





# WEST HIGHLAND PARK RECONNAISSANCE SURVEY

## A Summary and Inventory

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# INTRODUCTION

The history of Highland Park west of Skokie Valley Road is quite distinct from the history of the eastern part of Highland Park that borders the Lake Michigan shoreline. Growth in both areas responded to the establishment of a north/south rail transportation corridor through the area. However the time frame of substantial initial development in the two areas was separated by 75 years. In east Highland Park, the Chicago and North Western railroad right of way was built beside Green Bay Road and commuter rail service opened in 1855. Significant residential growth began on the east side with the subdivision of 1200 acres along Lake Michigan by the Highland Park Building Company in 1869. The opening of the Chicago and Milwaukee Electric Railroad along an adjacent right of way in 1899 further fueled the growth. In 1916, Samuel Insull bought this railroad company and he built another electric line on the west side to handle freight and to decrease train runs to Milwaukee, thereby speeding up commuter service on the east line. The right of way of this new line was in the Skokie Valley and there were three passenger stations built along it in Highland Park. This set the stage for residential development on the west side of Highland Park, in an area that had been small farms and residences on large lots in a rural setting.

The residential character of west Highland Park is also quite different from that of the east side. Although some houses date from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the first wave of development occurred in the 1920s, following the subdivision of large tracts in several areas. These homes were generally unpretentious, middle class houses in revival styles such as Colonial Revival or Tudor Revival. With full build-out cut short by the Great Depression, development did not resume until after World War II. Then beginning in the late 1940s, many small ranch houses and split levels, very similar to one another in appearance, were built lining long blocks. Development continued throughout the west side into the 1990s, with larger, individually designed homes in modern or neo-traditional styles, on cul-de-sac streets. Although the west side is heavily residential in character, there are also commercial and industrial structures and uses west of Skokie Valley Road, along both sides of the old electric rail right of way.

Today, the west side retains an interesting mix of housing from most periods of 20<sup>th</sup> century suburban development. 15% of the structures on the west side were built before 1950 and 30% were built in the decade of the 1950s. New construction has filled in formerly undeveloped areas between pockets of older buildings so that a full 32% of all structures have been built since 1970. In some cases, it threatens historic resources as pressure increases to tear down older, more modest structures for larger, luxury new homes. Yet the character of some of the older buildings and older subdivisions represent a period of growth in the community that is distinct from the east side and in many cases worth preserving. There is a sense by some residents that this overall character is being lost.

Because of these pressures, Historic Certification Consultants was retained to conduct a Reconnaissance survey of every structure west of Skokie Valley Road within the municipal boundaries of Highland Park. The objective of this survey has been to identify all architecturally significant and historically significant buildings in order to determine which individual buildings and which potential historic districts merit more detailed and intensive survey. With this information, the city will be able to take the steps necessary to preserve its most important historic

resources. The survey team viewed 2796 sites with 2772 principal structures, evaluated them, and photographed all those rated architecturally significant. This information was then analyzed within the historic context of the development of west Highland Park, and recommendations were made for potential landmark designations. This report summarizes the findings of the survey and the recommendations for further action.

## **PRESERVATION ACTIVITIES IN HIGHLAND PARK**

The city of Highland Park has been active in a variety of historic preservation activities since its ordinance was first adopted in 1983. There are listings on the National Register of Historic Places as well as locally designated landmarks in the community. The Historic Resources of Highland Park Multiple Resource Area listed on the National Register in 1982-83 contains three historic districts with a total of 91 properties, the Ravinia Festival grounds, and 28 individual properties. There are also two other individually designated National Register properties in the city. There are no National Register properties on the west side of Highland Park. There are two local historic districts and 55 individual structures that are local landmarks, including one in West Highland Park, 90 Ridge Road.

In 1999, the Historic Preservation Commission commissioned an intensive historic resources survey of the Central East section of Highland Park (358 buildings) and the Central Avenue/Deerfield Road area (159 buildings). The summary report recommended the nomination of 9 individual structures to the National Register, the designation of three local historic districts, and the potential designation of a number of individual local landmarks. It is anticipated that this survey will assist the Historic Preservation Commission in determining whether there are buildings and/or potential districts on the west side that should be considered for landmark designation.

