area provides the following information about the more commonly built 20th century "Bungalow" style (versus the high-style version more commonly associated with the Arts & Crafts Movement out of California):

The Bungalow is an informal house type that began in California and quickly spread to other parts of the country. Although it evolved from the Craftsman

Historic Preservation Commission

heritage, Bungalows may incorporate various other stylistic features. They became so popular after 1905 that they were often built in quantity by contractors/builders. Plan books and architectural journals published plans that helped popularize the type for homeowners and builders. Bungalows are one- or 1½ story houses that emphasize horizontality. Basic characteristics usually include broad and deep front porches and low-pitched roofs, often with dormers. Exterior materials can be brick with cut stone trim, or frame. Essential to the design of the structure is a focus on the efficient and economic use of interior space achieved by opening up the floor plan. Interiors often include many built-in features such as bookshelves, cabinets, and utility items like ironing boards. There are 68 Bungalows located within the survey area. Sixty are rated contributing, six are rated non-contributing, and two, the Ivan R. Peterson House at 601 Broadview Avenue and the Birger Gotaas House at 511 Green Bay Road, are rated locally significant.

The subject property is an example of the mass-built bungalows, but has likely been altered to meet the needs of various owners and occupants.

Biographical Information

Biographical information on the original owner Mr. Joseph Ariano, a speculative builder, is limited. Mr. Ariano is listed as the builder of the following properties in the survey area: 611, 794, 810, 816, 824 Broadview Avenue, 457, 522, 528, 558, 564, 648, 824, 833, 901 Burton, 350, 359, 737 Flora, 42 Indian Tree, 453, 465, 498, 503, 525, 560, 567, 622, 674, 784, 822, 836, 839, 853, 888, 928, 940 Pleasant and 580 Washington Street. These homes were constructed between 1947 and 2007 in a variety of contemporary and historical revival styles.

In 1950 the home was occupied by Mr. Rollin T. Calkins, originally of Oak Park, and his wife Ruth. By the 1970s, building permits list the owners as Mr. Alec and Carole Goldman.

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

Architectural Survey Entry

County Assessor Data





Lake County, Illinois

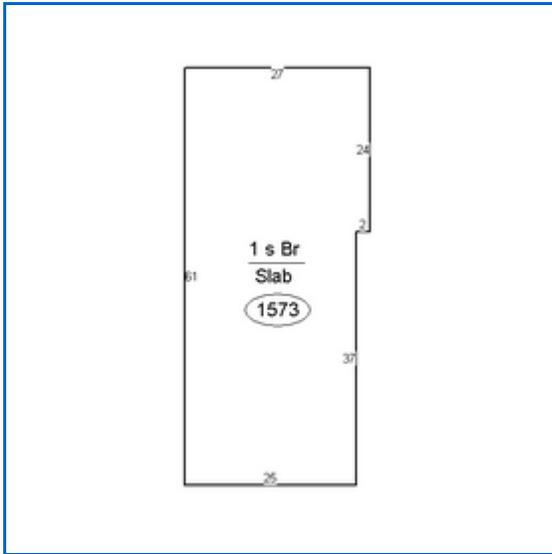
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-36-118-002	Neighborhood Number:	1826050
Street Address:	623 BROADVIEW AVE	Neighborhood Name:	Ravinia Highlands
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$44,754	Total Land Square Footage:	5131
Building Amount:	\$46,949	House Type Code:	13
Total Amount:	\$91,703	Structure Type / Stories:	1.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2013	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1948 / 1956
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1573
		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:	0
		Garage Attached / Detached / Carport:	0 / 0 / 0
		Garage Attached / Detached / Carport Area:	0 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0



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

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



Property Sales History

[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.

Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.

<http://apps01.lakecountyil.gov/SPassessor/comparables/PTAIPIN.aspx?PIN=1636118002>

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY	<input type="text" value="Building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="Good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="Minor alterations and addition(s)"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="Detached garage"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Bungalow"/>	PLAN	<input type="text" value="Rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="1"/>
DATE of construction	<input type="text" value="1948"/>	ROOF TYPE	<input type="text" value="Front gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="Permit"/>	FOUNDATION	<input type="text" value="Not visible"/>
WALL MATERIAL (current)	<input type="text" value="Stone veneer"/>	PORCH	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text" value="Aluminum/vertical wood"/>	WINDOW MATERIAL	<input type="text" value="Aluminum"/>
WALL MATERIAL (original)	<input type="text" value="Stone veneer"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Wood"/>	WINDOW TYPE	<input type="text" value="Casement"/>
		WINDOW CONFIG	<input type="text" value="1-light"/>

