

ARCHITECTURAL RESOURCES IN HIGHLAND PARK
Central Avenue/ Deerfield Road Area
Central East Highland Park Area
A Summary and Inventory

HISTORIC PRESERVATION ADVISORY COMMISSION

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Architectural Resources in Highland Park, Illinois:
A Summary and Inventory
Central East Area
Central Avenue/Deerfield Road Area

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1999

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INTRODUCTION

Highland Park is one of the North Shore communities nestled along the Lake Michigan lakefront north of Chicago that developed as railroad suburbs in the second half of the 19th century. Although Chicago and North Western railroad commuter service began in 1855, it was the formation of the Highland Park Building Company in 1867 that initiated suburban development. It assembled and platted, with the assistance of landscape architects, Cleveland and French, 1200 acres of forested, ravined wilderness into large home sites east of the railroad tracks for the well-to-do, and more modest lots west of the tracks for the middle and working classes. The community grew from the 1890s through the 1920s as a summer retreat for the wealthy, during which time four country clubs were founded. From the 1920s on, Highland Park became firmly established as a year round commuter suburb, as more land was annexed and other subdivisions developed.

Today the city is fully developed, with a healthy central business district at its historic core, surrounding the train station. Residential areas display a wide variety of architectural styles and some vernacular types, ranging over a period of 130 years. There are master works by such noted historic architects as Frank Lloyd Wright, Howard Van Doren Shaw, John S. Van Bergen, and Tallmadge & Watson, and important works by local architects such as Robert Seyfarth and Henry Dubin. From the 1950s forward, award winning architects such as Keck & Keck designed homes in Highland Park. There are classic pattern book Gothic Revival and Italianate houses by the Highland Park Building Company as well as simple Gable Front and other working class vernacular housing types that contribute to the historic fabric of the community. However, as the business district continues to expand, much of the small, vernacular housing stock surrounding it is being replaced by tall, rectangular condominium blocks.

Highland Park contains a rich architectural heritage of which it has long been aware. Its Historic Preservation Ordinance and Commission have been in operation almost twenty years. The work that this report represents is one of many efforts by the commission over these years to address preservation issues of concern and take action to protect the city's heritage.

Between November, 1998 and January, 1999, Historic Certification Consultants conducted an architectural resources survey of two areas on the east side of Highland Park. Both of them are within the original 1200 acres platted by the Highland Park Building Company and built out by them and others in the years after 1869.

The Central East Highland Park area is in the center of the eastern section of Highland Park, generally around and south of Central Avenue, east of the Metra tracks. This was the area platted by Cleveland and French in a curvilinear street pattern, to take advantage of the wooded and ravine cut topography. As intended, it attracted prosperous residents who built predominantly high style residences, many of them architect-designed. This survey area actually wraps around but does not include any of the buildings in two small districts which were part of the multiple resource submission to the National Register of Historic Places that was listed in 1982-83. Those districts are Linden Park Place/Belle Avenue, and Hazel Avenue/Prospect Avenue.

The Central Avenue/Deerfield Road area lies just west of the Metra (formerly Chicago and North Western) railroad tracks. The houses found here are generally vernacular in type, built without benefit of an architect, dating from the 1870s or possibly earlier, on those lots intended by the Highland Park Building Company for working class residences.¹

The purpose of the architectural resources survey has been to identify, document, and evaluate historic structures for their architectural significance. This information can assist in making long term preservation planning decisions, including the possibility of designating individual structures and districts as either local landmarks or adding them to the city's multiple resource submission. Landmark designation can benefit both the city of Highland Park and individual property owners. It makes individual owners aware of the architectural and historic value of their property while providing them with property tax incentives for appropriate rehabilitation. And it strengthens the city's ability to preserve significant properties for future generations to enjoy. This report summarizes the findings of the architectural resources survey and makes recommendations for preservation of those resources.

¹ Philip Berger, ed. *Highland Park An American Suburb*. Highland Park, Illinois: The Highland Park Landmark Preservation Committee, 1982. p. 10

HISTORIC PRESERVATION IN HIGHLAND PARK

Highland Park's first real commitment to historic preservation began in 1969, when the Highland Park Historical Society raised money to move and restore the Stupey Log Cabin as a historic house museum. In 1972, the Jean Butz James Museum at 326 Central Avenue, which the Society also renovated, was opened as a museum. In 1979, the Highland Park Landmark Preservation Committee was formed. This was an ad hoc group of over fifty citizens, including members of the Historical Society, with support from the Park District and City of Highland Park staff. It was this group that, among many activities, conducted the first survey of Highland Park, wrote two guidebooks, *Highland Park by Foot or Frame*, and *Highland Park, an American Suburb at its Best*, researched and initiated the city's multiple resource nomination to the National Register of Historic Places, and wrote its first preservation ordinance.



Stupey Cabin

As a result of the initial work of the Preservation Committee, Highland Park adopted the "Highland Park Historic Preservation Ordinance" in August, 1983, and created the Highland Park Historic Preservation Commission. The stated purposes of the ordinance are to identify and preserve the city's distinctive historic, architectural, and landscaping characteristics; to foster civic pride in the past through landmarks and historic districts; to stabilize and improve property values of landmarks and historic districts; to protect and enhance the attractiveness of the city and provide economic benefit; and to encourage preservation and rehabilitation. The ordinance was recently amended on February 10, 1997.

Highland Park is particularly fortunate to have such a wealth of architectural resources, a large number of which are already listed on the National Register of Historic Places. The Historic Resources of Highland Park Multiple Resource Area, listed in 1982-83, includes four historic districts and 26 individual properties outside those districts. The districts are the Maple Avenue/Maple Lane Historic District, which includes 12 properties on Maple Avenue and Maple Lane between St. Johns Avenue and Sheridan Road; the Hazel Avenue/Prospect Avenue Historic District, roughly bounded by St. Johns, Hazel, Dale, Forest, and Prospect Avenues and containing 35 historic properties; the Linden Park Place/Belle Avenue Historic District, roughly bounded by Sheridan Road, Elm Place, Linden Park Place, and Central Avenue, and containing 44 properties (listed in 1983); and the Ravinia Park Historic District, roughly bounded by Lambert Tree Avenue, Sheridan Road, St. Johns Avenue, Rambler Lane, and Ravinia Park Avenue, which contains the Ravinia Festival Grounds. (For a complete listing of all properties on the National Register in Highland Park, see Appendix A). The Hazel Avenue/Prospect Avenue Historic District and the Linden Park Place/Belle Avenue Historic District are adjacent to the Central East survey area.

Among the 26 individual properties in the Multiple Resource Area, the following ten are in the Central East survey area:

- 326 Central Avenue, the Jean Butz James Museum of the Highland Park Historical Society (also a local landmark)
- 1689 Lake Avenue, the George Madison Millard House
- 1923 Lake Avenue, the Mary W. Adams House
- 80 Laurel Avenue, the Granville-Mott House
- 304 Laurel Avenue, the C. S. Soule House (also a local landmark)
- 1635 Linden Avenue, the Haerman Lanzl House
- 344 Ravine Drive, Halcyon Hall the second Ross J. Beatty House
- 1499 Sheridan Road, the Ross J. Beatty House (also a local landmark)
- 1623 Sylvester Place, the Sylvester Millard House (also a local landmark)
- 1425 Waverly Avenue, the Ernest Loeb House

At the time the Multiple Resource Area submission was prepared, nine buildings were determined eligible for listing but were not listed, due to owner objection. Two of them were later designated local landmarks. Neither of these are in the survey area.

There are two other individually designated National Register properties in the city of Highland Park. One of these, the Ward Winfield Willits House, designed by Frank Lloyd Wright, at 1445 Sheridan Road, is in the Central East survey area.

The city of Highland Park also has an active local landmark designation program. There is one local historic district, Linden Park Place, and 54 individual structures that are local landmarks. (For a complete listing of all local landmark properties see Appendix B). Of these, the following are within the Central East survey except for the one property indicated in the Central Avenue/Deerfield Road area:

- 147 Central Avenue
- 326 Central Avenue (also on the National Register)
- 1014 Central Avenue (in the Central Avenue/Deerfield Road area)
- 54 Laurel Avenue
- 304 Laurel Avenue (also on the National Register)
- 65 Prospect Avenue
- 315 Prospect Avenue
- 1499 Sheridan Road (also on the National Register)
- 1623 Sylvester Place (also on the National Register)

The Highland Park Historic Preservation Commission has had an active array of preservation programs over the years. It sponsors slide lectures and tours, usually in May, to coincide with the National Trust for Historic Preservation's "Preservation Week." Recent tours have included Fort Sheridan, the Ravinia Area, and the West Side. Another part of its educational efforts is its participation in the Highland Park High School's Focus on the Arts program, held every two years

to acquaint local high school students with the variety of arts in the region. In 1987-88 the Commission undertook a historic landscape survey, the first in the State. It was co-sponsored by the Commission, the Park District of Highland Park, and the Illinois Historic Preservation Agency. The Commission has conducted an annual Preservation Awards Program since 1989. The purpose of the program is to encourage and recognize exterior and/or interior rehabilitation work that not only preserves and protects older homes but enhances the community's unique neighborhoods.

The Commission has often played an activist role in preservation in the community, lobbying for the preservation of such important structures as the Christian Science Church, the Florsheim House, and the Jens Jensen Summer House and Studio, which was added to the Multiple Resource Area in 1991. The Commission was instrumental in persuading the city administration to restore the wood cupola on City Hall in an authentic manner, not in aluminum, and in employing proper preservation techniques in the repair of the stone bridge in South Deere Park.

Soon after the ordinance was passed, Highland Park was designated a Certified Local Government by the National Park Service. Owners of designated landmark properties in the community are also eligible for certain tax incentives when rehabilitating their buildings. The most common of these is the State of Illinois Property Tax Assessment Freeze for owner occupants of single family (1-6 unit) homes. Several owners of landmark homes in Highland Park have received a certificate of rehabilitation under this program.

Compared with other communities in the region, Highland Park was early in its adoption of an ordinance and quick in the identification and designation of many historic resources. Its multiple resource submission to the National Register was the first by a community in Illinois. The broad based support that preservation enjoys in the community is impressive and awareness of the community's architectural riches is widespread. In fact, in 1997, the Landmarks Preservation Council of Illinois gave the Highland Park Preservation Commission an award for its preservation achievements.

But in the years since 1982-83, when most of Highland Park's historic properties and districts were listed on the National Register, there have been only two additional individual listings. Even the number of local designations has diminished dramatically. In the first eight years of its existence the Commission designated 41 local landmarks; in the next eight years, (since 1991) only 14. This survey is a step in evaluating other important resources that may have been overlooked and setting the stage for a reinvigorated local designation program.

THE HIGHLAND PARK SURVEY

OBJECTIVES OF THE SURVEY

Historic preservation benefits the community as a whole, as well as the individuals who own and use historic properties. The following are the principal objectives of this survey.

To heighten public awareness of the richness of the historic architectural resources in Highland Park

Residents can appreciate how their community has contributed to the overall development of the North Shore and the Chicago metropolitan area when they are aware of local architecture and history. This can include knowledge of the architecturally and historically significant homes around them — the architectural styles, prominent architects' work, dates of construction, prominent local historical figures residing in the area, and the general patterns of community growth. Documentation of the community's architectural and historic heritage can be, and already has been used in a variety of ways. The material gathered in this survey can be a valuable addition in creating educational programming, books, articles, walking, bus and bike tours, and exhibitions.

To designate architecturally and historically significant structures and neighborhoods as landmarks to ensure their preservation

Many owners may not realize the exceptional architectural and/or historical value of their homes. Development pressures in many areas of the region, particularly the North Shore, make some properties seem attractive for demolition and redevelopment. Recognition of what is special about the city's building stock through the designation of buildings as landmarks can increase the value of historic properties and may make it easier to sell preservation. And when necessary, designation can also provide the city with tools to prevent demolition or inappropriate alterations through the building permit review process imposed by the preservation ordinance. This will ensure that future generations of Highland Park citizens can enjoy the enduring aesthetic and cultural values of structures with significant architecture and history.

To assist individual property owners in maintaining and improving their homes and to provide economic incentives for preservation

Many owners of historic properties may not realize the historic features that make their buildings special. In some cases this has led to inappropriate modernizations that remove or cover up character-defining features, or unsympathetic additions that overpower or obscure the original character of the house. This survey will assist property owners in identifying and preserving their home's critical features. With landmark designation, owners of landmark properties who rehabilitate their buildings may be eligible for property tax incentives.

SURVEY METHODOLOGY

Every principal structure and most secondary structures on every street within the two survey areas have been viewed and evaluated by a team of field surveyors. A complete database by property address has been created, as well as an individual data form with one black and white photograph for each principal structure and each secondary structure in the survey areas. The database and individual data forms both include the following information: use, condition, integrity, architectural style, construction date, architect or builder when known, architectural features, alterations, and a significance rating. The forms contain current photographs of the primary and secondary structures at each address, and are archived at the City of Highland Park Department of Community Development.

Several ways of collecting information were used to complete the database and data form for each principal structure surveyed. (See sample survey form in Appendix C) The surveyor recorded most items based on observation in the field – use, architectural style, description of architectural features, and any alterations. The surveyor also estimated a date of construction and indicated it with a “c.” Available building permit records in the offices of the city of Highland Park were used to verify construction and alteration dates and information from them was recorded on the back of the forms. A variety of published texts, walking tours, and guidebooks on Highland Park architecture were also consulted.²

The main sources used to determine architectural styles were *A Field Guide to American Houses* by Virginia and Lee McAlester (1985) for high-style buildings and *Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley* by John A. Jakle, Robert W. Bastian, and Douglas K. Meyer (1989) for vernacular building types.³ Descriptions of specific architectural features relied on the *Old-House Dictionary* by Steven J. Phillips (1989).

In the field, the surveyor made a judgment on the integrity and the significance of each structure based on specific evaluation criteria. The survey forms were later reviewed in the office so that an individual building could be evaluated within the context of the city as a whole.

EVALUATION CRITERIA

All principal buildings in the areas surveyed were evaluated for local architectural significance using the criteria for architectural significance as stated in the Highland Park Ordinance. An "S"

² These included: Philip Berger. *Highland Park: An American Suburb at its Best*, Marvyn Wittelle. *Pioneer to Commuter: The Story of Highland Park; Heritage and Grace House Tour*, September 28, 1997; *Highland Park by Foot or Frame, an architectural and historical odyssey*, 1980; *Ravinia.. A Symphony of styles*, September 8, 1996.

³ Additional Sources include: John M. Baker, *American House Styles: A Concise Guide* New York: W. W. Norton & Co., 1994.; John J.-G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, New York: W. W. Norton and Co., 1981.

indicates that the building would be eligible for listing as an individual local landmark. A "C" indicates that it would be a contributing building in a locally designated historic district. An "NC" would be a building that is non-contributing to the time period of significance for a local historic district. Although the local ordinance itself only uses the contributing and non-contributing ratings, the use of "S" in this survey is a way of distinguishing from among contributing buildings those that are exceptional. Since there is no age limit in the local ordinance, buildings less than fifty years old with exceptional architectural merit could be ranked significant. Integrity, that is, the degree of original design and historic material remaining in place, was factored into the evaluation. No building was considered locally significant if it had more than minor alterations. Similarly, buildings that might otherwise be considered contributing because of age and historic style, but that have been greatly altered, were ranked as non-contributing. Buildings were evaluated primarily for their architectural significance, with historical significance, known in only a few cases, being a secondary consideration. It is possible that a building could be elevated to a locally significant ranking and thus considered for individual local landmark designation by the Historic Preservation Commission if additional historic research identifies an association with important historical figures or events. For some buildings whose significant historic features have been concealed or altered, they might also be re-ranked as locally significant if unsympathetic alterations are removed and significant historic features restored.

Second, all principal and secondary structures on a property were analyzed for potential National Register listing. A "Y" (Yes) indicates that the surveyed building likely would be a good candidate for individual listing on the National Register. An "N" (No) indicates that it would not. "Criteria" refers to the National Register criteria which were considered. Only criterion "C," architectural significance, was used in evaluating potential National Register eligibility. Criteria "A" and "B" which refer to historical events and persons, were not considered. For the question, contributing to a National Register District, a "C" building would be a good contributing building in a National Register historic district. A "NC" building would not. Some buildings are already listed on the National Register or in a National Register district. If so, they are marked Y or C just as those that are likely but unlisted candidates, and they are marked "NR" under "listed on existing survey."