## **THE RECONNAISSANCE SURVEY**

The purpose of a Reconnaissance survey is to look at a community or large part of a community and to generally characterize its resources in order to organize and orient more detailed survey efforts. The survey also involves background research into the area's history and architecture which is used in interpreting the findings. For the west side of Highland Park, every principal structure on every street in this part of the city was viewed and evaluated by a team of field surveyors. The team used a "reconnaissance" survey approach and drove every street, block by block, recording information on a laptop computer. A complete computerized database by property address was created that includes the following information for each building: address, date of construction, architectural style, and significance rating. Building permit research was done for buildings ranked significant to determine the architect, builder, and any other historic information. Photographs were taken of each building ranked significant by the survey team and these are assembled into binders. Significant rated buildings were plotted on a base map with lot lines, to determine concentrations of historic resources for further intensive study. Historic research was conducted on subdivisions, annexations, and the influence of the Skokie Valley electric rail line on west side development. As a result, boundaries of two potential districts were outlined for further intensive survey. Significant buildings outside these districts were included in the binder for consideration as potential local landmarks.

## EVALUATION CRITERIA

All principal buildings in the survey area were evaluated for local architectural significance using the criteria for architectural significance as stated in the Highland Park ordinance. An "S" indicates that the building would be eligible for listing as an individual local landmark. A "C" indicates that it would contribute to the character of a local historic district and was built within the time period of significance, generally considered as before 1950. An "NC" is a building that would be non-contributing to a local historic district. Although the local ordinance itself uses only contributing and non-contributing ratings, it does acknowledge that some structures may possess a higher level of significance and could be designated as individual "Landmarks." The S rating was added to this survey as a way of distinguishing from among those buildings considered contributing under the local ordinance, 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.

Because it was determined that the time period of significance for potential historic districts could include the decade of the 1950s, significant ranked buildings were given a tag to identify their age for purposes of database sorting. An "S" building is over 50 years old, built in 1950 or earlier. An "S50" is a significant rated building built in the decade of the 1950s; an "S60" is a significant building built in the decade of the 1960s or later. All these buildings are considered significant. The different labels are only for computerized sorting purposes.

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 some 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 historic figures or events. Some buildings, whose significant historic features have been concealed or altered, might also be re-ranked as locally significant if unsympathetic alterations are removed and significant historic features restored.

### A. SIGNIFICANT

- Age. There is no age limit.
- 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.<sup>1</sup> 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 in 1950 or earlier).
- Architectural Merit. While not of sufficient historic and/or architectural significance to be designated as an individual landmark, it must have the characteristic stylistic design and details of its period. It would contribute to the overall visual characteristics of the Landmarks located within a historic district. Or it may possess the architectural distinction of a significant structure but has been altered.
- 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 with some alterations. 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.

## C. NON-CONTRIBUTING

- Age: Most buildings less than 50 years old (built after 1950)
- 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 that has unsympathetic alterations that greatly compromise its historic character. A structure that does not meet the standards applicable to a Landmark or to a contributing structure.

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<sup>1</sup> 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.

## HISTORY OF THE WEST SIDE OF HIGHLAND PARK

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

There were also large, rural residential properties, either summer residences or “gentlemen’s farms” The most prominent was that of Walter C. Heller, now the Berkeley Prairie Preserve. Although no original buildings are left, there is a remnant of the original oak-savannah that once covered this part of the Midwest [NR nomination, 5]. Another estate was that of Martin Insull, the brother of Samuel Insull, the wealthy Chicago businessman who was involved in development on the west side of Highland Park. The Insull residence was demolished and replaced with a 1947 Georgian Revival Style house at 2000 Ridge Road.

There were no multiple property subdivisions before 1919 when J.S. Hovland’s North Shore Acres was laid out in what was at that time in an unincorporated area south of Half Day Road. Thus the character of what was to become west Highland Park, even 90 years after the first European settlement, remained rural and agrarian. All that was to change in 1926 with the arrival of the North Shore electric railroad.