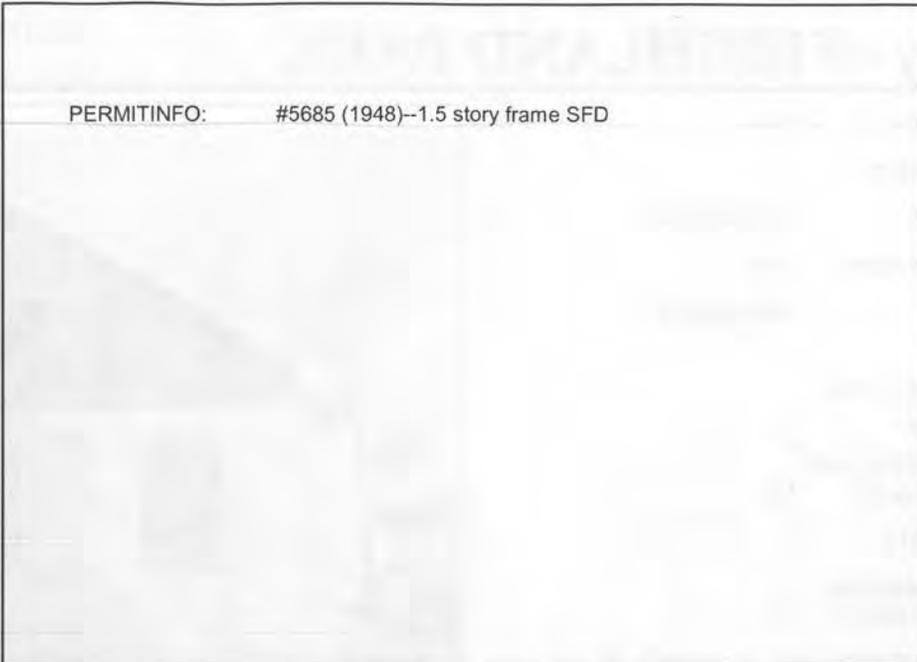
SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	5685
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	Ariano, Joseph
ARCHITECT SOURCE	

PERMITINFO: #5685 (1948)--1.5 story frame SFD



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

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

PHOTO INFORMATION

ROLL1	23
FRAMES1	7
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Broadview623.jpg

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	2/26/2007
SURVEYAREA	GREEN BAY CORRIDOR





Historic Preservation Commission

1000 Wade Street

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

<i>Year Built:</i>	abt. 1912/1927
<i>Style:</i>	Tudor Revival
<i>Petitioner:</i>	Brett & Laura Boehn
<i>Size:</i>	3,778 square feet
<i>Original Owner:</i>	Allen Wolff
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Half timbering, exposed rafters, second floor bay window, one story sun porch, shed and gable dormers
<i>Alterations:</i>	<ul style="list-style-type: none">• New entrance & front bay (1927)• Extend second floor & bathroom (1954)• Updated half-timber & stucco work (1955)
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1000 Wade Street and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the home at 1000 Wade Street; 1000 Wade Street is located within the South Central historical survey area and is considered a "Significant" structure. The Lake County Tax Assessor's data indicates the house was built in 1912, no City of Highland Park Building Division records indicate the homes original construction date, but permits for several alterations to the original structure are available from 1927, 1954, and 1954.

This home was reviewed by the Historic Preservation Commission in response to a demolition application in 2005; after two meetings in which the commission considered the architectural and historical information, the Commission voted that subject home does not fulfill any of the Highland Park landmark criteria.

Historic Preservation Commission

Architectural Analysis

The home at 1000 Wade Street was constructed between 1912 and 1927 in the Tudor Revival style; due to a lack of original permits the exact date of construction is not available.

The South Central Survey form provides the following about the Tudor Revival style:

The Tudor Revival style is based on variety of late medieval models prevalent in 16th century Tudor England. Although there are examples dating from the mid-1890s, the style was particularly popular during the 1920s and early 1930s. Associated with the country's early English settlers, it was second in popularity throughout the country, and in this survey area, only to Colonial Revival. All sizes of English homes appealed to the American family. The English manor house served as a prototype for estate houses, and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, sometimes with stucco. Half timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature prominent exterior stone or brick chimneys. There are 63 structures in the South Central survey area in the Tudor Revival style. This is the second most numerous high styles represented. Of these, 31 are ranked locally significant.

Biographical Information

The original owner of the property, Mr. Allan Wolff was former president and chairman of the board of Associated Agencies, Inc., Chicago. Mr. Wolff was an authority on fire insurance and served terms as president of both the Chicago Board of Underwriters in 1924 and the National Association of Insurance Agents in 1933-34. Mr. Wolff also had an active role in drafting the first Illinois Insurance Code adopted in 1937