The other notations under "listed on existing survey" include IHSS, which indicates the building was included in the Illinois Historic Structures Survey, completed by the State Historic Preservation Office in the early 1970s; HP, which indicates the building was previously surveyed in the c.1980 local survey on file in the Highland Park Community Development Department; and HPL, which indicates the building has been designated a local landmark.

Architectural integrity is evaluated by assessing what alterations to the original historic structure have occurred. Structures were considered unaltered if all or almost all of their historic features and materials were in place. Minor alterations were those considered by the field surveyor to be reversible. Generally, aluminum, vinyl or other siding installed over original wood clapboard siding is considered a reversible alteration. Major alterations include irreversible changes and additions. These include porches and other architectural detailing that have been completely removed and for which there is no actual physical evidence or photo documentation to accurately reproduce them; window changes in which the original window opening size has been altered and there is no

evidence of the original sash configuration and material; and large, unsympathetic additions visible from the street which greatly compromise the historic character of a house.

NATIONAL REGISTER RATINGS

A. INDIVIDUAL LISTING (Y)

- Must be a site, building, structure or object that is at least 50 years old (unless it has achieved exceptional significance) and meets one of the following criteria: (a) be associated with events that have made a significant contribution to the broad patterns of our history; (b) be associated with the lives of persons significant in our past; (c) be architecturally significant, that is, embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values. It must also possess integrity of location, design, setting, materials, workmanship, feeling and association from the date of construction or period of significance.

B. CONTRIBUTING TO A HISTORIC DISTRICT

- Age. Must have been built or standing during the period of historic significance or be at least 50 years or older (built before 1950).
- Integrity. Any building that possesses enough integrity to still be identified with the period of historic significance.

C. NON-CONTRIBUTING

- Age. Any building or secondary structure built after the period of significance or less than 50 years old (built in 1950 or later).
- Integrity: Any structure that has been so completely altered after the period of significance that it is no longer recognizable as historic.

LOCAL SIGNIFICANCE RATINGS

A. SIGNIFICANT

- Age. There is no age limit although if it is less than 50 years old (built before 1950) 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.⁴ 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 only one of the few examples of a particular style, more leniency in integrity was permitted.

B. CONTRIBUTING TO A HISTORIC DISTRICT

- Age. Must be at least 50 years old (built before 1950).
- 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.
- Integrity. May have a high degree of integrity, but be of a common design with no particular architectural distinction to set it apart from others of its type. May have moderate integrity: if it has been altered, it must be in some ways that can be reversed. Must possess at least one of the following: original wall treatment; original windows; interesting architectural detail, readily recognizable and distinctive historic massing.

C. NON-CONTRIBUTING

- Age: Most buildings less than 50 years old (built in 1950 or later)
- Integrity: Any building at least 50 years old whose integrity is so poor that most historic materials and details are missing or completely covered up or any building over 50 years old that has unsympathetic alterations that greatly compromise its historic character. Poor integrity was present if all of these factors were missing: original shape; original wood siding; original windows (especially if window openings were also changed); original architectural detail and trim.

⁴ 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. This chapter was most recently amended on February 10, 1997.

DESCRIPTION OF THE SURVEY AREAS



Ravine Drive, Highland Park, Ill.

Postcard of Ravine Dr.

1910

The Central East Area is a large area of approximately 306 acres, east of the railroad tracks to Lake Michigan. Its northern boundary is the Linden Park Place/Belle Avenue National Register Historic District, and its southern boundary is Sheridan Road and the houses that are on the south side of Ravinoaks Lane. Within this boundary is the Hazel Avenue/Prospect Avenue National Register Historic District. Although the survey area boundaries are adjacent to or wrap around these two existing National Register districts, buildings within the existing districts were not intensively surveyed as part of this project. Survey information was compiled for these properties at the time of the National Register nomination and is available.

The topography of the Central East area is gently rolling, and marked by a network of ravines which lead to Lake Michigan. At the lake edge itself, residential lots are sited on bluffs that overlook the lake. The street pattern includes Central Avenue, which was laid out in a formal manner as a straight, wide avenue from the train station to the Lake, and Prospect Avenue, which branches off from Central Avenue on a diagonal. The streets on either side of Central are laid out in a rectilinear pattern. However, south of Laurel they are curved to take advantage of the ravines. Many of the residential lots in this area face the street, and overlook ravines in the rear. Typically there are driveways which lead to side attached garages or detached garages in the rear of the property. The area is wooded in many parts and has a variety of ground cover, shrubs, and various low-lying vegetation. Sheridan Road forms the southern boundary of the survey area and is a residential street, although one which is heavily traveled. There are three parks adjacent to the survey area: Memorial Park, a small triangular park where Laurel and Prospect divide, Millard Park, along Ravine Drive and the Lake, and Central Park, where Central Avenue meets the Lake.

The Central Avenue/ Deerfield Road Area is an eight block area of approximately 54 acres, lying roughly in the triangle formed from where Central Avenue and Deerfield Road divide, east to First Street on the south, and McGovern Street on the north. This is part of the area west of the Chicago and North Western railroad tracks that was first platted in 1869 by the Highland Park Building Company as part of the business district and for lower cost housing. Within this flat, triangular area the streets are laid out in a traditional grid with rear alleys, and relatively small lots, typically 40 - 50 feet wide. The block of First Street in the survey area is directly across from the train station. There are a few commercial structures on this block on both First Street and around the corner on Laurel Avenue. Central Avenue between Deerfield Road and First Street is a mix of commercial and residential structures, including some residential structures that have been converted for commercial use. The mixed blocks on Central west of McGovern have been included in the survey area.

EVALUATION OF STRUCTURES IN THE SURVEY AREA

There are 358 principal structures and 123 secondary structures that were surveyed in the Central East survey area. Of these, 111 (31%) were ranked locally significant; 115 (32%) were ranked contributing to the character of a local historic district; and 132 (37%) were ranked non-contributing to a local historic district. Some of those that were ranked non-contributing are from the early 1950s and might be considered contributing to a historic district that encompassed a time frame embracing that period.

Nine buildings were considered potentially eligible for individual listing on the National Register. If a National Register historic district were created, 210 (59%) would be contributing and 148 (41%) non-contributing. A National Register district generally does not include anything less than 50 years old.

In the Central Avenue/Deerfield Road survey area there were 159 principal structures and 78 secondary structures. Of these, 13 (8%) were ranked locally significant; 93 (58%) were ranked contributing to the character of a local historic district; 53 (33%) were ranked locally non-contributing to a historic district.

None were considered potentially eligible for individual listing on the National Register. If a National Register historic district were created, 117 (73.5%) would be contributing and 42 (26.5%) non-contributing to that district.

SIGNIFICANT AND CONTRIBUTING BUILDINGS IN THE CENTRAL EAST SURVEY AREA

SIGNIFICANT AND CONTRIBUTING BUILDINGS IN THE CENTRAL AVENUE/DEERFIELD ROAD SURVEY AREA

HISTORY OF HIGHLAND PARK

The earliest settlers in the Highland Park area were Irish and German farmers who first arrived in the late 1830s. In the 1840s and 1850s two settlements at St. Johns and Port Clinton, were formed along the lakeshore but were eventually abandoned. It was the opening of the Chicago and North Western railroad commuter rail service on January 1, 1855, that initiated the development of Highland Park as one of a string of railroad suburbs beginning to radiate from Chicago. Walter Gurnee, president of the railroad, placed the first train station at Central and First Street, to ensure the financial success of his large land holdings. Through the Port Clinton Land Corporation formed by him in 1853, Gurnee bought up tracts of land from the settlement of Port Clinton south to Central Avenue. He envisioned the area as the locale for the mansions of wealthy businessmen who would commute to Chicago.

A few small commercial buildings, containing a Post Office, an express office, a store and a saloon, together with about a dozen houses, soon grew up on the west side of the station in the area that is part of the Central Avenue/Deerfield Road survey area. At this time there were only two houses east of the railroad tracks.⁵



Significant residential growth of the community did not really begin, however, until the Highland Park

Building Company was formed in 1867 by a group of Chicago businessmen who purchased 1200 acres from Gurnee. The resident manager of the company, Frank Hawkins, hired the landscape architect firm of Cleveland and French. 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 which 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 Edgewood Road and what would be its extension to the Lake. Central and Laurel Avenues were each laid out in straight lines to the lake. The area east of the railroad tracks, where the Central East survey area is located, was intended for large homes on those streets and other irregularly laid out streets south of them which followed the natural topography. The Highland Park Building Company soon opened all the platted streets and

⁵ Eva Egan Truax, *Notes on History of Highland Park, IL*. North Shore Chapter Daughters of the American Revolution, 1920. [no pagination in book]

built a fine hotel at the corner of St. Johns Avenue and Ravine Drive.⁶



Central Ave.

C. 1899

A charter for the new city was granted by the state legislature in 1869 with Frank Hawkins as the first mayor. Incorporation was sought so the new municipality could gain authority to drive out the saloons that had grown up in the early settlement.

As residents were attracted to the newly developing city, they either bought the houses built by the Highland Park Building Company on speculation, or they chose a house in the Victorian Gothic Revival or Italianate styles from pattern books of the time and had the company build the house for them. Four of the prototype houses the Highland Park Building Company built on Linden Park Place, adjacent to the Central East survey area, are still standing — two Victorian Gothic Revival houses at 211 (extensively remodeled) and 296, and two Italianate houses at 243 and 274. Other houses by the Highland Park Building Company and in the Central East survey area include 147, 274, 288, and 326 Central Avenue, 500 Hazel Avenue, 217 and 304 Laurel Avenue, and 315 Prospect Avenue. Of these, 274 Central and 217 Laurel are not yet protected by local landmark designation.

The area west of the tracks, which includes the Central Avenue/Deerfield Road section of this survey, was intended for commercial development and lower income homes, a continuation of the pattern of development that already existed. Here the lots were drawn smaller and the streets laid out in a basic grid parallel and perpendicular to the tracks. As streets such as First and Second intersected with Central, they became the location for small businesses. Interspersed on First and Second and on the cross streets of Central, Laurel, and Deerfield were located modest vernacular housing types generally dating from the 1870s through the 1920s. Most of the original commercial building stock has been replaced throughout the years with larger apartment buildings and commercial blocks. Some of the older houses remain in the area.

During the 1890s Highland Park became an area of summer estates for the wealthy. Country club life came to Highland Park with the opening of Exmoor Country Club in the summer of 1897. The purchase of the 95-acre Stupey Farm for its site was led by William Alexander and Sylvester Millard. Millard had received attention a few years earlier with the construction of his log home at 1623 Sylvester Place, which is in the Central East survey area. Millard's



Exmoor Country Club

1925

⁶ Truax [no pagination in book]

conviction of the beauty of lakefront land led to the unprecedented development of the east side of the city. Prior to that, most prospective residents had been afraid the land would wash into the lake.⁷



Millard House

The Millard House was designed in 1893 by W. W. Boyington, an early Highland Park mayor from 1875-1877 and one of Chicago's earliest and most prolific architects. He is best known for his design of the Old Water Tower in Chicago, which was one of the few structures that survived the Chicago fire of 1871.

In 1901, the development of a "summer colony" by members of Chicago's German-Jewish elite had a significant influence on the attraction of many other wealthy Jewish

families to Highland Park. Four Hyde Parkers, Oscar Forman, Nathan Leopold, Sr., Henry Steele, and Alfred Schwab, built the residential compound of Wildwood on a tract located on Hazel Avenue near Linden Avenue. They chose Highland Park for their summer homes because of the city's liberalism and heightened social consciousness when compared to other North Shore communities. The 1908 establishment of the Lake Shore Country Club on Lake Michigan at the border of Highland Park and Glencoe, spurred the further development of Highland Park and adjacent Glencoe as Jewish summer colonies. Some of the most prominent members of Chicago's German-Jewish community eventually settled here.⁸ Two of the Wildwood houses, at 360 and 390 Hazel Avenue, remain standing in what is now the Hazel-Prospect Historic District.

Highland Park remained attractive through the early 1900s as a summer retreat. Several country clubs, notably Bob O'Link, Old Elm, and Northmoor, were built by the 1920s, all of them on the flood plain near the Skokie River, alongside the western edge of the 1869 platted area of the city. About the same time, a trend toward winterizing houses for year round use began occurring all over Highland Park, so that daily commuting to offices in Chicago soon became commonplace.

The separate community of Ravinia, which bordered the southern boundary of the Highland Park Building Company additions near Cary Avenue and Lake-Cook Road, was annexed to Highland Park in 1899. By 1926 Highland Park had annexed other areas and achieved its present size. The population of the city grew from about 3000 in 1900 to an estimated 7500 by 1918.⁹ Its population

⁷ Wittelle, p.78

⁸ Michael H. Ebner, *Creating Chicago's North Shore*. Chicago and London: The University of Chicago Press, 1988. p.221-222

⁹ Sanborn maps, 1900,1907, Collection of Highland Park Public Library

by 1930 was 12,203.¹⁰ By the 1990 census, the population had reached 30,575.

PROMINENT ARCHITECTS¹¹ AND ARCHITECTURAL STYLES

The avant garde Prairie Style was introduced to Highland Park with Frank Lloyd Wright's Ward Willits House at 1445 Sheridan Road, built in 1902. The house is said to be the first complete synthesis of Wright's seminal ideas. Other designs by Wright in the Central East survey area include the Mary W. Adams House at 1923 Lake Avenue, built in a modified cruciform plan, and the George Madison Millard House at 1689 Lake Avenue, which has a linear plan that prefigures that of the Robie House, built in Chicago a few years later. Wright's gardener's cottage for the Willits House is at 1450 Waverly. In the 1960s it was remodeled into a private residence with a glass enclosed entry, reportedly with plans approved by the Taliesin Fellowship.¹²

Frank Lloyd Wright (1867-1959) is America's most well known, and some say most important, residential architect, and is credited with revolutionizing contemporary domestic architecture. Wright was a native of Wisconsin who came to Chicago in the spring of 1887. There he first worked with Joseph Lyman Silsbee and Louis Sullivan. By 1893, he had established his own practice and built his own house in Oak Park. Between 1902 and 1909, he created and worked in a studio-atelier at his Oak Park house, where he developed the Prairie Style.¹³ The Prairie Style is distinguished by rambling, connecting, open, horizontal spaces that are said to relate to the gently rolling landscape of Wright's native Wisconsin.¹⁴ In 1911, after an extended trip to Europe, he established the Taliesin Fellowship in his studio-workshop in Spring Green, Wisconsin. In 1931, he established Taliesin West in Scottsdale, Arizona, employing the same principles. In over fifty years of practice it is estimated that he built more than 400 structures.

The Prairie Style took hold and is represented in Highland Park by George Maher, Thomas Tallmadge, John Van Bergen, and Dwight Perkins. Of these, Van Bergen, who lived in Highland Park, is represented in the survey area with the greatest number of examples. Although the designs of both Tallmadge and Perkins frequently employed Prairie style characteristics, the houses in the survey area by these architects are stylistically different. The Tallmadge house is predominately Tudor Revival and the Perkins house has Craftsman-style features.

John S. Van Bergen (1885-1969), whose practice was generally limited to small scale residential work, practiced Prairie Style architecture much longer than any of his fellow architects. He started his practice, without any architectural training, in the office of Walter Burley Griffin and was

¹⁰ National Register Nomination, Sect. 8 p.7

¹¹ Prominent architects profiled here are only those who have designed buildings in the two survey areas. There are other prominent architects not discussed whose work can be found in other parts of Highland Park.