### THE NORTH SHORE LINE ELECTRIC

By the turn of the 20<sup>th</sup> century, the area to the east, along the Lake Michigan shoreline, was heavily built up with summer and even all year round homes. Residents rode to Chicago on the Chicago and Northwestern steam trains, which had been stopping in Highland Park since 1855, and the North Shore electric trains, that had begun operation in 1899. Both of these were on right of way parallel to Green Bay Road in east Highland Park. But because of the high volume of commuter traffic on these trains, and their route through heavily developed areas, the trip from Chicago to Milwaukee was slow, taking 2 ½ hours. There was a need for a faster route that could also carry freight. The Skokie Valley route of the Chicago North Shore and Milwaukee Railroad was established in the 1920s to operate high speed trains between Chicago, Waukegan, Kenosha, Racine, and Milwaukee, without having to slow down for the heavy commuter traffic along the North Shore. The right of way was laid in the Skokie Valley, a few miles west of the Shore Line route and trains began operating

in 1926. It ran generally south and then turned east for five miles, linking to the Chicago el tracks at Howard Street. The Shore Line became the suburban commuter route and the Skokie Valley the ‘through’ route, reaching Milwaukee from Chicago 3/4 of an hour faster than the Shore Line.

Construction of the electric line opened a whole new area to suburban development and set off what was described as a “spectacular real estate boom.” Land values increased to as much as 10 times their previous values as sites became attractive for new subdivisions. Although there were no established towns along the route as it was being planned, nine new stations were laid out between Oakton Street and Lake Bluff, with three of them in west Highland Park. Following the new line’s completion in June 1926, the Chicago North Shore and Milwaukee Railroad “enjoyed the most prosperous year in its history.” [Middleton, 217]

A contest was held to name the stations. The three in Highland Park were called Woodridge at Clavey Road, Briergate at Deerfield Road, and Highmoor at Half Day Road. Quotes from the winning entries related the names to the nearby terrain [Campbell 113]:

Woodridge: “The most characteristics features of the territory adjoining this station are the woods and ridges.” A subdivision called Woodridge that is north of Clavey Road appears to back up immediately to the line.

Briergate: “It is appropriate because of the beautiful Briergate Golf course nearby.... this club has been instrumental in helping to build up this community.” The Briergate Golf Club was located in the southwest corner of Highland Park, in the area west of Red Oak Lane. While the other two train stops had been eliminated by 1937, this stop continued until the electric line closed in 1963. The 1926 station, the only one built for any of the three stops, is still standing today at 1495 Old Deerfield Road, and is owned by Bishop Heating.