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

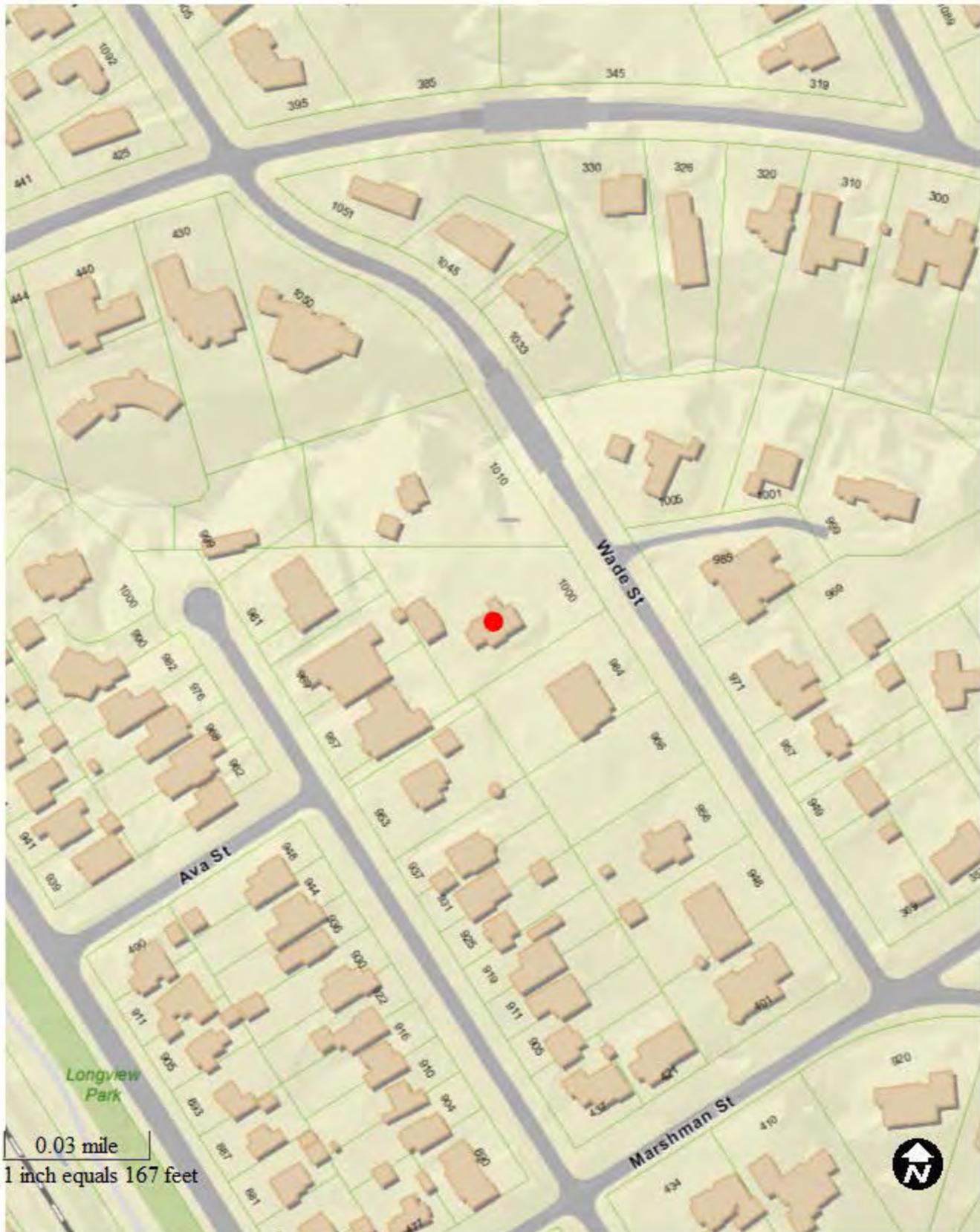
Site Photos

Architectural Survey Entry

County Assessor Data

Historic Preservation Commission Minutes of May 12, 2005

Formal Review of Significance for 1000 Wade Street, May 12, 2005



NORTH

OCT 1 1 2013

1000 WOLF





EMST



SOUTH



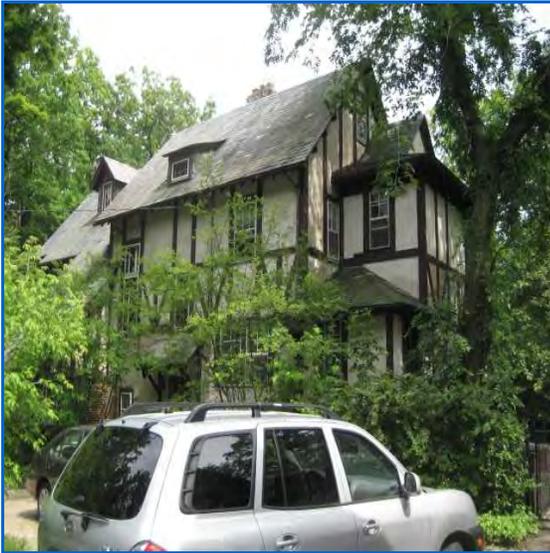
WEST



Lake County, Illinois

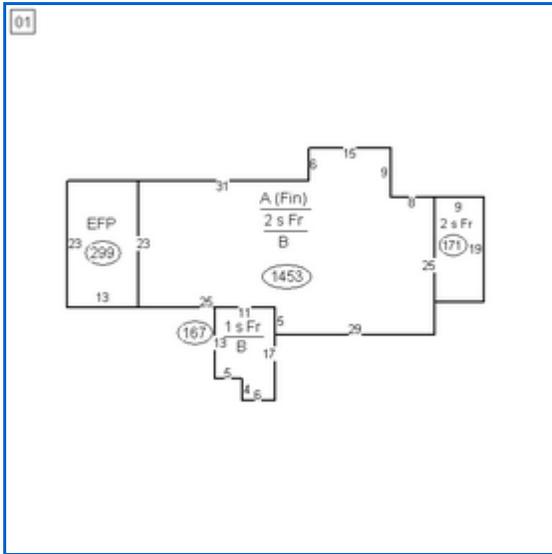
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-25-308-053	Neighborhood Number:	1825414
Street Address:	1000 WADE ST	Neighborhood Name:	EAST Ravinia
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$163,904	Total Land Square Footage:	30303
Building Amount:	\$125,395	House Type Code:	22
Total Amount:	\$289,299	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2013	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1912 / 1912
		Condition:	Average
		Quality Grade:	Exc
		Above Ground Living Area (Square Feet):	3778
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	1620
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	4
		Number of Half Bathrooms:	2
		Fireplaces:	3
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 1080 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 1
		Porches Open / Enclosed Area:	0 / 299
		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
10/8/2013	\$760,000	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.

Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.

<http://apps01.lakecountyil.gov/SPassessor/comparables/PTAIPIN.aspx?PIN=1625308053>

Date Sept. 1 1927 ¹⁰⁰⁰ Building Permit No. _____
 Location of Building—No. ¹³⁰⁰~~1222~~ Street Wade St.
 Name of Owner Wolf, Allen
 Present Address Same
 Old or New Building New entrance & boy addn.
 General Contractor Murray & Sinclair Address 874 Senter St. Winn.
 Permit issued to _____ to construct a addn
 building on S. pt Lot 44 Blk. _____ Sub'n. S. Highland Addn
 Builder's estimate 1,400. Permit fee 5.66
 Location on Lot verified Sept 2 1927 by S. Morris
 Other inspections Half finished
 Remarks _____
 Job completed _____ Receipt for returned plans _____ Owner _____

Date Nov. 1 1954 Building Permit No. 8042
 Inspected by _____ Date _____
 For certificate of occupancy
 Location of Building—No. 1000 Street Wade St.
 Name of Owner Allan Wolff
 Present Address 1000 Wade St. Phone _____
 Type of Construction Ext. 2nd fl. add. bathroom
 Architect Robt. A. Hensel Address 949 Ridgewood Phone _____
 General Contractor J.M. Freed & Co. Address 1811 St. John Phone 2-1846
 Permit issued to J.M. Freed & Co. to construct an add. bath room & extend 2nd floor to Highland
 building on _____ Lot 44 Blk. _____ Sub'n. _____
 Builder's estimate 3,000 Permit fee 11.00 Job Order No. _____ Amt. \$ 11.00
 Location of building on Lot verified _____ 19 _____ by _____

Sanitary provisions approved by _____
 Other Inspections _____

Date September 6 19 57 Building Permit No. 9677
 Inspected by _____ Date _____
 For certificate of occupancy
 Location of Building—No. 1000 Street Wade Street
 Name of Owner Allan Wolff
 Present Address same Phone _____
 Type of Construction New half timber and stucco work
 Architect Harold E. Lawton Address 476 Burton Avenue Phone ID 2-3917
 General Contractor Dominic Venturi Address 929 Deerfield Rd. Phone _____
 Permit issued to _____ to ~~construct~~ repair stocco work
 building on _____ Lot _____ Blk. _____ Sub'n. _____
 Builder's estimate \$6,625.00 Permit fee \$4.34 Job Order No. _____ Amt. \$ _____
 Location of building on Lot verified _____ 19 _____ by _____

Sanitary provisions approved by _____
 Other Inspections _____

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) PORCH
 EXTERIOR WALLS (original) ROOF (type and materials)

 FOUNDATION
 SIGNIFICANT FEATURES
 ALTERATION(S)



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

ADDITIONAL INFORMATION:

Reason for Significance: Unusual example of Tudor Revival style with complex massing.

SURVEY AREA:

AREA

LANDSCAPE FEATURES

PHOTOGRAPHIC INFORMATION:

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

PREPARER

ORGANIZATION

DATE

1000 WADE ST

City of HIGHLAND PARK
ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY
CONTINUATION SHEET

STREET # 1000

STREET WADE ST

ADDITIONAL PHOTOS OR INFORMATION



WOLFF—Martha Wood Wolff, beloved wife of Allan I. Wolff, mother of Allan Jr., Hugh, and Peter, daughter of Mrs. Annie H. Wood and the late Eaneas A. Wood, sister of Frank L. Wood, Lillie Wood Manson, Jessie Wood Sincere, Carry Wood Thomas, and R. Arthur Wood; suddenly, May 24. Funeral Tuesday. Detailed notice later.

Allan I. Wolff

Private services for Allan I. Wolff, 88, of 1000 Wade st., Highland Park, former president and chairman of the board of Associated Agencies, Inc., 175 W. Jackson blvd., will be held tomorrow in the chapel at 1787 Deerfield rd., Highland Park. Mr. Wolff died Monday in Highland Park hospital. In his 70 years in the insurance business he was president of the Chicago Board of Underwriters and the National Association of Insurance Agents. He helped draft the first Illinois insurance code adopted in 1937. He is survived by three sons, Allan Jr., Peter, and Hugh; a brother; and 10 grandchildren.