¹² Berger, p. 39

¹³ National Register Nomination, Sect.8 p. 19

¹⁴ Zukowsky, vol 1 p 21

actually the last employee to be hired by Wright before he closed his studio in 1909 and left for Europe. But for most of his career, after returning from World War I in 1919, Van Bergen practiced alone, in the Ravinia section of Highland Park. In 1927, he built his home at 234 Cedar, across a deep ravine from Jens Jensen's studio. Occasionally they collaborated. Between 1920 and 1947, when the Van Bergen family left the area, he designed over forty projects. His most important commission in Highland Park was Braeside School (1927), but he also designed the Humer Building at 1894 Sheridan Road (1926), and 344 Elm Place, 1635 Linden Avenue, and 1535 Forest Avenue in the survey area. His work is typically Prairie Style, characterized by horizontal lines, broad overhangs and ribbons of windows. Many of his designs are more symmetrical than Wright's. He favored the use of rough-faced limestone.

Not only was Dwight Perkins (1867-1941) a noted specialist in the field of school architecture, he also designed many residences on the North Shore. Educated at the Massachusetts Institute of Technology, he arrived in Chicago in 1888. He shared office space in Steinway Hall with Frank Lloyd Wright and other followers of Wright. Perkins' interest in fine detailing had much in common with Wright's philosophy that ornamentation should be taken from the nature of the materials used. Perkins formed a partnership under the name of Perkins, Fellows & Hamilton, which practiced from 1894 through 1925. After that he continued to work with Perkins, Chatten & Hammond for another 10 years. Perkins also served at one time as architect for the Chicago Board of Education. A close friend of Jens Jensen, Perkins was active in promoting and designing the West Park System for Chicago and worked to establish the Cook County Forest Preserve System.¹⁵

The large substantial homes constructed from the early 1900s on were generally revival style residences, architect-designed, and built on large pieces of property near the lake. The 1893 World's Columbian Exposition in Chicago, which itself had structures that were largely classically inspired, revived an interest in historical styles. As was the case in all of the Chicago region, architectural styles after the fair were derivative of Colonial, Tudor, and Spanish styles. The nationally prominent and locally important revival style architects whose work is represented in the Central East survey area include: Howard Van Doren Shaw, Arthur Heun, Ernest Grunsfeld, Jr., Robert Seyfarth, Max Dunning, and William Mann. Waverly Road contains a large number of stately historical revival designs.

Howard Van Doren Shaw (1869-1926) was a nationally respected architect who designed numerous buildings of varied types, all of which exemplified originality and good taste in design. Although he is best known for his large country estates, other commissions included the Goodman Theater at the Art Institute, the Lakeside Press Building near Chicago's McCormick Place, and Market Square, the center of Lake Forest's commercial district. Shaw was a native of Chicago, born to prosperous parents, and was educated at Yale University and the Massachusetts Institute of Technology (MIT). He opened his own office in 1897 and gained a reputation as the Midwest's preeminent society architect. He designed many beautiful country homes with attractive gardens along the North Shore. Among the nine residences he did in Highland Park are the A. G. Becker property at 405 Sheridan

¹⁵ Henry F. Withey, *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey and Ingalls, Inc., 1970. p. 468

Road, which is on the National Register, and the 1928 Tudor Revival house at 1419 Waverly Road, which is in the Central East survey area. Shaw was awarded the AIA Gold Medal for Lifetime Achievement in 1927, shortly after his death.¹⁶

Like Howard Van Doren Shaw, Arthur Heun (1866-1946) designed revival style residences for an upper class clientele. Born in Michigan, he came to Chicago when he was 21 and took over the practice of Francis Whitehouse in 1893. Heun acquired a noteworthy reputation in the field of domestic architecture, with designs that were largely derived from the classical styles but were extremely simplified in the use of detail. The proportions and symmetry of his designs are graceful and sophisticated.¹⁷ He developed a close relationship with the Loeb family, designing for Ernest Loeb the Georgian Revival house at 1425 Waverly Road (1930) and for his brother, Allan Loeb, the Georgian Revival house next door at 1427 Waverly Road (1929). He also designed their father's house in the Kenwood neighborhood of Chicago. The Ernest Loeb House is on the National Register.

Max Dunning(1873-1945) was a well known architect in Chicago and the Midwest. Perhaps his most important commission was for the Furniture Mart in Chicago. Born in Wisconsin and educated at the University of Wisconsin, he came to Chicago in 1894. He practiced independently from 1901 through 1933, when he was appointed an advisor to President Franklin Roosevelt and moved to Washington D. C. His work is represented in the Central East survey area by one residence, the Tudor Revival Roscoe Morton Mayor House at 111 Laurel Avenue.

Among the local Highland Park architects, one of the most prominent was Ernest A. Grunsfeld, Jr. (1897-1970). Grunsfeld designed large, elegant houses for wealthy local clients. His designs were in traditional styles, but reflected an original approach. He studied at MIT, the Ecole des Beaux Arts in Paris, and the American Academy in Rome. He is noted for his design of the Adler Planetarium in Chicago, for which he won a gold medal at the 1939 Pan American Congress.¹⁸ He designed one house in the Central East survey area. It is the Richard Lowenthal House at 1418 Waverly Road (1933), loosely classified as Georgian Revival, but highly original and eclectic. Grunsfeld was also a lecturer at the University of Chicago and University of Illinois. After his retirement from architecture, he was active as a painter and lived in France. His son, Ernest A. Grunsfeld III, started his own architectural practice in 1956 and refers to himself as a modernist. In the Central East survey area he designed ten houses, six in the International Style, one Miesian, and three Ranch houses, built from the 1950s through the 1990s. At 1403 Waverly, he is currently building a house that replaces one he had designed on the same site in 1958.

Robert E. Seyfarth (1878-1950) was another prolific local architect. He designed many buildings

¹⁶ National Register Nomination, Historic Resources of Highland Park (Partial Inventory: Historic and Architectural Properties) Sect. 8 p. 17

¹⁷ National Register Nomination Sect. 8 p. 13, and Withey, p. 281.

¹⁸ National Register Nomination Sect. 8 p. 12

on the North Shore, most of which were residential and built for middle class or upper middle class clients. He was popular for an eclecticism that exhibited graceful proportions, fine detailing, human scale, and charm. Adjacent to the Central East survey area and within the Linden Park Place/Belle Avenue National Register district are four identical Dutch Colonial Revival houses by Seyfarth built in 1915 as speculative properties.¹⁹ Three houses he designed in the Central East survey area can be found on Waverly Road: the Tudor Revival house at 1426, the Colonial Revival house at 1442, and the Ranch house at 1415. Also in the survey area at 1375 Sheridan Road is another Colonial Revival style house. At the time the National Register nomination was prepared (1982), there were 52 houses by Seyfarth still standing in Highland Park.²⁰

William David Mann (1871-1947) was another local Highland Park architect who specialized in the field of domestic architecture. He designed hundreds of homes, many large and important, over a period of forty years. Among them are the Tudor Revival Robert E. Wood House at 54 Laurel Avenue and the French Eclectic house at 174 Hazel Avenue, both in the Central East survey area.²¹

The tradition of excellence in architectural design in Highland Park is not limited to historic buildings. It continued after 1930, into the modern period, when many houses were designed by prominent architects who won recognition for their work both in Highland Park and elsewhere.

The architectural firm of Keck and Keck has received world-wide acclaim for their avant garde International Style residences as well as credit with being the first American firm to consistently apply solar principles to residential architecture. During the peak of the careers of George Fred and William Keck in the 1930s, 40s and 50s, the firm designed several homes with innovative energy efficient principals. These included vast expanses of glass facing the south, flat roofs to retain a sheet of water that would evaporate and cool the interior, and radiant floor heating. They were selected to design the House of Tomorrow for the 1933-34 Chicago Century of Progress Exposition. The firm has received numerous awards for their work. Both the Kunstadter House (1952) at 1436 Waverly Road and the Milton Hirsch House (1963) at 65 Prospect Avenue have been recognized for their design significance. The Kunstadter House won the Chicago Chapter, AIA (American Institute of Architects) 1953 Honor Award for Best House Design. The Hirsch House received a 1964 citation of merit from the Chicago Chapter, AIA. Both homes are located in the Central East survey area, as is 1575 Hawthorne Lane, also designed by Keck and Keck.

Another award winning architect was Edward Dart (1922-1975), who was especially known for his church designs and his residential work. Dart graduated in architecture from Yale University and early in his career worked for Skidmore, Owings and Merrill in Chicago. In 1965 he formed the firm of Loebel, Schlossman, Bennett & Dart, which designed Water Tower Place in Chicago. Dart enjoyed a successful career and won many awards from the American Institute of Architects for his work.

¹⁹ Berger, p. 61

²⁰ National Register Nomination Sect. 8 p. 16

²¹ Withey, p. 390

In the Central East survey area, the Miesian house at 1880 Crescent Court (1958) is a Dart design.

Henry Dubin (1892-1963) designed one of Highland Park's most forward looking and technically innovative early modern residences in 1930 at 441 Cedar. Although none of his designs are in the survey areas, there are three notable Wrightian houses by his sons, Arthur and Martin David Dubin, who practiced under the firm Dubin, Dubin, and Motoussamy. These houses are at 229, 235, and 239 Park Avenue.²²

James Frank Eppenstein (1897-1955) is not very well known, but he designed a handful of homes in Highland Park, including a very modern house at 401 Woodland Road in 1935. Having studied architecture at Harvard and the Ecole des Beaux Arts, as well as furniture design at the Hochschule fur Frei and Angewandte Kunst in Berlin, he returned home to Chicago in 1932. He designed showrooms at the Merchandise Mart, but his best known Chicago building is his own house, a reconstructed graystone on Astor Street.²³ He designed the Robert S. Adler House at 1446 Waverly Road (1954), in the Central East survey area.

Bertram A. Weber (1898-1989), who was the son of Peter Weber, the designer of Ravinia Park, gained a fine reputation in his own right. After receiving a bachelor's degree in architecture from MIT in 1922, he worked in the office of noted country house architect Howard Van Doren Shaw. During his early years Weber's work was largely historical revival, but during the 1940s it was distinctly inspired by International style architecture. Flat brick walls, geometric shapes and large areas of glass were characteristic modern features. He lived in Highland Park and designed a number of handsome buildings for the community. These included the Karger Recreation Center on Green Bay Road, the addition to West Ridge School, and the American Legion Building that is located at 1957 Sheridan Road in the survey area.

LANDSCAPE DESIGN IN HIGHLAND PARK

Within the original sections of Highland Park that date from its first plat of 1869 are two distinct street and landscape designs. In the business district, west of what were the Chicago and North Western railroad tracks, the streets were laid out in relatively straight lines forming rectangular blocks parallel and perpendicular to those tracks. This pattern continued into part of the surrounding residential sections that are in the Central Avenue/Deerfield Road survey area, with Central Avenue and Laurel Avenue, two parallel streets that lead across the tracks to the lake. Landscaping was typically Victorian, carefully designed to ornament and frame, but not distract from the house itself. The house and large surrounding property at 147 Central Avenue was conceived with Victorian landscaping. This section of Central Avenue east of the business district has a central, landscaped parkway with a road bed on either side. It also retains its historic brick gutters along the property

²² National Register Nomination Sect. 8 p. 11

²³ National Register Nomination Sect. 8 p. 12

line, laid as part of an improvement project in the 1920s.²⁴

East of the railroad tracks, from approximately Walker on the north to Edgewood on the south, the area was platted by landscape architects, Horace W. S. Cleveland and William M. R. French, in a manner that took into account Highland Park's ravine-cut topography. They were hired by the original Highland Park Building Company to lay out the town in 1869. An 1872 plat in the collection of the Highland Park Historical Society shows their design and states that the properties were "For Sale by the Highland Park Building Company, Frank Hawkins, agent." Several undated plats exist from about this same time period showing that the area was first platted south to Hazel Street and soon after extended to Edgewood.

Cleveland and French had a loose partnership whose active practice extended into Wisconsin and Indiana, as well as Iowa, Minnesota, Nebraska, Kansas, Ohio, and Michigan.²⁵ Cleveland opened an office in Chicago in 1869 where he stayed until he moved to Minneapolis in 1886. He worked with Olmstead & Vaux on Prospect park in Brooklyn, but probably his most recognized work was the comprehensive plan for the Minneapolis park system. Cleveland's designs were in the picturesque tradition of Andrew Jackson Downing.²⁶

When Cleveland and French platted Highland Park, great care was taken to incorporate the beauty of the area's natural attributes into their plans. They laid out the area with Central Avenue as a formal boulevard from the train station to the lake. This concept was patterned after Boston's famed Commonwealth Avenue. Prospect Avenue was built to take advantage of the view of the lake from atop a hill south of Central Avenue.²⁷ Lots for home sites to the north and south were placed along beautiful curving roads adjacent to the ravines. Wooded areas and other natural vegetation were left in place to the extent possible to provide for the most naturalistic setting. Cleveland designed in the picturesque style, characterized by informal, yet smoothly defined spaces that respect the wildness of nature. He was greatly influenced by Frederick Law Olmsted, Sr., who has become known as the father of landscape architecture in the United States.

The naturalistic approach to landscape design in Highland Park initiated by Cleveland and French was advanced by Jens Jensen (1861-1950), a Danish immigrant. Jensen purchased land in the Ravinia area of Highland Park and built a summer house and year-round studio on his ravine site. From this studio, Jensen maintained a busy private practice, designing many large estates while being simultaneously employed by the Chicago Park System. Although it is unknown and there is

²⁴ JoAnn Nathan, dir. *Highland Park, IL Historic Landscape Survey Final Report*, 1988. p. 19

²⁵ *American Landscape Architecture: Designers and Places*, The Preservation Press. p.27

²⁶ Norman T. Newton *Design on the Land: The Development of Landscape Architecture*. Cambridge, Massachusetts: The Belknap Press of Harvard University Press, 1971.

²⁷ Wittelle, p. 41

no hard evidence to date that Jensen ever met Cleveland or French,²⁸ he was very likely familiar with the naturalistic form of the 1872 plat of Highland Park. The Cleveland and French plan, which preserved much of the natural charm of the ravines and lakeshore, served as ground work for Jensen's residential landscape designs in Highland Park.²⁹

Jens Jensen practiced in the Prairie Style, which was an expression of the strong Midwestern regionalism associated with Frank Lloyd Wright. His work respected the powerful aesthetic influence of the prairie, favoring broad open meadow-like yards with curving edges and trees like hawthorns with horizontal branching. He almost always utilized native plant material and emphasized local color. He worked with the contours of the land, while incorporating water elements and limestone rockwork in his designs. His work is characterized by curving paths leading to sun openings, stone bridges and benches, stonework laid in layers to echo natural formations, ponds and meandering streams, and stone "council rings" which allowed for friendly gatherings in the garden³⁰ His designs greatly influenced Highland Park's visual character. Jens Jensen Park still retains his trademark council ring even though most of the original plantings have not survived. The Ernest Loeb Estate, at 1425 Waverly Avenue in the Central East survey area, is among the best restored examples in the city of Jensen's residential work, with fine examples of his rockwork throughout.³¹ The house at 303 Ravine Drive also has a Jensen landscape. Jensen remained in the area until 1935, when he moved to Door County, Wisconsin. His Highland Park home at 930 Dean Avenue is listed on the National Register, as is the landscape he designed for the A.G. Becker estate at 405 Sheridan Road.

One of Jensen's contemporaries was May Theilgaard Watts, who moved to Ravinia in 1928 when Jensen had his studio there. She was an active member of Friends of Our Native Landscape, a conservation group founded by Jensen in 1913. She taught, and he frequently spoke, at a school for teachers and leaders sponsored by this group.³² Watts authored several books, including *Reading the Landscape of Europe* (1971), *Reading the Landscape of America* (1975), and a book on Ravinia called, *Ravinia, Her Charms and Destiny*, which encouraged the use of natural vegetation.³³ She also developed nature trails in Roger Williams Park. Her house at 467 Groveland Avenue is a local landmark. Neither the park nor her house are in the survey areas.

²⁸ Susan Benjamin phone interview with William Tishler (6/7/99)

²⁹ Grese, Robert E., *Jens Jensen: Maker of Natural Parks and Gardens*. Baltimore: The Johns Hopkins University Press, 1992. p. 37.