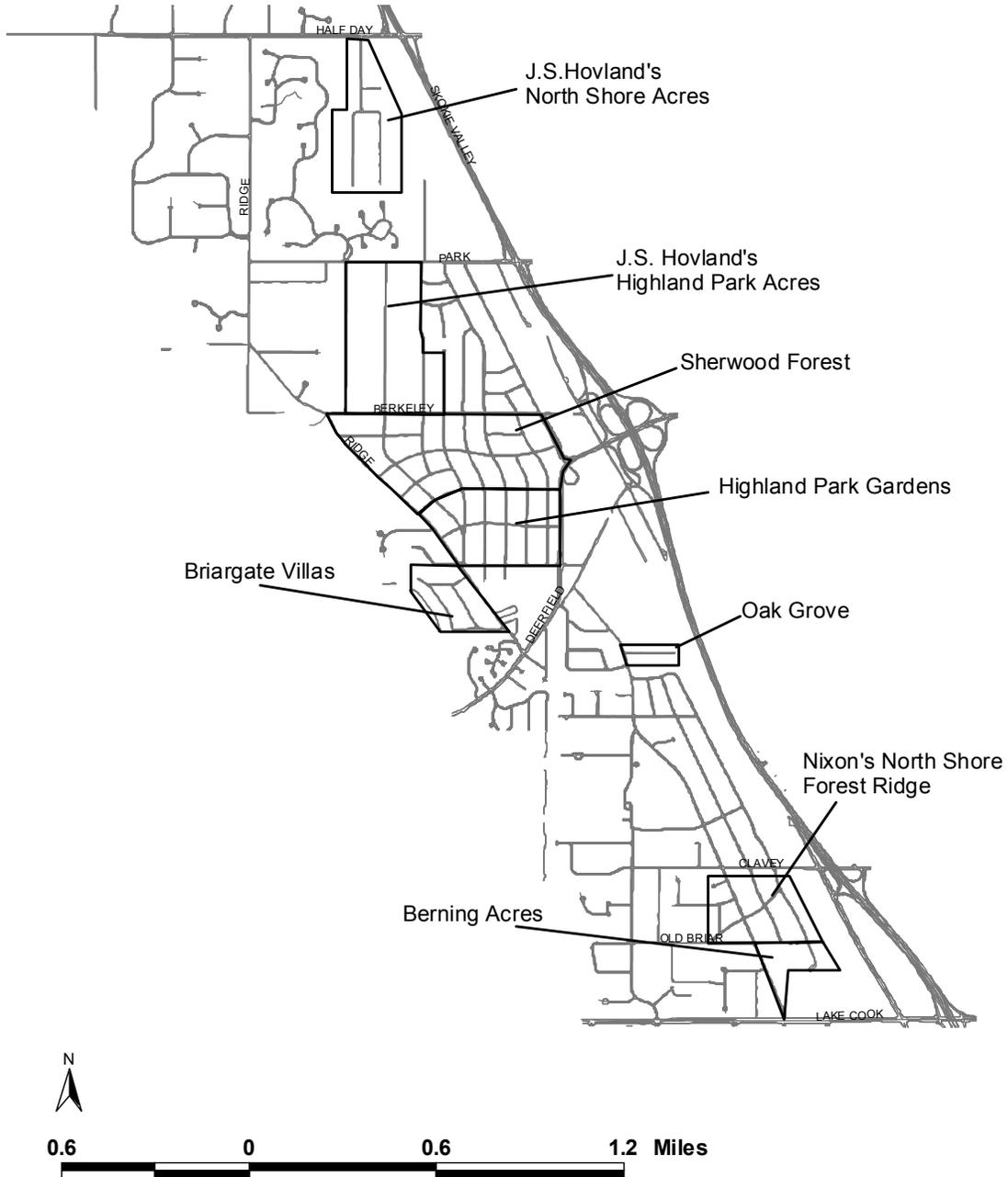
Highmoor: “Representative of woodland beauty and variety of landscape descriptive of this vicinity which is so reminiscent of the Scottish Moors.” The street called Highmoor was called Main St. until about 1947 when many streets were renamed. This stop appears to have been near the only established subdivision in west Highland Park at the time, J. S. Hovland’s North Shore Acres. A 1926 map shows a subdivision called Highmoor but it seems that it was never developed. The recent Hybernia development is now located there.

## RESIDENTIAL DEVELOPMENT INCREASES

Between 1924 and 1926 Highland Park annexed all the land on the west side that is within its present day boundaries, except for a few small pieces. [annexation maps] These were the first new annexations to occur since 1899 when the town of Ravinia, south of the original plat of Highland Park, was annexed. The 1924 annexations encompassed all land south of Park Avenue West to Lake Cook Road, and west of the Skokie Valley route to Cavell Avenue. This included only the eastern parts of Highland Park Gardens and Sherwood Forest (originally Highland Park Gardens Addition), but in 1925 the western area of these two subdivisions was annexed, together with other areas. [Becknire, 95] By 1926, Highland Park had grown to its present physical size. Coupled with

physical growth, the city experienced significant population growth, with the number of residents doubling in the decade of the 1920s from 6127 to 12,203.

## Selected Subdivisions



Despite the attraction of convenient rail access, only a small percentage of the land initially subdivided in the 1920s for residential use was developed. During the decade of the Great Depression, though housing construction came almost to a halt across the country, there were 66 houses built between 1930 and 1940 in west Highland Park. By 1942, construction completely stopped until after World War II. A contemporary real estate source stated that “the greatest amount of transfer in property is west of the tracks in the subdivisions recently opened, although the real estate business is unusually dull at the present time.”[Becknire, 29.]