REQUEST FOR HISTORIC PRESERVATION COMMISSION ACTION

DATE REFERRED: May 12, 2005
ORIGINATED BY: Department of Community Development
SUBJECT: Formal Review of Significance for 1000 Wade Street

SUMMARY AND BACKGROUND OF SUBJECT MATERIAL

Location: 1000 Wade Street
PIN 16-25-308-040

Owner: Roger E. Kaplan
1000 Wade Street
Highland Park, IL 60035

Zoning District: R5 (Moderate Density Single Family)
Minimum Lot Size- 12,000 sq.ft.

Lot Size: 52,131 sq.ft.

Total Floor Area: 4,516 sq.ft. (9% FAR)
Living Area: 3,436 sq.ft.
Garage Area: 1,080 sq.ft.

Maximum Size for New Construction: 11,334 sq.ft. (21.7% FAR)

Maximum Size for Additions: 12,584 sq.ft. (24.1% FAR)

Total Assessed Value: \$427,805
Land \$305,612
Building \$122,193

ADMINISTRATIVE HISTORY

On March 14, 2005 the Highland Park Building Department received an application for demolition from the current owner of record, Roger E. Kaplan. A copy was forwarded to the Community Development Department, and a Preliminary Determination of Significance was scheduled with the Historic Preservation Commission on March 31, 2005 in accordance with the Demolition of Dwellings Ordinance. At that time it was determined unanimously that the home at 1000 Wade Street may have historic or architectural importance. The demolition application has been delayed pending the findings of this Formal Review of Significance.

HISTORIC SIGNIFICANCE¹

History of the Area

The home at 1000 Wade Street is located on a parcel comprised of parts of Lot 43, 44, 45, 46 and 47 in

¹ Excerpted from the South Central Survey Report on file at the Department of Community Development.

REQUEST FOR HISTORIC PRESERVATION COMMISSION ACTION

the South Highland Park Addition recorded on June 7, 1873.

The history of much of the east side of Highland Park is associated with the Highland Park Building Company, which was formed in 1867 by a group of Chicago businessmen. These businessmen purchased 1200 acres from Walter Gurnee, president of the Chicago and Northwestern Railroad. The railroad had opened its first commuter service from Chicago in 1855.

The resident manager of the Highland Park Building Company, Frank Hawkins, hired the landscape architecture firm of Cleveland and French to lay out residential home sites. The principals in this firm were H. W. S. Cleveland, who had been associated with Frederick Law Olmsted in the winning design for Central Park in New York City, and William M. R. French, a civil engineer and brother of the famous sculptor Daniel Chester French. Together with additional lands purchased south of what was to become Central Avenue, Cleveland and French eventually platted a large triangular-shaped area that stretched along the lakefront from what is now Walker Avenue in the northern part of Highland Park, west to the eastern boundary of Highwood and Sunset Road, and south to a quarter section boundary just south of Cedar Avenue. The south part of the Cleveland and French plan, an area beginning south of Hazel Avenue, was recorded in 1873 and is part of the survey area [plats on record at the Lake County Recorder of Deeds office]...

Also platted about the same time was the South Highland Addition, which later became known as Ravinia because of the deep ravines and brushy, wooded areas. The addition contained approximately 500 acres of land owned by Benjamin F. Jacobs, noted for his Baptist Sunday school work. He had the plat laid out in 1872 and recorded on June 7, 1873. It encompasses an area immediately adjacent to the south of the Cleveland and French plan, and includes the first blocks south of Roger Williams Avenue. Most of the street names, including Roger Williams, Bronson, Rice, Baldwin, Cary, Wade, Kincaid, Dean, Judson, and Boardman, all honor Baptist religious figures.

History of the Owner

The original owner of the property, Mr. Allan Wolff was former president and chairman of the board of Associated Agencies, Inc., Chicago. Mr. Wolff was an authority on fire insurance and served terms as president of both the Chicago Board of Underwriters in 1924 and the National Association of Insurance Agents in 1933-34. He also had an active role in drafting the first Illinois Insurance Code adopted in 1937.²

ARCHITECTURAL SIGNIFICANCE³

The Tudor Revival style is based on a variety of late medieval models prevalent in 16th century Tudor England. Although there are examples dating from the mid-1890s, the style was particularly popular during the 1920s and early 1930s. Associated with the country's early English settlers, it was second in popularity throughout the country, and in this survey area, only to Colonial Revival. All sizes of English homes appealed to the American family. The English manor house served as a prototype for estate houses, and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, sometimes with stucco. Half timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples

² Researched by Julia Johnas at the Highland Park Public Library (Wolff, Allan I., insurance agent. June 25, 1970, p. 92.) located on microfilm.

³ Excerpted from the South Central Survey Report on file at the Department of Community Development.

REQUEST FOR HISTORIC PRESERVATION COMMISSION ACTION

feature prominent exterior stone or brick chimneys. There are 63 structures in the South Central survey area in the Tudor Revival style. This is the second most numerous high styles represented. Of these, 31 are ranked locally significant.

The home at 1000 Wade received a “Significant” rating in the survey. The Survey Report provides this explanation of the difference between Significant and Contributing ratings:

LOCAL SIGNIFICANCE RATINGS

A. SIGNIFICANT (S)

- Age. There is no age limit, although if it is less than 50 years old (built after 1954), it must be of exceptional importance.