³⁰ National Register Nomination Sect. 8 p. 14

³¹ National Register Nomination Sect. 7 p. 8

³² Susan Benjamin phone interview with Carol Doty (6/7/99)

³³ National Register Nomination Sect. 7 p. 8

Two other significant landscape architects should be mentioned. Both lived in Highland Park. One, Jensen's son-in-law, Marshall Johnson, became Jensen's chief designer and carried on his tradition, designing a number of Highland Park landscapes, although none of them are in the survey area. Coming out of the naturalist tradition, but not limited by it, was Gertrude Kuh, who practiced from 1931 to 1979. Her designs emphasized low maintenance, privacy, and simplicity within the context of the North Shore natural environment. She frequently used stone and brick terraces with seating walls, rolled gravel paths and courtyards, and precast pavers. There are several examples of her work in the East Central survey area: the Milton Arenberg house at 1880 Crescent Court designed by Edward Dart, the Max Sickle house at 1534 Forest Avenue designed by Ernest A. Grunsfeld III, and the Frederic Greenebaum house at 1788 Lake Avenue, also designed by Grunsfeld. All three houses and landscape designs date from the late 1950s.

ARCHITECTURAL STYLES IN HIGHLAND PARK

There are many different architectural styles and vernacular and popular house types in the city of Highland Park and in the areas that were surveyed. These represent a cross section of Midwest housing construction spanning over 130 years. Architectural high-styles describe well-defined and commonly illustrated stylistic categories. Vernacular and popular house types are generally non-stylistic and include 19th century vernacular types whose design depends on a builder's experience and knowledge, as well as later 20th century popular types which were typically constructed according to widely available published plans.

Architectural high-styles are defined based on the distinctive overall massing, floor plan, materials and architectural detailing that can be identified in a building. High-style buildings were often individually designed by an architect for a specific client at a chosen site. But even if no professional architect was involved, these homes display a conscious attempt to incorporate common architectural characteristics in fashion during the time they were built.

High- styles can be considered in two broad categories. The first includes buildings with their style based on historic precedents. This category is made up of buildings from the Victorian Period that were loosely based on styles from the past, such as Italianate and Gothic Revival. It also incorporates the more literal historic revival styles that prevailed during the 1910s and 1920s, such as Colonial Revival, Tudor Revival, Georgian Revival and others. Finally, it includes homes built during the modern period, dating from after 1930 through the present. These later high-style buildings are those classified as Post Modern and Neo-eclectic. The homes labeled Post-Modern employ a personalized, and sometimes highly idiosyncratic, use of historic details. Neo-eclectic styles, from the 1980s through the present, include a variety of conscious interpretations of historic styles. They are sometimes referred to as Neo-Traditional because of a more literal use of historic elements.

The second category of high-style buildings that were built during the 20th century includes a variety of styles that generally make no reference to prior historic styles. Rather they look to practical massing based on the function of the building, use of modern materials, and little, if any ornament. The earliest of these is the Prairie Style which Frank Lloyd Wright fathered in the early 1900s. Others date from the modern period and include International Style, Art Deco, Art Moderne, Wrightian, and various Contemporary styles. A considerable number of buildings constructed in the 1950s and 1960s in Highland Park are architect-designed in the International and Contemporary styles, and their architectural significance can readily be identified.

Those buildings not defined as high style are either considered vernacular or popular in type. 19th century vernacular buildings were usually built by an owner or builder who relied on simple, practical techniques and locally available materials for overall design and floor layout. Availability and locale determined the types of structural systems, materials, and millwork found in vernacular buildings. Because of this, vernacular buildings are most easily classified by their general shape, roof style, or floor plan. Occasionally, ornament characteristic of a high style such as Gothic Revival or Queen Anne is applied to the facade.

Beginning in the early 20th century, plans for popular house types were widely published and made available in books and catalogues. The earliest of these 20th century popular house types was the American Foursquare, which some art historians suggest was influenced by the horizontality of the Prairie style and the Bungalow. The American Foursquare, with broad eaves and a hipped roof, was particularly popular between 1900 and 1910. Bungalows of various sorts were built throughout the country until 1930. After 1930, during the modern period, popular house types included the Ranch, the Raised Ranch, and the Split level. During the post-World War II years, Ranch houses were built all over the country by the hundreds of thousands. A great many of these Ranch houses have Colonial detailing; others are clearly contemporary, with few stylistic features. Some were architect- designed. Split levels, generally devoid of much historic detailing, were particularly popular from the 1950s to the 1970s.

ARCHITECTURE IN THE CENTRAL EAST SURVEY AREA

PROMINENT HIGH-STYLES

The Central East survey area contains a wide range of high-style buildings, many of which, particularly those from the 20th century, were architect-designed. Of the 358 buildings surveyed, 277, or 77% can be categorized as high-style. Examples of high-style buildings from the historic revival category include, in approximate chronological order: Victorian Gothic Revival (3), Italianate (12), Second Empire (2), Queen Anne (11), Shingle (5), Classical Revival (7), Colonial Revival (73), Dutch Colonial Revival (10), Craftsman and Craftsman Bungalow (18), Tudor Revival (29), Collegiate Gothic Revival (1), French Eclectic (13), Georgian Revival (8), Spanish Colonial Revival (1), Mission (1), Italian Renaissance Revival (1) and Cape Cod(1). Two unusual architect-designed structures are of log construction. Historic revival style buildings from the modern period include Post Modern (1) and Neo-eclectic (15), including Neo-French, Neo-Tudor, and general Neo-Traditional.

Among the high-style buildings that make no reference to historical styles, the earliest are in the Prairie Style (8). High-style buildings from the modern period include Contemporary (21) from as early as 1935 through the 1990s; International Style (20); Wrightian (8); Miesian (4); Shed Roof (3); Monterrey (1); and A-frame (1).

There are very few 19th century vernacular buildings in the Central East area, reflecting its early development as an upper income residential area. There are only eight buildings of the older vernacular types found in many communities in the region. These are Gable Front houses and cottages (3), Gabled-ell houses (2), and Upright and Wing (1).

The Central East survey area has more of the popular building types of the 20th century. 62 buildings, or 17% of the total in the survey area, can be classified as popular building types. Of the earliest popular types there are Bungalows (2) and American Foursquares (4). The predominant popular house type is the Ranch house and Raised Ranch house (38). Some Ranch houses in the survey area date as early as 1936, but most were built in the 1950s. 17 Ranch houses and one Raised Ranch are architect-designed. The other common popular housing type is the Split Level (16). Seven of these are architect-designed.

There are four apartment buildings and five structures with no style. Two buildings, both residences, were under construction during the time of the survey. Two have been demolished since the field survey was completed.

Although the Central East survey area is made up primarily of single-family residences, there are four institutional structures of various styles. These are the American Legion Building, the Highland Park Community House (formerly the Highland Park Women's Club), the First Presbyterian Church, and the Water Pumping Station. There are no commercial structures in this area.

The following is a description of the high-styles,³⁴ 19th century vernacular house types, and 20th century popular house types represented in the Central East survey area. The most prevalent styles popular before 1900 and associated with the Victorian Era are Italianate and Queen Anne. The more literal historical revival styles most preferred include Colonial Revival, Georgian Revival, Tudor Revival, and French Eclectic. Prairie Style and Craftsman houses are quite prevalent in the area. There are also houses from the modern period, the most prevalent styles being International and Contemporary. Among 19th century vernacular types the most common is Gable Front houses. Ranch houses are by far the most prevalent 20th century popular house type. The examples of these styles and types chosen for illustration, are, in most cases, those ranked locally significant. In many cases it was not possible to illustrate all the significant ranked buildings in a particular style because there are so many. In a few other cases a building with less integrity had to be chosen because it was the only surviving example of a particular style. High-styles represented by a single building in the Central East survey area which have not been illustrated or discussed, are Cape Cod, Spanish Colonial Revival, and Mission.

VICTORIAN GOTHIC REVIVAL

The Victorian Gothic Revival Style, popular in the Chicago area from about 1860 to 1880, takes its inspiration from Europe's great medieval cathedrals, which were characterized by verticality, structural expression and richly carved stonework. The relationship, however, is more sentimental than literal. In Gothic Revival houses steeply pitched gable roofs are often decorated with crisply cut ornamental bargeboard (commonly called gingerbread) or stickwork to suggest the home's underlying framework. Windows are tall and narrow and frequently have pointed arches. Built by local craftsmen, these homes, when they were constructed of wood, were sometimes called "Carpenter Gothic."



147 Central Ave.

The best example of the Victorian Gothic Revival style in the Central East area is at 147 Central Avenue. This house was built by Cornelius Field, a director of the Highland Park Building Company for himself in about 1875. Both the Victorian Gothic Revival and Italianate styles were favored by the Highland Park Building Company for its speculative houses. This house was built in two sections, with the west wing a later addition. Old photographs, however, show both in place by 1896. Gothic Revival features include the vertical board and batten wood siding, arched window hoods and

square porch supports with capitals. The side wing has porch windows separated by engaged pilasters and a Palladian window in its second floor mansard roof. This house has been ranked locally significant and is a Highland Park local landmark. It may also be eligible for the National

³⁴ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 1985.

Register under criterion C, architecture.

The C. S. Soule house at 304 Laurel Avenue is individually listed in the National Register Multiple Property nomination and is also a Highland Park local landmark. The multiple, steeply pitched gables are characteristic of the Victorian Gothic Revival. This house has several large additions and has been aluminum sided.



304 Laurel Ave.

The third house in the survey area in the Victorian Gothic Revival style is the c.1875 house at 315 Prospect Avenue. It has been ranked locally significant.

ITALIANATE

The Italianate style was popular in the Midwest at approximately the same time as the Gothic Revival, from 1860 to 1880, when designers were interpreting architectural precedents in a romantic rather than a literal way. The style was loosely based on the Italian country villa and grew as a reaction to the formal classical ideals that had dominated architecture for 150 years. Italianate houses are generally a full two stories topped by low pitched roofs. They have deep overhanging eaves supported by ornamental brackets frequently found in pairs. Tall narrow windows topped by decorative lintels are common. Most Italianate homes have broad front porches that sometimes wrap around the corner. One principal urban sub-type found in large cities is a frame or brick style with a gable roof and Italianate details.

There are 12 Italianate houses in the Central East survey area. Of these, the following eight are ranked locally significant: 274, 288, and 326 Central Avenue, 1870 Dale Avenue, 1569 Forest Avenue, 217 Laurel Avenue, 325 Prospect Avenue, and 530 Ravine Drive. 326 Central Avenue is



326 Central Ave.

one of the individual structures listed on the National Register as part of the Multiple Property listing, and is a Highland Park local landmark.

326 Central Avenue, the 1871 house now owned by the Highland Park Historical Society, is an excellent example of the Italianate style. It is one of the speculative houses built by the Highland Park Building Company. The brick house combines hipped and gable roofs with paired scroll brackets under the eaves and dentils in the cornice. Windows are topped with brick label

molding and segmental arches. There is a widow's walk and enclosed side addition, also with Italianate features. The hipped front entry porch with brackets and wood box columns was a remodeling done in 1910, when the sunroom was also added. The house originally had a wrap-around porch.³⁵

SECOND EMPIRE

The Second Empire style is another of the picturesque styles built generally from 1860 through 1885. The style takes its name from France's Second Empire (1852-1870), when the distinctive roof seen in this style house was popular. It was named for the 17th century architect, Francois Mansart, who designed it for the expansion of the Louvre. This roof was considered particularly functional because it allowed for a full upper story of usable and rentable space in what might otherwise have been just an attic. The mansard roof, as it is now called, is a dual pitched hipped roof, usually with dormer windows on the steep lower slope. Below the roof, details are similar to the Italianate style: decorative eave brackets, tall windows and doors with hoods.

There are only two examples of the Second Empire style in the survey area. One, at 1564 Forest Avenue, c.1870, has been ranked locally significant despite some inappropriate alterations, including aluminum siding and some replacement windows. It is otherwise, the best remaining example of this style. It has the characteristic mansard roof, gabled dormers, and pointed window openings. The house has a projecting full height central bay with entry, and a full wrap around porch with wood porch supports, balustrade, and frieze.



1564 Forest Ave.

QUEEN ANNE

The Queen Anne style followed the Victorian Gothic Revival and Italianate period. Queen Anne houses were built all over the country from 1880 until approximately 1910. The style was named and popularized by a group of 19th century English architects led by Richard Norman Shaw. Its name, however, is peculiarly inappropriate since the stylistic characteristics have little to do with the Queen Anne period or the formal Renaissance architecture that dominated during her reign (1702-1714). Roots for the style are found in styles prevalent during the Elizabethan and Jacobean periods. It is characterized by asymmetry and irregularity in overall shape, facades and roofs. The Queen Anne house often has gables, dormers, round or polygonal towers and wings with full or wrap-around porches. A variety of materials and patterns are used to break up the surface of the walls. Shingles and clapboard are often combined,

³⁵ Berger, p. 59

sometimes with brick masonry. The simpler examples, built after 1893 (reflecting the influence of the World's Columbian Exposition in Chicago), frequently have classical columns and square columns. These later examples are often referred to as Free Classic Queen Anne style houses.

There are 11 Queen Anne style houses in the Central East survey area, of which the following four are ranked locally significant: 197 Hazel Avenue, 268 Laurel Avenue, 357 Park Avenue, and 1499 Sheridan Road. The Ross Beatty House at 1499 Sheridan Road is individually listed on the National Register and is also a local landmark.



1499 Sheridan Rd.

The Ross Beatty House, built c.1895, is a good example of the Queen Anne Free Classic style. Although it has multiple roofs and projecting bays as the Queen Anne style typically has, the symmetrical curved projecting front bays with gable roofs place it in the Free Classic subtype. Other classical detailing includes the classical window hoods, molded cornice boards, and round arched windows with keystones.

SHINGLE STYLE

The Shingle Style was popular between 1880 and 1900. The most characteristic feature is the use of continuous wood shingles cladding the roof and walls and wrapping the house like a skin. They are similar to Queen Anne houses in being usually asymmetrical, with irregular, steeply pitched roof lines having cross-gables and multi-level eaves. Large porches are common.



1894 Lake Ave.

There are five Shingle Style buildings in the Central East survey area, of which one is ranked locally significant. The house at 1894 Lake Avenue was built c.1900. It has wood shingles on the second and third floors with wood clapboard on the first floor. The recessed front entry porch has a pedimented canopy with scroll brackets, and battered (flared at the bottom) porch supports. The second floor window is similar to a Palladian window configuration with two double hung windows and a center wood fanlight panel.

CLASSICAL REVIVAL

The Classical Revival style building is typically

characterized by a full-height porch with its roof supported by classical columns and topped by a pediment. Its facade is symmetrical, with a center entrance. A revival of interest in classical models began after the Chicago World's Columbian Exposition of 1893, which was attended by hundreds of thousands of visitors. The fair's planners mandated a classical theme, and when built, its buildings and public spaces were widely photographed. As a result, the revival of classical styles became fashionable throughout the country into the 1920s. The architects who had received training at the Ecole des Beaux Arts in Paris contributed to the influence of this style.

There are seven Classical Revival buildings in the survey area, of which three have been ranked locally significant. They are 1559 Forest Avenue, built c.1895, 1764 Lake Avenue, built c.1915, and 162 Laurel Avenue, built c.1905. Although these three Classical Revival buildings are the most architecturally significant, a more typical example of the style can be found at 91 Hazel Avenue. This 1928 house is symmetrical, featuring a full height porch with stately wood columns. It has bowed windows on either side of the front door. The door has sidelights and is topped by a broken pediment. The house was ranked contributing, rather than significant, because it has aluminum siding.



91 Hazel Ave.

COLONIAL REVIVAL

The Colonial Revival style dates from the 1876 centennial celebration until the mid- 1950s. Shepherded in by a wave of nostalgia and by incidents such as the demolition of the celebrated John Hancock House in 1863, which shocked New England and the rest of the country,³⁶ it became the most popular historical revival style throughout the country between World Wars I and II. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18th-century homes. Whether derived from stately red brick Georgian examples or more modest clapboard structures, most of these buildings are symmetrical and rectangular in plan; some have wings attached to the side. Detailing is derived from classical sources, partly due to the influence of classicism dominating the 1893 World's Columbian Exposition. Many front facades have classical -- temple-like -- entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters. The variety for the sake of variety typical of the Queen Anne style was losing its attraction, and a subtle traditionalism began to take the place of 19th century eclecticism. Streetscapes began to have a sedate air as blocks

³⁶ Massey, James C. and Maxwell, Shirley. "Early Colonial Revival" *Old House Journal*, March-April, 1990. p. 45

of quiet symmetrical facades lined suburban streets. Many ranch houses built in the 1950s have Colonial Revival details. There is a revival of the traditionalism exhibited in the Colonial Revival style even in the 1990s with some “Neo-Colonial” houses being built.