As a result of this interrupted development pattern, most of the older subdivisions are mixed with housing in a variety of styles and types from the 1920s through the 1960s. Nixon’s North Shore Forest Ridge, Nixon’s Highland Park Gardens Addition (which became Sherwood Forest in 1930) and Nixon’s Highland Park Gardens, were all subdivided in 1925. Three smaller subdivisions, Oak Grove, Briargate Villas and Berning Acres, were subdivided in 1924, 1926 and 1935 respectively. All of these areas experienced some housing development in the 1920s, and 1930s but were not fully developed until the 1950s.

Of the 141 buildings in Nixon’s North Shore Forest Ridge, 29% (45) were built before 1950. The largest number, 64 (45%) are from the decade of the 1950s, and many of them are individually architect designed. Ernest and Frank Whippel, who owned many lots, teamed up with local architect H. E. Anderson. The subdivision’s boundaries are Clavey on the north, Ridgelee on the south, Barberry on the east, and on the west, the point where Old Briar Road intersects with Ridgelee. Berning Acres Subdivision, across the street from the southern boundary of Nixon’s North Shore Forest Ridge, has only 27 buildings, 11 from before 1950 and the earliest dating from about 1925.

Sherwood Forest was originally called Nixon’s Highland Park Gardens Addition until it was resubdivided and renamed in 1930. It is bounded by Berkeley on north, Midland on the south, Arbor on the east, and Ridge on the west. Though it has been stated in *Highland Park, An American Suburb At Its Best* that Sherwood Forest was developed by Samuel Insull and a group of investors, our research could not confirm it. Building permits and plat maps provided no indication that Insull was involved with the project. With 255 buildings, 26% (68) were built before 1950, and an even greater number, 60% (153) are from the 1950s.

Highland Park Gardens, with 229 buildings, has 21% (49) built before 1950, and 56% (129) from the decade of the 1950s. Its boundaries are Midland on the north, Richfield on the south, Arbor on the east, and Ridge on the west. Oak Grove, located on either side of Grove Avenue and the smallest of the early built areas, has a few houses from the 1920s with most from the 1940s and 1950s.

Briargate Villas has 43 buildings, with 8 built before the 1950s. It is particularly interesting for the houses that were designed there using winning plans from the 1926 Chicago Tribune Small Homes Competition. A full 47% of the houses in this subdivision were not built until the 1960s or later.

The earliest developer on the west side of Highland Park was J. S. Hovland, who was responsible for the first recorded subdivision, North Shore Acres, in 1919, and Highland Park Acres, in 1923. Other early developers who had a big influence on the west side of Highland Park were Albert and

George Nixon. Albert's name appears frequently on building permits as a builder/owner. His company was called Howard and Nixon. The name George F. Nixon and Co. shows up on some of the largest of the early subdivisions: North Shore Forest Ridge (1925) and Addition (1926), and Highland Park Gardens and Addition (1925). [assessor's office plat maps] Randall and Bertha Burns owned both Highland Park Gardens and Addition when they were first subdivided in 1925.

A number of other subdivisions were also created during the 1920s but remained virtually undeveloped until the 1950s and later. These include McKillip's Briar Lane, 1924, with no homes until after World War II; Highland Park Terrace, also from 1924, with a few homes right after the War but most from the 1950s and 1960s; Dumas' Sherwood Manor and Addition from 1926 and 1927, with the majority of houses dating from the 1960s and 1970s; and Strath Erin from 1926, with most homes probably from the 1960s. New subdivisions from the 1950s and 60s include Woodridge Estates, 1952, Red Oak, 1954, Red Oak Terrace, 1961, Sherwood Ridge, c.1965, and Chesterfield Sherwood Forest Resubdivision, late 1960s.

Much of the residential development that occurred on the west side of Highland Park in the 1950s was by a few developers using a limited number of housing designs. One of the most prolific was Creative Developers, which built a Split Level type house that can be seen lining streets such as Sumac, Barberry, McCraren, and streets in parts of the Sherwood Forest Subdivision. Most of these houses were built in 1953-1954.