- Architectural Merit. Must possess architectural distinction in one of the following areas: embodies the distinguishing characteristics of an architectural and/or landscape style; is identified as the work of a master builder, designer, architect, or landscape architect; has elements of design, detailing, materials, or craftsmanship that are significant; has design elements that make it structurally or architecturally innovative; is a fine example of a utilitarian structure with a high level of integrity. (This is a summary of the criteria for architectural significance as stated in Section 24.025 of *Chapter 24: Historic Preservation*, an ordinance amending the Highland Park Code of 1968.) Any structure ranked significant automatically contributes to the character of a historic district.

- Integrity. Must have a high degree of integrity: most architectural detailing in place, no historic materials or details covered up, no modern siding materials, no unsympathetic and/or overpowering additions; only minor porch alterations permitted. In some rare cases, where a particular structure is one of the few examples of a particular style, more leniency in integrity was permitted.

B. CONTRIBUTING TO A HISTORIC DISTRICT (C)

- Age. Must be at least 50 years old (built before 1954).

- Architectural Merit. May fall into one of two groups: (a) Does not necessarily possess individual distinction, but is a historic building (over 50 years old) with the characteristic stylistic design and details of its period; or (b) possesses the architectural distinction of a significant structure but has been altered. If the alterations are reversed (for example, siding is removed or architectural detail is restored based on remaining physical evidence), it may be elevated to significant.

The survey report for 1000 Wade references significant architectural features which include half-timbering, exposed rafters, second floor bay window, side one-story sun porch and shed and gable dormers. A modern garage has been constructed on the property which reflects the half-timbered style of the residence. The home is cited as an unusual example of Tudor Revival style with complex massing.

PUBLIC NOTICE

The demolition review was noticed per the requirements of the ordinance. A sign was placed on the property and the agenda was posted at City Hall and on the City website.

REQUEST FOR HISTORIC PRESERVATION COMMISSION ACTION

STANDARDS FOR FINDING HISTORIC OR ARCHITECTURAL SIGNIFICANCE

The 9 landmark criteria of the City of Highland Park are below, per Section 24.015 of the Historic Preservation Ordinance:

- (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, detailing, 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; and/or
- (9) It possesses or exhibits significant historical and/or archaeological qualities.

Any regulated structure that meets one or more of the criteria set forth shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation.

POLICY

The demolition delay currently in effect may continue based on the number of landmark criteria fulfilled. If three or more landmark criteria are met the demolition delay will continue a maximum of 1 year from the date of application until March 15, 2006. If one or two landmark criteria are met the delay will continue 180 days until September 15, 2005. If the building is found to have insufficient integrity or not to fulfill the architectural and historical criteria for landmarks, the demolition delay will be removed.

Should the delay continue, the owner may appeal to the Commission. Upon a showing that a bonafide, reasonable and unsuccessful effort has been made to sell the building and that further time will not

REQUEST FOR HISTORIC PRESERVATION COMMISSION ACTION

reasonably be expected to result in a sale, the Commission may remove the delay prior to the expiration of the applicable 180-day period or one year period.

The Commission may also terminate the delay period at any time in the event that the Applicant agrees to subject the proposed Demolition to the Commission consultations and standards that govern the issuance of a Certificate of Appropriateness as set forth in Section 24.030 of the Historic Preservation Ordinance. This is intended to apply to projects which technically fulfill the definition of demolition, yet retain and preserve character-defining elements of the original structure.

RECOMMENDATION

Based on the findings presented above, staff recommends that the Historic Preservation Commission determine whether this structure has sufficient integrity, architectural, and historical importance to warrant a delay in demolition.

ATTACHMENTS

- Exhibit A 1000 Wade Street Demo Review Report, 3/31/05
- Exhibit B Sanborn Fire Insurance Maps
- Exhibit C Current Photographs of 1000 Wade Street
- Exhibit D Wade District Study Map

**City of Highland Park
Historic Preservation Commission
Minutes of May 12, 2005
7:15 p.m.**

I. Call to Order

The Regular Meeting was called to order at 7:19 p.m.

II. Roll Call

Members Present: Robin, Finkel, Miller, Baum, Kahn, Seyfarth, Natenshon

Members Absent: Friedman, Fraerman

Ex-Officio Members Present: None

City Staff Present: Shure

Others Present: Steve Berliant, Sheldon Rackman, William Haloulos, John Helander, David Fettner, Adi Mon, Scott Krone, Steve Hagerty, Cal Berstein

III. Scheduled Business

A. Approval of Minutes

Commissioner Baum made a motion to adopt minutes of the regular meeting of April 21, 2005. Commissioner Robbin seconded the motion. With no further discussion the minutes for the regular meeting were adopted unanimously.

B. Preliminary Determinations of Significance

1. 1315 Sunnyside

Commissioner Finkel made a motion that this home does not fulfill landmark criteria. Commissioner Robbin seconded the motion. With no further discussion the motion carried unanimously.

2. 2743 Marl Oak

Commissioner Miller made a motion that this home does not fulfill landmark criteria. Commissioner Baum seconded the motion. With no further discussion the motion carried unanimously.