Colonial Revival is by far the most popular style, with 73 examples in the Central East survey area.



1375 Sheridan Rd.

The earliest Colonial Revival house dates from about 1895, with the most recent being from the 1970s. Half of these were built from the 1920s through the 1940s when the North Shore enjoyed its greatest population growth. The following 15 buildings in the Central East survey area were ranked locally significant: 160 Central Avenue; 1540 Hawthorne Lane; 1707 and 1729 Lake Avenue; 67, 133, and 180 Laurel Avenue; 1615 and 1643 Linden Avenue; 426 Ravine Drive; 1375, 1391 and 1523 Sheridan Road; 1380 and 1442 Waverly Road.

The Churchill House at 1375 Sheridan Road was designed by locally prominent architect Robert Seyfarth in 1919. Basically rectangular, the facade is organized into a main, symmetrical section with five bays, with a side section of the same height. The house is wood shingle and has multi-light wood double-hung windows throughout. A notable feature is the classical broken pedimented front entry with engaged pilasters.



1643 Linden Ave.

Another interesting Colonial Revival house is the 1924 brick house with slate roof at 1643 Linden Avenue. This two and ½ story house has a gable front entry portico with Doric columns. The entry door has a fanlight and multi-light sidelights.

There are also gable-roofed dormers in the front, and fanlight attic windows in the side gables. As is typical of the Colonial Revival style, windows are wood, double hung, six over one lights (an upper sash divided into six panes of glass and a lower sash with a single large pane).

DUTCH COLONIAL REVIVAL

The Dutch Colonial Revival Style is a sub-type of the Colonial Revival Style, marked by a gambrel roof, with a double slope on each side of the building. Generally faced in wood clapboard or shingles, it is derived from early Dutch houses built in the northeastern United States in the 18th century. Dutch Colonial Revival houses were built over a long period, as were other Colonial Revival homes--from the 1880s through the 1950s. Most have a symmetrical front facade and a classical entry portico. Those with the gambrel facing the street tend to be earlier, dating from the

late 19th and early 20th centuries, while those with side facing gambrels and a broad front dormer were very popular during the 1920s.

There are ten buildings in the Dutch Colonial Revival style in the Central East survey area. Of these, 160 Park Avenue, the coach house originally part of the 147 Central Avenue property, and 440 Ravine Drive, are ranked locally significant.



440 Ravine Dr.

Built in about 1925, 440 Ravine Drive is a good example of the side facing gambrel roof type. The front facade of this red brick house is nearly symmetrical and is tall and imposing, similar in scale to many Georgian Revival homes. It has a front entry portico with a gable roof and Doric columns. There is a shed roof central dormer with ten over one double hung windows, and other multi-light windows throughout. The detailed brickwork is a common feature. There are brick quoins, soldier courses, lintels, keystones, and sills, as well as prominent brick chimneys on each gambrel end.

GEORGIAN REVIVAL

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

There are eight buildings classified as Georgian Revival in the Central East survey area and all are ranked locally significant. They are: 200 Hazel Avenue, designed by Pond and Pond about 1909; 1535 Knollwood Lane; 303 and 433 Ravine Drive; 1991 Sheridan Road; 1418 Waverly Road, designed by Ernest Grunsfeld, Jr. in 1933; the 1929 Allen M. Loeb house at 1427 Waverly Road and the 1930 Ernest Loeb House at 1425 Waverly, both designed by Arthur Heun. The Ernest Loeb house is individually listed on the National Register.

The house at 303 Ravine Drive, built in 1908, is an early, traditional expression of the Georgian Revival style which was popular in Highland Park from 1905-1930. The symmetrical facade of the building features a prominent central bay. The entry has engaged pilasters and large brackets. There is a Palladian window with multi-panes over this entry. Under the hipped roof are wood modillions. The windows are six over six and four over four wood double-hungs with shutters. There is an open side porch with large Tuscan columns and trellis. The architectural quality of this design and its excellent integrity may make this house eligible for individual listing on the National Register under criterion C, architecture.



303 Ravine Dr.



1425 Waverly Rd.

The Ernest Loeb House at 1425 Waverly Road, designed by Arthur Heun, is an excellent, relatively literal example of the Georgian Revival style. It is a 2 ½-story brick house with a slate, hipped roof. The main section of the house is symmetrical with wings to the north and south. There is a projecting central bay with a round window in its pediment which is a typical Georgian Revival feature. The front door has a fanlight with radial muntins and sidelights. Windows are wood double-hungs, in various multi-light configurations. Other Georgian Revival

features include dentils and shutters. The landscape is by Jens Jensen and includes indigenous plantings, soft, curving paths of native fieldstone, and beds terraced with fieldstone. It is one of the finest examples of the many residential landscapes Jensen designed in Highland Park.

The house at 1418 Waverly Road, across the street, was designed in 1933 by Ernest Grunsfeld, Jr. Its massing is typically Georgian Revival, featuring a symmetrically balanced facade with central entry and a projecting bay topped by a pediment. But the home's overall simplicity and the layered limestone surrounds around the windows and front entrance suggest the influence of the Art Deco movement. The cream colored Roman brick with no wood moldings is different from the usual red brick with painted white window trim and dark shutters



1418 Waverly Rd.

typically found on Georgian Revival homes. This house is noteworthy for its original interpretation of a traditional form.

CRAFTSMAN AND CRAFTSMAN BUNGALOW

The Craftsman style is generally characterized by low-pitched roofs with deep overhanging eaves, exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers and a deep front porch. Windows are frequently double hung sash with three panes in the upper sash and one in the lower. Craftsman detailing was frequently combined with the bungalow form, and Craftsman Bungalows, inspired by the work of California architects Greene and Greene, were widely published in architectural journals and popular home magazines of the day. Plans were often included in articles about the style, and the Craftsman Bungalow became one of the country's most

popular house styles during the teens and twenties. Unlike the Italianate, Victorian Gothic Revival and Queen Anne structures that preceded them, these homes were designed for households without servants and had simple detailing. Craftsman houses often share similar characteristics with Tudor Revival style houses. Both styles have English roots, with the Craftsman style growing out of the Arts and Crafts Movement. Although they were built into the 1920s, Craftsman homes were particularly popular between 1901 and 1916 when the architect and furniture maker Gustav Stickley published his magazine, *The Craftsman*.

There are 18 structures in the survey area that are in the Craftsman style. Of these, eight have been ranked locally significant. They are: 215 Central Avenue; 1840 Crescent Court; 169 Laurel Avenue; 255 Park Avenue; 144, 212, and 416 Ravine Drive; and 1451 Waverly Road, c. 1910, designed by Dwight Perkins.

The house at 1840 Crescent Court was built c.1915, and has several characteristic Craftsman features. These include the use of stucco on the exterior walls and the exposed rafter tails. The front entry is recessed under



1840 Crescent Court

a brick arch and the front door is wood paneled with three multi-light windows. The use of multi-light metal casement windows is a common Tudor Revival feature. A unique feature of this house is its wood shingle roof which wraps around the eaves. The brick chimneys are highly decorative, with panel inserts. This building may be eligible for individual listing on the National Register under criterion C, architecture.



1451 Waverly Rd.

windows are typical Tudor Revival features.

Dwight Perkins designed 1451 Waverly Road in about 1910 for the Samuel Parker Johnston family. Perkins, whose work embodied the simple geometric forms of Prairie School architecture, was especially well known for his school designs. The Johnston House is a mix of the Craftsman style with Tudor Revival features. The brick and stucco exterior and the round arch canopy over the front door with scroll brackets suggest the Craftsman style. There is a projecting, full height gable roofed entry bay with arched window. The multi-light casement

TUDOR REVIVAL

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

There are 29 buildings in the Tudor Revival style in the Central East survey area, of which 18 are ranked locally significant. They include: 186 Hazel Avenue; 54, 80, 100, and 111 Laurel Avenue; 170, 175, 256, 344, 417, and 500 Ravine Drive; 1617 and 1641 Ravine Terrace; 1379 Sheridan Road; 1419, 1426, 1441, and 1447 Waverly Road. The Granville-Mott house at 80 Laurel Avenue by Tallmudge and Watson and the second Ross Beatty house (Halcyon Hall) designed by M. Pasquay at 344 Ravine Drive, are listed on the National Register. The General Robert E. Wood house at 54 Laurel Avenue, now the Highland Park Senior Center, is a Highland Park local landmark designed by William Mann in 1930. It and 1419 Waverly by Howard Van Doren Shaw are excellent candidates for individual listing on the National Register under criterion C, architecture.

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



Halcyon Hall; 344 Ravine Dr.

Two of the sandstone bas-reliefs on the house bear the name, "Halcyon Hall."



1426 Waverly

A far simpler and more modest house, yet one with considerable charm, is the Tudor Revival/English Cottage at 1426 Waverly Road, designed by Robert E. Seyfarth c.1910. Known as the Glidden House, its most distinctive feature is the Cotswold style roof which curves over the eaves. It has wood eave brackets. There is a segmental arch front entrance opening with a projecting brick surround, and there are leaded glass multi-light windows throughout. The original second story sleeping porch remains in place.

The General Robert E. Wood House at 54 Laurel Avenue is a traditional Tudor Revival design with steeply pitched gable roofs. Built in 1930, it combines a random ashlar stone facade with a brick, half-timbered wing. There are prominent stone chimneys, a slate roof, and metal casement windows. Some windows have diamond leading and most have square, stone window hoods with drip molds. The architect was William Mann, a Highland Park resident, who was responsible for designing many large North Shore homes. Changes to the house when it was converted to the Highland Park Senior Center in 1974 were minimal and were sympathetic to the original character of the building.



54 Laurel Ave.



80 Laurel Ave.

The Granville-Mott House at 80 Laurel Avenue was designed by the well known architectural firm of Tallmadge and Watson. It is a Tudor Revival design with Prairie features. The Tudor style is expressed in the stucco exterior with half-timbering and the projecting front entry bay with steeply pitched gable roof. Wide overhangs, windows to the cornice line, and the band of leaded glass windows across the center front suggest the Prairie influence.

Another important Tudor Revival house in the Central East survey area is located at 1419 Waverly Road. It was designed by the nationally prominent architect, Howard Van Doren Shaw, in 1928. This large brick residence has a series of front facing gable roofs intersecting the main wood shingle roof, and a prominent central chimney. There is a curved arch front entry with stone quoins and multi-light wood casement windows. Shaw, who lived in Lake Forest, was the Midwest's foremost architect of country houses. Many important architects, including David Adler, trained in his office. This building



1419 Waverly Rd.

may be eligible for individual listing on the National Register under criterion C, architecture.



111 Laurel Ave.

111 Laurel Avenue, designed c.1915 by Max Dunning, has some Tudor Revival features. The projecting front bay has a steeply pitched gable roof with a smaller, corner bay with rounded corners. This bay has stone coping and metal casement windows. There is a recessed front entry under a stone flanged segmental arch resting on stone Corinthian columns. The roof dormers also have flanged segmental arches. Max Dunning is best known for having participated in the design of the American Furniture Mart Building at 680 N. Lake Shore Drive in Chicago.

COLLEGIATE GOTHIC REVIVAL

As distinguished from Victorian Gothic Revival architecture, the Collegiate Gothic style was patterned after the late-Gothic universities of England, especially Oxford and Cambridge.³⁷ It was popularly used for North American universities and other institutional buildings including churches, beginning in the late 19th century through the 1920s. It is typically characterized by towers and battlements with engaged buttresses and crenelations. Windows and door openings have Gothic (pointed) or Tudor (flattened) arches; some may have drip molds. Institutional buildings are frequently ashlar stone, or brick with stone trim, string courses, and window surrounds.

³⁷ John C. Poppeliers, *What Style Is It?* Washington D.C.: The Preservation Press, 1983. p. 40

There is one building in the Central East survey area in the Collegiate Gothic Revival style. It is the Highland Park Presbyterian Church at 330 Laurel Avenue, designed by Charles Frost of Frost and Granger in 1911. A brick building, it has stone window and door trim, and stone string courses. The church tower has brick buttresses surrounded by stone bands as the tower decreases in size, and gothic windows. The entrance is capped by a molded stone arch.



330 Laurel Ave.

FRENCH ECLECTIC

Although never as popular as Colonial or Tudor Revival, there are a number of fine French Eclectic homes in Highland Park. The style was fashionable in the 1920s, when many Americans who had served in France during World War I returned with first hand familiarity with French prototypes. In addition, numerous American architects who designed these homes had received training at the Ecole des Beaux Arts and came back to America ready to apply what they had learned. The 1920s were a time when a number of photographic studies of modest French homes were published, both in architectural journals and popular magazines, providing architects and builders with many models to draw from.

Stylistic features that characterize French Eclectic architecture include stucco or brick masonry walls and tall steeply pitched hipped or mansard roofs. The mansard roof, built throughout Paris during the mid-19th century, is designed with a steep double pitch to allow for an extra full floor of living area.

There are two sub-types of French Eclectic architecture. The first is usually rectangular and symmetrical. In this type, the massive roof with its ridge paralleling the front of the house dominates, and the front and rear facades are symmetrical with a center entry. Frequently, wings are added to the sides of the main block. French classical manor houses provide the prototype. The second, more common, sub-type is asymmetrical, usually L-shaped in plan, with an off-center doorway frequently located in the corner in a prominent cylindrical tower topped by a steep conical roof. Sometimes these homes, patterned after rural Norman farm houses, contain half timbering.

There are thirteen buildings in the French Eclectic style in the Central East Survey area. The following seven are ranked locally significant: 180 Central Avenue; 1514 Hawthorne Lane; 50 and 185 Hazel Avenue; 1610 Linden Avenue; 1627 Ravine Terrace; and 1412 Waverly Road.



185 Hazel Ave.

The French Eclectic house at 185 Hazel Avenue was built in 1926 and, although not symmetrical, reflects some characteristics of the first type of French Eclectic. The feature that particularly defines it as French Eclectic is its steeply pitched hipped roofs with dormers projecting up through the roofline. Of additional interest is the decorative brickwork at the cornice and surrounding the windows and doorframe, and the massive brick chimney with chimney pots.

ITALIAN RENAISSANCE REVIVAL

Although the Italian Renaissance Revival style was not as popular as other revival styles, there are examples found around the country. They were built between 1910 and 1930. This style differs from the earlier Italianate style that was popular in the 1860s and 1870s in two basic ways: buildings constructed in this style are somewhat more literal interpretations of Italian architecture, and they were generally designed by architects rather than being built from pattern books by local builders. The close resemblance to Italian architecture was possible because improved printing technology made photos of these buildings easily accessible to the reading public. Unlike Italianate houses, which were often built of wood, Italian Renaissance Revival buildings were constructed of brick or stone masonry. As is true of Tudor Revival buildings, the perfection of brick veneering techniques after World War I made even modest examples of the style possible.

One type of Italian Renaissance Revival house is “U” shaped, with front-facing wings flanking the main body of the house. It is long, low and typically symmetrical. Sometimes these houses are rectangular with flat roofs; more of this sub-type of Italian Renaissance Revival architecture may be found in homes in Evanston and Wilmette. Roofs tend to be hipped with a low pitch, covered in ceramic tile. They have broad eaves and are supported by deep brackets. Upper story windows are generally smaller and less elaborate than the large arched openings beneath them, on the first floor.



219 Ravine Dr.

There is one good example of the Italian Renaissance Revival style in the Central East survey area. Located at 219 Ravine Drive and built in c. 1925, it is ranked locally significant. It features the typical ceramic tile roof and stucco walls characteristic of this style. There are also round, blind arches over the entry doors which are French style doors.