3. 200 Roger Williams

Commissioner Baum made a motion that this home does not fulfill landmark criteria. Commissioner Robbin seconded the motion. With no further discussion the motion carried unanimously.

4. **1576 Eastwood**
Commissioner Baum made a motion that this home does not fulfill landmark criteria. Commissioner Miller seconded the motion. With no further discussion the motion carried unanimously.
5. **682 Wake Robin**
Commissioner Finkel made a motion that this home does not fulfill landmark criteria. Commissioner Baum seconded the motion. With no further discussion the motion carried unanimously.
6. **1047 Centerfield Rd.**
Commissioner Miller made a motion that this home does not fulfill landmark criteria. Commissioner Natenshon seconded the motion. With no further discussion the motion carried unanimously.
7. **1237 Sherwood**
Commissioner Baum made a motion that this home does not fulfill landmark criteria. Commissioner Robbin seconded the motion. With no further discussion the motion carried unanimously.
8. **615 Onwentsia**
Commissioner Natenshon made a motion that this home does not fulfill landmark criteria. Commissioner Miller seconded the motion. With no further discussion the motion carried unanimously.
9. **860 Pleasant**
Commissioner Baum made a motion that this home does not fulfill landmark criteria. Commissioner Finkel seconded the motion. With no further discussion the motion carried unanimously.
10. **1554 Oakwood**
Commissioner Baum made a motion that this home does not fulfill landmark criteria. Commissioner Robbin seconded the motion. With no further discussion a vote was called:

Ayes:	Robin, Finkel, Baum, Kahn, Seyfarth, Natenshon
Nays:	None
Abstain:	Miller

Motion carried.
11. **1564 Oakwood**
Commissioner Natenshon made a motion that this home does not fulfill landmark criteria. Commissioner Robbin seconded the motion. With no further discussion a vote was called:

Ayes:	Robin, Finkel, Baum, Kahn, Seyfarth, Natenshon
Nays:	None

Abstain: Miller
Motion carried.

C. Certificate of Appropriateness Application

1. 2355 Linden Avenue- driveway and landscaping

Commissioner Robbin made a motion to grant a Certificate of Appropriateness for a new asphalt driveway edged with original limestone from the property. Commissioner Baum seconded the motion. With no further discussion the motion carried unanimously.

D. Formal Reviews of Significance

1. 990 Wildwood

This case was continued to the June 2, 2005 regular meeting of the Commission.

2. 1301 Linden

After additional consideration of architectural and historical information, Commissioner Baum made a motion that this home does not fulfill landmark criteria. Commissioner Natenshon seconded the motion. With no further discussion the motion carried unanimously.

3. 1576 Oakwood

After additional consideration of architectural and historical information, Commissioner Robbin made a motion that this home does not fulfill landmark criteria. Commissioner Baum seconded the motion. With no further discussion the motion carried unanimously.

4. 1000 Wade

After additional consideration of architectural and historical information, Commissioner Baum made a motion that this home does not fulfill landmark criteria. Commissioner Finkel seconded the motion. With no further discussion a vote was called:

Ayes: Robin, Finkel, Baum, Kahn, Seyfarth, Natenshon

Nays: None

Abstain: Miller

Motion carried.

IV. Other Business

A. Request for Truncation of Demolition Delay- 145 Oak Knoll

John Helander, attorney for the owner, and Janet Bordman, real estate agent, addressed the Commission about the condition of the home and the advisability of continuing the delay. Because this was not a scheduled agenda item, no vote was taken.

V. Adjournment

A motion was made and seconded to adjourn the meeting. Adjourned at 10:15 p.m.

Respectfully submitted,

Lawrence M. Shure, AICP
Planner I

*132 Belle Avenue
The Jonas Steers Coach House*

Application for a Certificate of Appropriateness

TO:	The Historic Preservation Commission
DATE:	December 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.

PREVIOUS CONSIDERATION

The applicants appeared at the November 14 HPC meeting for a preliminary discussion about the deck. The Commission was unanimously supportive of the new deck and the design has not been changed from the plans shown to the Commission at that time.

SUMMARY OF PROPOSAL

The owners are proposing to add a new cedar deck to the back of the house. The at-grade deck is located on unimproved land behind the house and is designed to incorporate existing trees behind the house. The deck railing is supported by steel cables to provide as little obstruction of the view of the ravine behind the house as possible.

The architect, Tim Dirsmith, has provided a detailed description of the project, which is included in the attachments. He has also provided detailed renderings showing how the deck will appear on the house when completed. The deck will have very limited visibility from Belle Avenue.

STANDARDS FOR CERTIFICATES OF APPROPRIATENESS

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(D) for Regulated Activities other than the construction of new structures within a Historic District. 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 deck will not detract from the distinguishing Prairie Style characteristics of this house. Importantly, it can be removed from the house in the future (if needed) without permanently damaging the 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.

(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 deck 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
- Location Map
- Aerial Photo
- Surveys identifying location of proposed deck
- Graphical renderings of proposed deck
- Photographs of existing conditions



21 November 2013

Appearance Review Request for Certificate of Appropriateness

132 Belle
Highland Park

The applicant, Tim Dirsmith, president of Dirsmith Construction Co., Inc a local resident since 1955, a licensed GC here in Highland Park, son of Ron Dirsmith Arrchitect, having grown-up in a Ven Bergen style home on Maple, has, in collaboration with the Owners, Bruce and Libby Wright, has designed a small cedar wood deck, just east of the existing screened-in porch. The deck surface, carefully nestled between the stone walled entry and the screen porch, surrounded by existing, natural limestone planters is proposed to be constructed at grade to provide a walkable surface outside the residence, for dining and to enjoy the precious views of the Lake front. The hardwood IPE handrail will be supported by stainless steel cable become all but transparant, and affording ant unobstructed view with a code compliant railing, minimalist in it's outward appearance. Owner will re-plan the salvaged Pacysandra, vinca and euonymous in the planter beds between the deck and the existing limestone planter walls. The deck will be all but invisible from Park Avenue and Belle.

Thank you for the Committee's time and service to the community

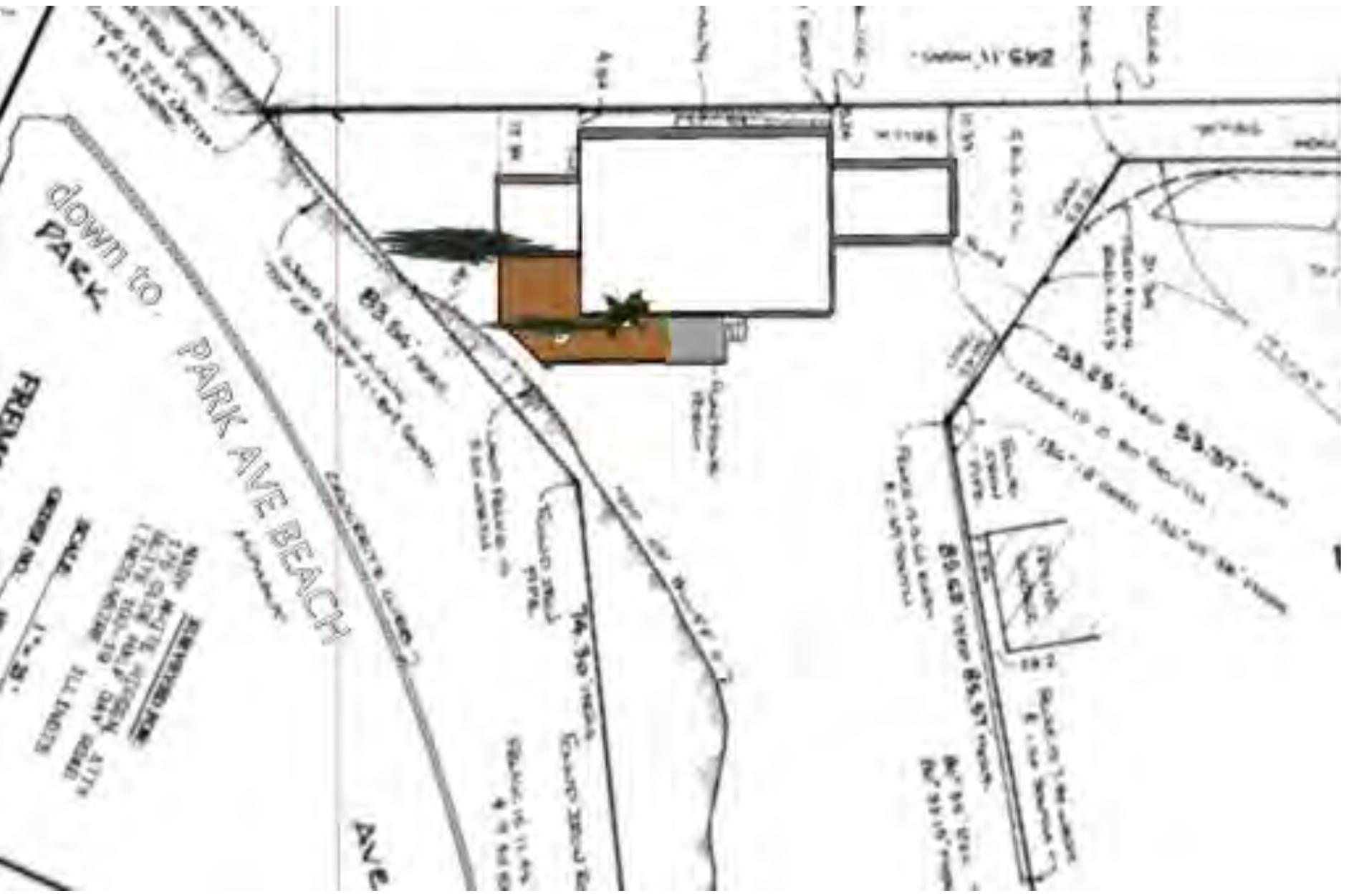
Sincerely,

Tim Dirsmith, president
Dirsmith Construction Co., Inc.



SUBJECT RESIDENCE







PROPOSED DECK
ON GRADE





SUBJECT RESIDENCE





PROPOSED DECK
ON GRADE