PRAIRIE

The Prairie style of architecture, practiced by Frank Lloyd Wright, is frequently regarded as America's first indigenous residential architectural style. It takes inspiration not from historical precedents but from the Midwest's most characteristic natural feature, the prairie. Hence, the horizontality of the Midwest landscape is emphatically expressed in Prairie houses. Identifying features of Prairie Style architecture include low pitched roofs with wide overhangs, flat stucco or brick wall treatment, casement windows (frequently leaded) clustered in horizontal bands, and brick detailing in geometric patterns. Prairie Style buildings generally have a massive quality, as if rooted to the earth.

There are eight Prairie Style buildings in the Central East survey area and all of them are ranked locally significant. There are four by Frank Lloyd Wright, who initiated the style. The George Madison Millard House, 1906, at 1689 Lake Avenue, the Mary W. Adams house, 1905, at 1923 Lake Avenue, and the Ward Winfield Willits House, 1902, at 1445 Sheridan Road are all individually listed on the National Register of Historic Places, the first two as part of the Multiple Resource nomination. The fourth Wright structure is the Willits Gardener's Cottage, whose interior was later remodeled as a single family house. There are two buildings by prominent local Prairie Style practitioner, John Van Bergen. They are 1570 Hawthorne Lane and 1635 Linden Avenue. The other Prairie Style buildings are 280 Laurel and 430 Prospect Avenue; the latter is an excellent example of a "Prairie box,"³⁸ a squarish massed building with Prairie features.

The 1902 Ward W. Willits House is considered "the first great masterpiece among the Prairie houses" by Vincent Scully, architectural historian. It introduced Wright's use of the cruciform plan which was used repeatedly by him through the 1930s. This house exemplifies characteristics which became typical Prairie Style features:

broad overhanging eaves, continuous horizontal banding with offsetting verticals, continuous ribbons of art glass windows, repetitive use of rectangular forms in plan, and a sense of organic unity. It contains 115 Wright designed art glass windows. All are original except for those in the first floor front which are reconstructions installed when the historic windows were removed. The Willits House was Wright's first design in the northern suburbs and one of his most important Prairie



Ward W. Willits House; 1445 Sheridan Road

³⁸ McAlester p. 439

Style works³⁹.



1923 Lake Ave.

The 1905 Mary W. Adams House at 1923 Lake Avenue is a more modest example of Wright's early Prairie Style houses. It uses the typical modified cruciform plan established in the Ward W. Willits House. Typical Prairie characteristics include the stucco exterior with horizontal wood banding, broad overhanging eaves, and the bands of second story windows. This house is an excellent example of Wright's work during the most important decade of his design career as a Prairie Style architect.

1635 Linden Avenue is a later Prairie Style house by John Van Bergen. Built in 1925, it is a Prairie box in its massing. Van Bergen designed homes in the Prairie Style into the 1920s when it was no longer fashionable. Significant features include the central entry porch with hipped roof and stone supports, broad overhanging eaves, and the use of stratified limestone on the facade from the base of the first floor up to the sills of the second floor windows. This may be the first use of stratified Wisconsin limestone by Van Bergen in Highland Park after World War I. Prior to moving to Highland Park in 1919, Van Bergen had designed small residences in the western suburbs, particularly Oak Park.



1635 Linden Ave.



280 Laurel Ave.

The house at 280 Laurel Avenue, c.1910, is another example of a house with Prairie Style features. The stucco house has half timbering throughout, much of it forming horizontal bands. The side entry porch has battered supports and an arched doorway with sidelights. This house may be eligible for individual listing on the National Register under criterion C, architecture.

³⁹Ward Willits Windfield House National Register Nomination, Sect. 8, p.1.

INTERNATIONAL STYLE

The International Style was originally developed in Europe in the 1910s and 1920s by Le Corbusier, Walter Gropius, and Ludwig Mies van der Rohe. Fleeing the chaos developing in Germany and throughout Europe during the 1930s, some of the practitioners of the style emigrated to the United States. Gropius settled in Boston and Mies van der Rohe settled in Chicago. Carrying with them the functional approach to architecture that was practiced at the Bauhaus, these men developed their own designs in the post-World War II years and influenced the work of countless other architects whose work regularly won awards and whose designs were regularly featured as *Architectural Record* houses of the year. The residential architecture is characterized by flat roofs, planar wall surfaces and a lack of any applied ornamentation. These homes, that are described as exemplifying the International Style, are generally low in profile but may stand two or even three stories, are asymmetrical, geometric in form, and often incorporate a considerable amount of glass in their designs. They are elegant in their attention to proportion and detailing. Those that are predominantly steel and glass, rectangular and modular in appearance, and sometimes machine tooled in their precision, are typically referred to as Miesian. This is because of their strong resemblance to the architecture of Mies van der Rohe. Miesian designs are a variation of International Style architecture.

There are 19 residential buildings and one commercial building in the survey area that have been classified as International Style and all have been built after 1950, which generally makes them too young to be considered historic buildings by National Register standards. However, some of them have already been recognized for their architectural importance, having won awards and/or having been designed by well regarded architects. They are what the preservation community has begun to call “underage landmarks.” The Highland Park ordinance has no stipulation on age for landmark designation. So despite being less than 50 years old, five of these buildings have been ranked locally significant. They are: 1575 Hawthorne Lane, built in 1961, 65 Prospect Avenue, built in 1963, and 1436 Waverly Road, built in 1952, all by Keck and Keck; 103 Prospect Avenue, by Ernest A. Grunsfeld III; and 162 Prospect Avenue built in 1959 by Milton Schwartz.



1436 Waverly

The Sigmund Kunstadter House at 1436 Waverly is a 1952 design by George Fred and William Keck. It exhibits characteristics considered remarkable at the time. Its siting and features are designed to respect solar and seasonal orientation. All living and entertaining spaces face south towards the ravine, while the north side of the house has many fewer windows. The use of wood vertical siding integrates the house with its wooded lot overlooking a ravine. There are wooden louvers to provide ventilation, a feature common to many Keck houses. This house

won the Chicago Chapter AIA 1953 Honor Award for Best House Design.⁴⁰ It may be eligible for individual listing on the National Register for its innovations in solar design and its association with the Kecks.

The American Legion Building at 1957 Sheridan Road is an example of an International Style commercial building. This 1950 design is by Bertram Weber. The building with its pared-down appearance features a central entrance bay with a wall of glass. The stone copings emphasize the building's horizontality. The original name, "Legion Memorial Building" is incised at the top of the central bay.



1957 Sheridan Rd.

MIESIAN

There are four residences that have been classified as Miesian and of these, three are ranked locally significant: 1880 Crescent Court, 76 Prospect Avenue, and 1401 Waverly Road.



1880 Crescent Court

The Milton Arenberg House at 1880 Crescent Court by Edward Dart is an elegant Miesian design which emphasizes its horizontality. The central entrance is a wall of glass and its prominence is marked by a section with a raised roof and clerestory windows. Although not symmetrical, the principal facade is balanced, with combinations of triple and double sliding glass windows on either side of the entry. The landscape design for this property was done by Gertrude Kuh.

The house at 1401 Waverly Road, by Ernest A. Grunsfeld III, features an effective solution he developed to the problem of siting a house on a bluff or ravine. The houses are built "upside-down, that is, although they appear to be one story from the front approach, they actually have a lower, bedroom level below, built into the bluff edge. This house is L-shaped in plan and the center entrance has a glass wall with a raised center roof section having small windows. The landscape design for this property was also done by



1401 Waverly Rd.

⁴⁰ Berger, p. 38

Gertrude Kuh, who worked frequently with Grunsfeld and his father.⁴¹

WRIGHTIAN

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



239 Park Ave.
sidelight.

There are eight houses in the survey area that have been classified as Wrightian. Of these, five have been ranked locally significant: the 1950 house at 166 Park Avenue by Paul Schweikher; three houses built in 1954-55 by Dubin and Dubin at 229, 233, and 239 Park Avenue; and 511 Ravine Drive, built in 1946.

239 Park Avenue was one of three houses built in 1954-1955 and designed by Dubin and Dubin. It illustrates the Wrightian style in its long and low horizontal massing, and its use of brick and vertical wood siding. The eaves have a deep overhang and the recessed front entry has a

19TH CENTURY VERNACULAR HOUSE TYPES

Only six buildings in the Central East survey area may be defined as 19th century vernacular.⁴² Among these older vernacular types, Gable Front houses are the most well represented. There are also three Gabled-ell houses and one Upright and Wing.

GABLE FRONT HOUSES AND COTTAGES

⁴¹ Berger, p. 36

⁴² Definitions for vernacular types adopted from the following sources: Jakle, Bastain, and Meyer 1989, *Illinois Rural Survey Manual* 1987, Wyatt 1987, *How to complete the Ohio Historic Inventory*.

The Gable Front house and Gable Front cottage are vernacular house types from the late 19th and early 20th century characterized by their roof type. The roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In a Gable Front house or cottage, the gable end faces the street and forms the front of the house. These were built as working-class homes, usually frame, with a rectangular plan, minimal projections on the front facade, and front entry on the open end of the gable. Often a porch extends the full width of the front of the house. A house is two or more stories tall, while a cottage is 1 to 1 ½ stories. The Gable Front is commonly found in Midwestern towns because it was a simple type for local builders to construct and could fit on narrow lots.

There are three Gable Front houses in the survey area, of which one is ranked locally significant, the house at 1651 St. Johns Avenue, built c.1890. Although the form of this house is a simple gable front with gabled side dormers, it has several Queen Anne features. The bay window on the second floor front and another on the side break up the otherwise flat facades of the building. Other interest is provided by the combination of wood clapboard and wood shingle for the exterior walls. The cornice returns on the principal gable are characteristic of the Free Classic type of Queen Anne building.



1651 St. Johns Ave.

POPULAR 20TH CENTURY HOUSE TYPES

AMERICAN FOURSQUARE

American Foursquare houses are simple, usually symmetrical houses that began to appear at the turn of the century. The house is typically square or nearly square in plan with four equal-sized rooms (an entrance hall, living room, dining room, and kitchen) in each corner. The type became popular in house building because it was practical and comfortable for the working and middle classes. These houses were inexpensive to build since they did not have any of the elaborate features such



290 Laurel Ave.

as turrets and turned ornaments that were fashionable in late 19th century Queen Anne houses. The Foursquare is usually 2- to 2½-stories tall, two to three bays wide, with a hipped or pyramidal roof, dormers, a full-width front porch with classical or squared-off columns, and piers and overhanging eaves. Plan book and catalog companies such as the Aladdin Company, the Radford Architectural Company, the Architects Small House Service Bureau, Sears Roebuck and Company, and Montgomery Ward and Company featured many Foursquare designs between 1900 and 1925. Foursquares can have Colonial, Prairie or even Tudor detailing.

There are four American Foursquares in the Central East area, of which two, at 290 and 444 Laurel Avenue, are ranked locally significant. The house at 290 Laurel Avenue, built c. 1910, is very typical of the Foursquare. The 2½ story stucco and wood shingle house has a hipped roof, hipped central dormers, and full width front porch. An unusual feature is the small projecting bay window on the second floor above the entrance. Windows are wood, multi-light in the upper sash.

RANCH

The origin of the Ranch house, which became popular in the 1950s, actually dates from 1932, when Cliff May, a San Diego architect, consciously created a building type that he called “the early California Ranch house.” A recent *Old House Journal* article points out that it was an attempt to design a contemporary family house based on early regional Spanish forms known as Haciendas or “ranchos”. They were low-slung vernacular buildings that followed the contours of the land. Using the rancho as inspiration, May designed many Ranch houses throughout the West. Because of the Midwest’s close association with Prairie architecture, however, many Ranch houses owe much to the architecture of Frank Lloyd Wright, especially his Usonian houses of the 1930s, which had a simple horizontal profile, a one-story silhouette, broad overhangs, and a serial arrangement of rooms. Despite its early roots, because of the Depression and World War II the Ranch house did not really become popular until the late 1940s and 1950s when the idea was widely published. It spread to other climates, and Ranch houses were built nationwide in suburban communities. It was a comfortable, warm and inviting house, centered around family living. Easy to take care of, it had tremendous appeal and became immensely popular.

Characteristics of a Ranch house make it easily recognizable. We have come to know it as a ground-hugging house with a low-pitched roof and deep eaves. It occupies a fairly wide lot, contains large expanses of glass (usually sliding doors) that open at the rear onto a patio (a kind of outdoor room that became an increasingly important design element) and the back yard. The private outdoor living areas to the rear of the house are a direct contrast to the large front yard and wide porches popular in most late 19th and early 20th century homes. The country’s increasing dependence and love affair with the automobile is reflected in the prominent position of the garage. The car took a place of honor at the front of the house, and the garage (or car port) was an integral part of the architecture of the Ranch house; it was not treated as an appendage.

Ranch houses in the Highland Park survey area should not be confused with the mass produced housing typically found in new post-World War II suburban subdivisions. Highland Park’s Ranch houses were not mass produced and were often architect-designed. There are basically two types, those without reference to historical styles such as International Style or Contemporary, and those that take their designs from historical precedents. The Contemporary examples tend to have simple flat wall surfaces and little applied ornamentation. Although Contemporary Ranch houses are very simple, they tend to have hipped or gabled roofs and deep overhangs, providing more of a sense of shelter than the typical International Style house with a low profile. International Style houses generally have flat roofs and a greater amount of glass.

The second type of Ranch house clearly takes its design cues from previous historical styles. Often

it incorporates Colonial details such as double-hung windows with shutters or classical elements such as rows of columns or front porticos. Less common are Ranch houses that incorporate Spanish or Tudor Revival detailing. The Raised Ranch house has the proportions of a Ranch house but it has a full story at the ground level.

There are 38 Ranch houses and Raised Ranch houses in the survey area, the earliest being a 1936 house at 1415 Waverly Road designed by Robert E. Seyfarth. It has been ranked locally significant. The majority of Ranch houses are from the 1950s and would normally be ranked non-contributing due to their younger age (less than fifty years old). However, three of these have been ranked locally significant because they can already be identified as distinctive examples of this common home type. These three include 448 Hazel Avenue, designed with French Eclectic details, built in 1950; and two Contemporary Ranches, one at 1446 Waverly Road, by James Eppenstein in 1954, and the other at 1553 Knollwood Lane, by Bertram A. Weber in 1955.

The Colonial Revival Ranch at 1415 Waverly Road is an early example of a Ranch house. Built in 1936, it is a long, 1-story, rectangular form with the garage completely integrated into the structure. There are distinctive features that mark it as Colonial Revival. These include the classical entablature with pilasters around the front door, multi-light windows, and shutters. Interesting garage features include the arched car door openings and the rectangular wall vents.



1415 Waverly Rd.



1553 Knollwood Ln.

The Ranch house at 1553 Knollwood Lane from 1955 is contemporary and derives its interest from the massing of forms rather than historic architectural detail. The 1½-story building with multiple hipped roofs has two projecting wings, one of these the garage. An interesting feature is the picture window on the other wing, in which the glass extends to the corner of the building with no structural corner support.

The 1954 Ranch house at 1446 Waverly Rd. departs from the standard rectangular form of a Ranch. The mass of this 1-story house with hipped roof gently curves, and has the garage entry on one end and a small wing on the other end. The entire length of the house has an arcade at grade level with brick piers supporting the roof. There is also a wide chimney, common



1446 Waverly Rd.

in contemporary Ranch houses of the period.

Other architect-designed Ranch houses in the Central East survey area include 66 Hazel and 84 Ravinoaks Lane by Henry Newhouse; 273 Park by Guy Parker; 1535 Forest by Bertram Weber; 1893 Crescent, 1534 Forest, 1788 Lake and 326 Ravine Dr. by Yerkes & Grunsfeld (Ernest A.Grunsfeld III); 1591 Forest by Hirsch & Lowenstein; 70 and 112 Ravinoaks Lane by Arnold Schaffner; 296 Prospect and 1520 Forest by Gustav Brown and 180 Park Ave. by Jones and Duncan. They are all from the 1950s.

ARCHITECTURE IN THE CENTRAL AVE./DEERFIELD RD. SURVEY AREA

There are few high-style buildings in the Central Avenue/Deerfield Road survey area. Only 16% (26) of the 159 structures in this area can be classified as high style. Of these, the Craftsman and Colonial Revival styles are most numerous, with a few Queen Anne style buildings. Architectural high styles represented include: Italianate (1), Queen Anne (3), Dutch Colonial Revival (1), Craftsman and Craftsman bungalow (10), Colonial Revival (8), Cape Cod (1), a Gothic Revival Church and a Tudor Revival Parish house.

The character of the area is established by its modest, late 19th to early 20th century vernacular and popular house types built on relatively narrow, urban scale lots on straight streets. These streets were platted by Cleveland and French as early as those east of the railroad tracks. However, the modified grid may have been used to accommodate the existing development which had sprung up across from the railroad station as early as 1860. At that time, besides the station there was a Post Office, express office, a dozen houses, a store and a saloon on the west side.⁴³

The earliest surviving houses in the Central Avenue/Deerfield Road survey area date from the 1870s. Over 70% (113) of the structures in the survey area were built prior to 1930; 65 of those were built before 1900. The vernacular types found here represent an older building tradition and a scale of town design not widespread in North Shore communities, except around the early train stations and their surrounding business cores. This survey area provides Highland Park with a higher density character unlike the rest of the community.

Over 37% of the structures (59) are 19th century vernacular house types. This is in strong contrast to the Central East survey in which only 6 buildings are of the 19th century vernacular types. Some of the common vernacular house types in the Central Avenue/Deerfield Road survey area are Gable Front houses and cottages, the most numerous type (45), which includes three with side bays, Gabled ell houses and cottages (5), Upright and Wing (1), and L-Form houses and cottages (8).

Of the 20th century popular house types, the early period is represented by Bungalows (5) and American Foursquares (11). Again, in contrast with the Central East area, the popular house types

⁴³ Truax [no pagination]

of the post 1930 period are poorly represented here. Although Ranch houses are a very popular building type in the Central East area with 45 examples, there are no Ranch houses and only one Raised Ranch in this area. There are seven structures that have been classified as either duplexes or flats, small multi-unit residential types. Two of these have Craftsman details.

This area has experienced considerable large scale redevelopment, particularly along its eastern and northern edges which are closer to the business district. Of the 23 apartment buildings in the survey area, 21 of them have been constructed from the 1950s through the present. There are also more non-residential buildings than in the Central East survey area. There are ten commercial/office structures, three of which are modern and built since the 1960s. These include an automobile garage, a gas station, a drive-up bank, three commercial buildings from the 1920s, four office buildings, two strip malls, a church, a parish house, and a synagogue. The commercial structures can generally be found along Central Avenue, which is the main entrance to downtown Highland Park from the expressway to the west, or along First Street near Laurel, which is on the edge of the historic business district of the city.

PROMINENT HIGH STYLES

ITALIANATE

The one Italianate example in the Central Avenue/Deerfield Road area, at 1611 Green Bay Road, has been ranked locally significant despite some alterations. The original windows have been replaced with shorter windows and the window openings filled in with brick. There is an enclosed front porch from a later period. However, the tall, rectangular massing with hipped roof, and the brackets under the eaves clearly display characteristics of the Italianate style.

QUEEN ANNE

Of the three Queen Anne style houses in the Central Avenue/Deerfield Road survey, one, at 1014 Central Avenue, has been ranked locally significant and is a designated Highland Park local landmark. 1014 Central Avenue was built c.1895 and displays Free Classic details within the Queen Anne style. A brick, gable front is intersected with a cross gable roof, and there is a 1-story side bay. This complex massing is typical of the Queen Anne style. Classical features include an arched window opening in the front gable with a tri-partite window resembling a Palladian-type configuration, front porch with tuscan columns, and dentil trim.



1014 Central Ave.

CRAFTSMAN AND CRAFTSMAN BUNGALOW

There are four Craftsman houses and six Craftsman Bungalows in the Central Avenue/Deerfield Road survey, dating from the 1910s through 1927. Of these, two, the house at 905 Deerfield Road, and the Bungalow at 905 Central Avenue, have been ranked locally significant.



905 Central Ave.

905 Central Avenue was built c.1915. It is a large, 1½-story Craftsman Bungalow with a number of characteristic features. These include front and side dormers with jerkinhead roofs and exposed rafter tails, molded fascia board, and typical three over one windows. There is a large brick end chimney. The small, one car brick garage also has exposed rafters. The other significant Craftsman house at 905 Deerfield Avenue is a simple rectangle in plan, and also has exposed rafter ends and three over one windows.

COLONIAL REVIVAL

There are eight Colonial Revival houses and cottages in the Central Avenue/Deerfield Road area, making it the most well represented high style in this survey area. Half of these were built after 1950. One of the Colonial Revival houses, at 1650 Second Street, is ranked locally significant. Built c.1920, it is basically symmetrical with a central front entry porch with brick piers and wood entablature. There is a projecting central bay on the second floor with engaged pilasters. Other Colonial Revival features include the gable roofed dormer with cornice returns, dentils at the cornice line, and an arched second floor window.



1650 Second St.

COLLEGIATE GOTHIC REVIVAL



783 Laurel Ave.

There is one institutional building in the Collegiate Gothic Revival style, the Bethany United Methodist Church at 783 Laurel Avenue. Built in 1927, the brick church has a steeply pitched slate gable roof intersected by cross gables. The front has a large three part lancet stained glass window. The parapet is topped by a stone crucifix. On the sides there are brick buttresses between pairs of lancet stained glass windows. Limestone detailing around doors and windows exists throughout.

The adjacent Parish house, around the corner at 1704 McGovern Street, is done in a simplified Tudor style. Both buildings have been ranked locally significant.

19TH CENTURY VERNACULAR HOUSE TYPES

The Central Avenue/Deerfield Road survey area is principally an area of older vernacular housing types. The most numerous of these types are Gable Front houses and cottages. There are also L-form houses, Gabled-ell houses and cottages, Bungalows, American Foursquares, and an Upright and Wing. Unfortunately, often because of their simplicity, the historic character of many of these housing types has not been fully appreciated. Consequently, many have been greatly altered.

GABLE FRONT HOUSES



1658 McGovern St.

There are 42 Gable Front house and cottages in the Central Avenue/Deerfield Road survey area and three Gable Front houses with side bay, mostly dating from c.1870 through the early 1900s. Of these, four have been ranked locally significant. They include the Gable Front houses at 1658 and 1670 McGovern Street, one with Italianate details and the other with Queen Anne details; and two Gable Front cottages at 841 Deerfield Road and 844 Laurel Avenue. Most Gable Front houses in the area have suffered from alterations over the years, particularly artificial siding, non-historic porches,

window changes, and in the case of some of the smaller cottages, oversized attic dormers. Seven of these have been ranked non-contributing because they have had such major alterations that their original historic character is no longer recognizable. These most frequently include large side, front, or second story additions, in some cases completely blocking the original front of the house. One Gable Front house at 838 Central has a commercial addition on the front.



841 Deerfield Rd.

Because so few of the Gable Front houses retain their original character and materials, those that have been ranked significant become particularly interesting.

1658 McGovern Street is a Gable Front house whose Queen Anne features distinguish it from other houses of this type. The c.1895 building is a 2½-story brick house with a full front porch. It has brick segmental arch lintels and a half-round attic window. Queen Anne features include the stained glass transom over the central first floor window, and the turned porch columns.

The c.1900 Gable Front cottage at 841 Deerfield Road is a very simple house, but is notable because of its high degree of integrity, very rare for Highland Park's vernacular house types. It retains its original wood clapboard siding, four paneled front door, cornice board, and corner boards. It also has the original four light wood storm windows.

OTHER VERNACULAR HOUSE TYPES

There are several other vernacular house types represented in the survey area but in these cases there were no longer any examples with enough integrity to illustrate the type. The types are discussed briefly below.

There are five Gabled-ell houses and cottages in the survey area. Commonly built between 1870 and 1920, their floor plans were either L-shaped, with a porch in the interior corner of the L, or T-shaped, with the projecting stem toward the street. A house is generally considered 2- to 2 ½-stories, while a cottage is 1- to 1 ½- stories.

The Upright and Wing is an irregularly massed building type that combines two sections, a 1 ½- or 2-story gable-front section (the upright) with a 1- or 1½-story section (the wing) that meets it at a right angle. The upright and wing is believed to be a vernacular simplification of the formal Greek Revival "Temple and Wing House."⁴⁴ There is an early example of this type in the survey area at 793 Laurel Avenue, dating from c.1870. Its characteristic building form is intact, but it has been aluminum sided and the front porch has been enclosed.

Some simple vernacular house types are based on general massing and overall floor plan. L-form houses and cottages, unlike Upright and Wing houses, do not have two separate house sections, but rather an L-plan as one single integrated whole. Consequently, the roof ridges are usually at the same height as a multiple gable roof. There are six L-form cottages and two L-form houses in the Central Avenue/Deerfield Road survey area. Both of the L-form houses are 2½-stories tall, have integrated floor plans and have gable roofs that intersect at a right angle.

POPULAR 20TH CENTURY HOUSE TYPES

AMERICAN FOURSQUARE

American Foursquares are the most numerous of the 20th century house types in the Central Avenue/Deerfield Road survey area. There are eleven, of which one, at 1632 Second Street, has been ranked locally significant. All the others have suffered from poor alterations, some of them major. Of these, eight



1632 Second St.

⁴⁴ Jakle, Bastian and Meyer, 157.

have aluminum or other artificial siding materials, four have non-historic front porch enclosures, and three have incompatible window changes which, in some cases completely change the size of the window openings themselves.

1632 Second Street is an American Foursquare with brick on the first floor and wood shingle on the second floor. Built c.1895, it has a hipped roof and full width front porch with tuscan columns, which are typical characteristics of this type. The first floor windows also have segmental arch lintels.

BUNGALOW

The Bungalow is an informal house type which began in California and quickly spread to other parts of the country. Although it evolved from the Craftsman heritage, Bungalows may incorporate various other stylistic features. It became so popular after 1905 that it was often built in quantity by contractor/builders. Plan books and architectural journals published plans which helped popularize the type for homeowners and builders. Bungalows are 1-, 1½-, or sometimes 2-story houses that emphasize horizontality. Basic characteristics usually include broad and deep front porches and low pitched roofs, often with dormers. Exterior materials are often brick with cut stone trim, or they can be frame with built-in Arts and Crafts features on the interior.



845 Deerfield Rd.

There are five Bungalows in the survey area dating from 1915 through 1930. Although none of them have been ranked significant due to alterations, the Bungalow at 845 Deerfield Road retains enough characteristics to illustrate the type. Built c.1915, it has a projecting side gable roof with front facing gable dormer. The entry porch is tucked under the principal roof. The windows are three over one, typical of the Craftsman style, and the wood storm door with muntin pattern is also of the original period. The house was only ranked as contributing because it has aluminum siding and shutters in the

dormer which were added later.

MULTIFAMILY HOUSING TYPES

Although most of the buildings in the survey area are single-family residences, the Central Avenue/Deerfield Road area has two duplexes, one at 999 Deerfield, c.1910, with Craftsman details, notably the windows. There are also five flat buildings that are small scale and resemble single-family homes. There are 23 apartment buildings of differing sizes, most of them contemporary and built since the 1960s. Seven of them date from the 1990s. Only one is historic, c.1940, at 1619 McGovern. It is a simple brick structure with some Tudor Revival features.

COMMERCIAL STOREFRONT BLOCK

There are three commercial style storefronts all dating from the 1920s when many of the original older commercial buildings were replaced. One of these, at 1732 First Street, designed by G. Johnson, has been ranked locally significant because it retains its interesting brick and stone ornamental details. Only the storefront windows have been altered. A 1-story brick building, it has three bays separated by brick pilasters with repetitive chevron brickwork and topped with limestone coping. There is a pedimented parapet above the center bay. Ornamental detailing includes inset geometric panels and an eagle motif with a swag in the center.



1732 First St.

CONCLUSION

Although Highland Park was relatively early in its initial recognition of the community's historic resources and its adoption of a historic preservation ordinance, actual protection of historic resources has not kept pace. There have been only two other National Register nominations in all of Highland Park since the Multiple Property Resource submission in 1982-83 listed 26 individual properties and four historic districts containing 91 properties on the National Register. Of the 55 local landmarks, 41 of them were approved before 1991. Since that time the pace of local designations has slowed considerably. All significant architectural and historic resources in the city have not been identified and protected. Yet the threats to historic resources grow. Pressure to tear down smaller historic houses and replace them can be felt all over the community. Along the lakefront, the replacements are more lavish residences, while near the business district they are large apartment blocks. The strength of the central business district and its need to expand puts pressure on the vernacular residential structures in the Central Avenue/Deerfield Road survey area. The need for landmark protection couldn't be stronger.

This survey looked at the residential areas immediately surrounding the existing historic districts and the central business district as a first priority. It found a wealth of important buildings that warrant consideration for landmark designation and protection. This survey identified 64% (226) of the 358 principal structures surveyed in the Central East survey area as contributing to the character of a historic district if one were to be created. At least half of these not only contribute to the character of a district, but are ranked significant, that is, they are potential candidates for individual designation as local landmarks. Nine buildings were considered potentially eligible for individual listing on the National Register. In the Central Avenue/Deerfield Road survey area, 64% (106) of the principal structures surveyed were considered as contributing to the character of a local historic district. However, due to alterations to many buildings over the years, only 13 of these (8%) were ranked significant.

It is clear that a more aggressive program of landmark designation must be undertaken and the use of other preservation planning tools must be initiated to retain individual historic structures and preserve historic neighborhood character.

RECOMMENDATIONS

DESIGNATE MORE BUILDINGS AS LANDMARKS AND HISTORIC DISTRICTS

There are two choices for landmark designation, listing on the National Register of Historic Places, and designation as a local Highland Park landmark. The advantage of National Register listing is recognition and prestige for the community within the city itself and in the larger region. No protection against alteration or demolition is offered, however.

The advantage of local designation is that the city has control over future alterations to a designated

property through the permit review process. This can ensure that the character of a historic neighborhood and of individually significant structures remains consistent. Adjacent property owners are not harmed by inappropriate alterations to landmark properties around them. Most importantly, local designation has the power to prevent demolition of designated structures. These advantages apply whether properties are individually listed as landmarks, or are contributing buildings within historic districts.

Both types of designations, National Register and local, allow homeowners to participate in tax incentive programs. Owner-occupants of residential, 1-6 unit, designated landmark buildings or contributing buildings in a historic district, may be eligible for a freeze on the assessed value of their property for up to 12 years. The freeze is available to any homeowner who spends 25% of the Assessor's Fair Market Value on a rehabilitation that meets the Secretary of the Interior Standards for Rehabilitation.

The Central East survey area has a large number of significant buildings that are potential candidates for landmark designation. There has also been considerable pressure in this area to tear down historic houses and replace them with new houses, or to subdivide larger parcels and squeeze in an additional building. This report recommends an increased program of local landmark designations which would include three new local landmark districts, and a number of new individual local landmarks. The proposed historic districts are Central Avenue/Laurel Avenue from Linden Avenue to the Lake; Hazel Avenue/Prospect Avenue from St. Johns to the Lake, incorporating and extending the existing National Register historic district; and both sides of Waverly Road. Central and Laurel Avenues form the rectilinear portion of the Cleveland and French plan, and Central Avenue has a central landscaped boulevard which lends a special character to the area. The local designation of Hazel Avenue/Prospect Avenue will afford it some measure of protection through the local permit review process. The character of the houses to the east of the existing National Register district is of the same character and quality as those in the district, warranting an extension of the boundary for a new, local district. Waverly Road has a distinctive character because of the curve of the street lined with large houses in a park-like, estate setting. These are in historic revival styles as well as styles from the modern period.

Where there are locally significant buildings in the Central East survey area interspersed with newer construction it is difficult to draw district boundaries. The preservation of these significant buildings can be accomplished by individual landmark designation. Any building which this survey has identified as locally significant is a potential candidate for individual local designation.

In addition to local significance, there are nine structures that could be eligible for individual listing on the National Register of Historic Places. They include: 147 Central Avenue, a c.1875 Victorian Gothic Revival house; 1840 Crescent Court, a c.1915 Craftsman house; 54 Laurel Avenue, a Tudor Revival house designed by William Mann in 1930; 280 Laurel Avenue, a c.1910 Prairie style house; 160 Park Avenue, a c.1895 Dutch Colonial Revival house; the 1927 Tudor Revival at 1419 Waverly Road by Howard Van Doren Shaw; 65 Prospect Avenue, an International Style house designed by Keck & Keck in 1963; 303 Ravine Drive, a 1908 Georgian Revival house; and 1436 Waverly Road, an International style house designed by Keck & Keck in 1952. This report suggests the nomination

of these buildings be undertaken.

There is a potential for the designation of National Register Historic Districts in the Central East survey area. The existing Hazel Avenue/ Prospect Avenue district could have its eastern boundary extended along Hazel to Lake Michigan. In addition, there is the potential for a new National Register District along both sides of Waverly Road. Such a district might incorporate both sides of Sheridan Road immediately south of Waverly which has similar housing stock to that on Waverly. An intensive survey of the rest of Sheridan Road in this area must be undertaken first, however, before an exact boundary can be defined.

REVISE THE ORDINANCE TO FACILITATE DESIGNATIONS

One of the problems arising from Highland Park's early ordinance has been the provision for owner consent. This means that if an owner of a proposed individual landmark structure, or a simple majority of the owners in a proposed historic district disapprove of a nomination, the nomination process is terminated. Many other communities with more recent preservation ordinances do not include this provision. Highland Park should consider eliminating this provision from the ordinance if preservation of the community's important resources is to be successful.

SUPPORT CURRENT PLANNING ACTIVITIES THAT ENCOURAGE PRESERVATION

The city of Highland Park is coordinating a master planning process which addresses eleven planning districts. The Central East survey area is in the Lakefront District, for which there is a "Lakefront District Neighborhood Strategic Plan" that was approved by the City Council in June, 1999. The Central Avenue/Deerfield Road survey area is in the Central District for which there is "A Bulk and Character Study for the Central District of the city of Highland Park" dated January, 1999. Both are generally sympathetic towards historic preservation with a few cautions.

One of the serious concerns expressed by residents in the Lakefront district (the Central East survey area) as part of the master planning process, was the desire to retain the existing character of the area which is being threatened by the incompatibility of new construction with historic structures. It is unfortunate that there are no recommendations in the "Lakefront District Neighborhood Strategic Plan" that directly support landmark designation as a means to protect historic resources and maintain neighborhood character. There are general recommendations, however, that discourage the redevelopment of existing properties and this report supports those. They include lowering the zoning from R4 to R3 and eliminating lots in depth (lots behind other lots which are accessed from the street by a long, narrow drive). There are also recommendations that regulate new construction and this report supports the following of those: control the size and height of new construction; discourage uniform design of adjacent new structures; reduce the width of garages facing the street. One recommendation, however, could be disadvantageous to preserving historic structures. The intention to reduce the number of zoning variances granted could encourage demolition of historic structures on large lots. If such structures are in the wrong location on a lot that is otherwise large enough for two houses, the only way to retain the historic house may be by granting a variance to the minimum side yard, setback, and other requirements. Any proposed legislative or administrative changes to reduce the number of zoning variances granted should evaluate the potential impact on

historic properties and make appropriate exceptions.

The Central Avenue/Deerfield Road survey area (the Central District in the master planning process) does not have a large number of significant structures. However, it retains an overall historic scale and character which should be retained. The recommendations of the “Bulk and Character Study for the Central District of the City of Highland Park” include downzoning parts of the survey area as a means of providing affordable housing. To the extent that the provision of affordable housing is consistent with the preservation of existing housing stock, this report supports these recommendations. However, the Bulk and Character Study suggests that affordable housing may ultimately be provided in these areas through the creation of new townhouse development and the construction of new two-family dwellings. To discourage new townhouse development, this report recommends that incentives be provided to encourage the retention of existing historic housing stock and its rehabilitation for smaller, lower cost housing.

This report concurs with the change in zoning from RM1 to R7 in the triangle area between Deerfield Road and Central Avenue to McGovern Street. It should, however, also include the buildings on Central Avenue from the point of the triangle to Hickory. This would include the Gable Front with Queen Anne details at 1014 Central Avenue and the Craftsman Bungalow at 905 Central Avenue. We also concur with the change from B4 to R7 on the south portion of the block along Laurel east of Hickory. However, we think the R7 should extend further east to McGovern to include the Bethany United Methodist Church and three houses north of the church.

The Bulk and Character study concludes that the area on either side of Green Bay Road east to First Street between Laurel and Walnut has been so extensively redeveloped that its historic character is likely to completely disappear in the near future. Our survey has identified four significant structures in that section, the commercial building at 1732 First Street, the American Foursquare at 1632 Second Street, the Colonial Revival house at 1650 Second Street and the Italianate house at 1611 Green Bay Road. These could be considered for individual local landmark designation to protect them.

INITIATE DESIGN REVIEW FOR NEW CONSTRUCTION

Not all old buildings can and should be preserved. The tearing down of old houses and replacement with new construction has occurred in many areas of the city and will continue. Frequently these new houses are larger and on sites surrounded by architecturally significant homes from a different era. In order to ensure compatibility with the character of existing historic neighborhoods, the city of Highland Park should consider regulating the design of new construction and major alterations to existing structures that will have a visual impact on nearby existing structures. There are two potential alternatives for doing this. The first is adopting an ordinance that would provide for “compatibility review” of any proposed replacement structure throughout the city with binding recommendations for changes. Not only would this enhance the overall preservation of neighborhood character, it will also protect the property rights of existing homeowners who have come to rely upon the continuing aesthetic stability of their street and neighborhood.

Alternatively, the city could designate specific Conservation Districts in which a design review process would apply. This designation is given to a specific area with an identifiable character that the community wishes to retain. The difference between this and a historic district is that demolition and new construction are permitted in a conservation district but must follow prescribed design guidelines. Guidelines would include specifications for such things as scale, height, massing, and orientation of a building on the lot, permitted building materials, location of driveways, garages and other secondary structures. Then all proposed new construction or alterations would be subject to these guidelines.

The designation of a conservation district might be an appropriate tool for the Central Avenue/Deerfield Road survey area where the pressures for new construction are strong.

CONTINUE THE SURVEY PROGRAM TO EXTEND INTO ALL OF HIGHLAND PARK

This survey evaluated many important historic resources in the community. But by no means did it look at all its resources. Historic structures in other areas of the city need to be surveyed in the same manner in the near future. A long-term preservation program should include a schedule for surveying all important historic resources in phases over several years. Such a program has been undertaken in other communities such as Elgin, which plans to survey all older residential sections of the city over a ten year period. Areas in Highland Park with first priority include the entire Sheridan Road corridor and the original town of Ravinia.

Sometimes overlooked as a part of historic preservation is the city's rich legacy of the naturalistic tradition in landscape design. Beginning with the Cleveland and French plan, and continuing through the work of Jens Jensen and others, it is this naturalistic design tradition that gives the city much of its character. Yet many people are unaware of how to maintain that tradition in their own plantings.

A survey of the significant designed landscapes in the city should be undertaken with a view towards publishing landscape guidelines.

CONTINUE TO EXPAND PUBLIC AWARENESS PROGRAMS

The information in this survey can be used as background material for a variety of different educational programs. The Historic Preservation Commission can work with other groups such as the Highland Park Historical Society and the Highland Park Cultural Arts Commission to sponsor lectures, tours, and publications promoting the rich architectural heritage of the community. These could include hand-out walking tours of individual neighborhoods; a featured house of the week in the local Highland Park News; local cable TV programs on the community's history and architecture; and as time allows, an updated book on the architecture of Highland Park.

Behind this survey and report lies a history of concern for historic preservation in the Highland Park community. But concern without action is not enough to save the valuable resources that are being threatened. Steps taken to implement the actions outlined above will help preserve the character and quality of the residential neighborhoods that keep Highland Park the attractive and architecturally

significant community it is today.

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CREDITS

This report was prepared by Historic Certification Consultants, 1105 West Chicago Avenue, Chicago, IL 60622, under contract to the City of Highland Park Historic Preservation Commission. Funding was provided by a Certified Local Government Grant administered by the Illinois Historic Preservation Agency and the Historic Preservation Commission. The individual data forms for each building surveyed are in binders on file with the Highland Park Historic Preservation Commission in the Community Development Department.

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All other postcards, collections of Historic Certification Consultants

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APPENDIX A

City of Highland Park Local Landmark Listings

6/28/99

- | | | | |
|-----|---|--|--|
| 1. | 370 Beech St. | | |
| 2. | 151 Belle Ave. | | |
| 3. | Braeside School, 150 Pierce Rd. | | |
| 4. | 892 Burton Ave. | | |
| 5. | 111 Cary Ave. | | |
| 6. | 290 Cedar Ave. | | |
| 7. | 441 Cedar Ave. | | |
| 8. | 147 Central Ave. | | |
| 9. | 326 Central Ave. | | |
| 10. | 1014 Central Ave. | | |
| 11. | 3121 Dato Ave. | | |
| 12. | 1442 Forest Ave. | | |
| 13. | 545 Green Bay Rd. | | |
| 14. | 1144 Green Bay Rd. | | |
| 15. | Green Bay Trail | | |
| 16. | 487 Groveland Ave. | | |
| 17. | 259 Hazel Ave. | | |
| 18. | 461 Hazel Ave. | | |
| 19. | Jens Jensen Park, Roger Williams at St. Johns Ave. | | |
| 20. | 54 Laurel Ave. | | |
| 21. | 304 Laurel Ave. | | |
| 22. | 494 Laurel Ave./1707 St. Johns Ave.
Laurel Park & Gardener Memorial Park | | |
| 23. | Linden Park Place Historic District | | |
| 24. | 160 Linden Park Place | | |
| 25. | 243 Linden Park Place | | |
| 26. | 274 Linden Park Place | | |
| 27. | 296 Linden Park Place | | |
| 28. | 711 Marion Ave. | | |
| 29. | 291 Marshman Street | | |
| 30. | 434 Marshman Street | | |
| 31. | 183 Moraine Rd. | | |
| 32. | 225 North Deere Park East | | |
| 33. | 321 North Deere Park East | | |
| 34. | 749 Old Trail | | |
| 35. | 65 Prospect Ave. | | |
| 36. | 215 Prospect Ave. | | |
| 37. | 315 Prospect Ave. | | |
| 38. | Ravinia Festival Grounds, Gate at Lambert Tree | | |
| 39. | Ravinia Festival Grounds, Gate west of R.R. Tracks on Ravinia Park Rd. | | |
| 40. | Ravinia Festival Grounds, Gates at Ravinia Park Rd. | | |
| 41. | Ravinia Festival Grounds, Main Gate east of R.R. Tracks | | |
| 42. | Ravinia Festival Grounds, Murray Theatre | | |
| 43. | 90 Ridge Rd. | | |
| 44. | Rosewood Park, east end of Roger Williams Ave. | | |
| 45. | 2734 Roslyn Ln. | | |
| 46. | 1499 Sheridan Rd. | | |
| 47. | 2360 Sheridan Rd. | | |
| 48. | 2693 Sheridan Rd. | | |
| 49. | 57 South Deere Park Dr. | | |
| 50. | 77 South Deere Park Dr. | | |
| 51. | 103 South Deere Park Dr. | | |
| 52. | 105 South Deere Park Dr. | | |
| 53. | Stupey Cabin on St. Johns Ave. | | |
| 54. | 1623 Sylvester Pl. | | |
| 55. | Yerkes Fountain, Sheridan Rd. | | |

APPENDIX B

Architectural Resources in Highland Park, Illinois. Central East and Central Avenue/Deerfield Road Areas
Historic Certification Consultants, 1999

National Register Listings.

Individual

1.	Cary Ave. Tower	42.	211 Linden Park Place	90.	455 Hazel Ave.
2.	441 Cedar Ave.	43.	224 Linden Park Place	91.	461 Hazel Ave.
3.	326 Central Ave.	44.	243 Linden Park Place	92.	477 Hazel Ave.
4.	930 Dean Ave.	45.	255 Linden Park Place	93.	490 Hazel Ave.
5.	105 South Deere Park Drive	46.	274 Linden Park Place	94.	493 Hazel Ave.
6.	1495 Old Deerfield Rd.	47.	275 Linden Park Place	95.	500 Hazel Ave.
7.	1214 Green Bay Rd.	48.	278 Linden Park Place	96.	178 Prospect Ave.
8.	1642 Green Bay Rd.	49.	285 Linden Park Place	97.	203 Prospect Ave.
9.	Highland Park Water Tower	50.	296 Linden Park Place	98.	204 Prospect Ave.
10.	1689 Lake Ave.	51.	2035 Linden Ave.	99.	215 Prospect Ave.
11.	1923 Lake Ave.	52.	2023 Linden Ave.	100.	226 Prospect Ave.
12.	80 Laurel Ave.	53.	309 Park Ave.	101.	235 Prospect Ave.
13.	304 Laurel Ave.	54.	1981 Linden Ave.	102.	242 Prospect Ave.
14.	1635 Linden Ave.	55.	1971 Linden Ave.	103.	247 Prospect Ave.
15.	2687 Logan St.	56.	1963 Linden Ave.	104.	284 Prospect Ave.(Demolished 1994)
16.	434 Marshman St.	57.	1955 Linden Ave.	105.	289 Prospect Ave.
17.	142 Pierce Rd., Braeside School	58.	344 Elm Pl.	106.	1760 Dale Ave. (Demolished 1992)
18.	344 Ravine Dr.	59.	344B Elm Pl.	107.	1707 St. Johns Ave.
19.	Rosewood Park, east end of Roger Williams Ave.	60.	2018 Linden Ave.	108.	Stupey Log Cabin-east side of St. Johns between Laurel and Hazel
20.	650 Sheridan Ave.	61.	224 Park Ave.	109.	494 Laurel Ave.- Highland Park Public Library
21.	970 Sheridan Ave.	62.	212 Park Ave.		
22.	1499 Sheridan Rd.	63.	199 Park Ave.		
23.	1894 Sheridan Rd.	64.	2075 Park Ln.		
24.	2693 Sheridan Rd.	65.	2096 Park Ln.		
25.	1623 Sylvester Pl.	66.	2108 Park Ln.		
26.	1425 Waverly Rd.	67.	2112 Park Ln.		
27.	450 Woodland Rd.	68.	2113 Park Ln.		
28.	456 Woodland Rd.	69.	175 Belle Ave.		
		70.	151 Belle Ave.		
		71.	140 Belle Ave.		
		72.	132 Belle Ave.		
		73.	120 Belle Ave.		
		74.	117 Belle Ave.		

Ravinia Park HD

110.	Ravinia Festival Grounds
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Hazel Ave./Prospect Ave. HD

29.	265 Maple Ave.	75.	239 Hazel Ave.
30.	306 Maple Ave.	76.	259 Hazel Ave.
31.	309 Maple Ave.	77.	271 Hazel Ave.
32.	318 Maple Ave.	78.	276 Hazel Ave.
33.	332 Maple Ave.	79.	228 Hazel Ave.
34.	333 Maple Ave.	80.	330 Hazel Ave.
35.	2340 Maple Ave.	81.	333 Hazel Ave.
36.	2345 Maple Ave.	82.	351 Hazel Ave.
37.	2350 Maple Ave.	83.	360 Hazel Ave.
38.	2369 Maple Ave.	84.	389 Hazel Ave.
39.	2360 Sheridan Rd.	85.	390 Hazel Ave.
40.	2376 Sheridan Rd.	86.	423 Hazel Ave.
		87.	441 Hazel Ave.
		88.	447 Hazel Ave.
		89.	451 Hazel Ave.

Linden Park Pl./Belle Ave. HD

41.	160 Linden Park Place
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INVENTORY

Key to abbreviations found on inventory database:

Local Ratings

S-Significant

C-Contributing

NC-Non-Contributing

Individual National Register Eligibility

Y-Yes; the property is eligible but may or may not be listed

N-No; the property was deemed ineligible for listing on the National Register

National Register District

C-Contributing

NC-Non-Contributing

Listed on Existing Survey

IHSS-Illinois Historic Sites Survey

NR-Individually listed on the National Register

HP-Highland Park Local Landmark Survey

HPL-Highland Park Landscape Survey