Although west Highland Park appears to be fully subdivided, the build-out in a few subdivisions, notably Hidden Ridge, and Painters Lake, both west of Ridge Road, is still being completed. The largest of the newer sections of the west side is Hybernia which was built out in the 1980s and 1990s. 1700 Meadow Lane, a c.1920 Spanish Colonial Revival house stands hidden deep within this development. Old plat maps from 1926 indicate a Highmoor subdivision there that was never built. Prior to that, the land was owned by J. D. Garrity. There also continue to be individual lots in the earlier 1920s subdivisions where older homes have been recently torn down to be replaced by new construction. Some of the other recent subdivisions are High Ridge, 1970s, Hawthorne Meadows, 1979, Classics Estates, 1987, and Architecture Point, 1980s.

## COMMERCIAL AND INDUSTRIAL

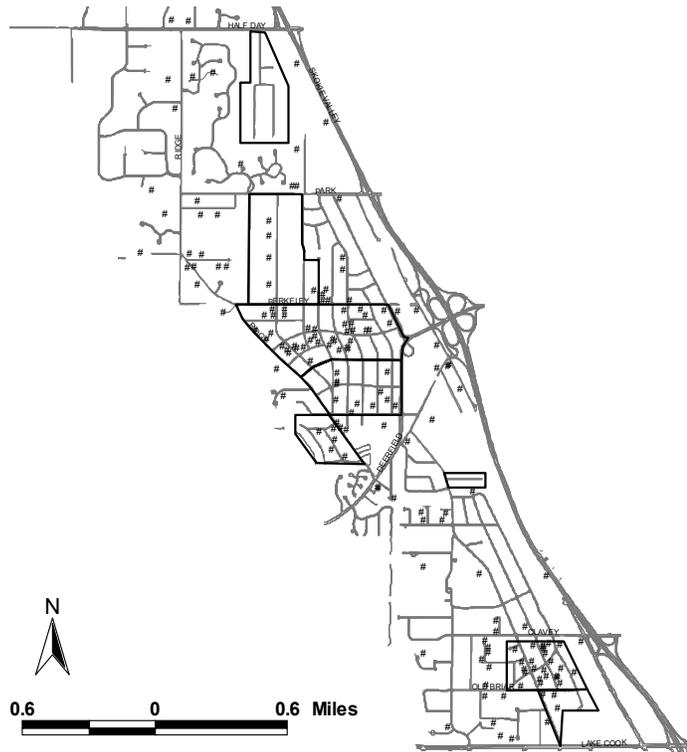
The commercial and industrial structures located in west Highland Park are found west of Skokie Valley Road. This generally parallels the Skokie Valley electric railroad route and was built at about the same time. Some industrial uses had located along the railroad tracks when the line was still in use. After all service was discontinued on the Skokie Valley route on January 21, 1963, the tracks were torn up and the right of way became a bicycle path. The area continued to develop as a commercial and industrial corridor located along both the east and west sides of Skokie Valley route right of way. The Skokie Valley Road corridor today is characterized by free-standing structures surrounded by large parking lots. Some of these were built before 1950, but most are later. The section of the rail line from Dempster to Howard Street still exists as the Skokie Swift, operated by the Chicago Transit Authority as part of its electric elevated system.

Among the older commercial structures with an interesting history is the building that is now Fuddrucker's Restaurant. Originally built as a garage in 1935 by E.L. Clavey, in 1938 the building was converted into and used as a milk processing plant by Hawthorne Farms. Kraft Cheese was a subsequent owner. [1938 and 1945 permits] In 1953 Clavey Motors converted it into an auto salesroom and it became a restaurant in the 1980s..

There is a Pure Oil gas station, at 1454 Old Deerfield Road that has excellent integrity and is one of the last remaining service stations of its type in the area. During the 1920s major gasoline companies began to expand their facilities and create look-alike gasoline stations using Colonial and English details that mimicked current suburban styles. A station in a historic revival style would blend in middle and upper-middle class residential areas where opposition to a gas station may have occurred. This 1935 building is typical of the rustic cottage image used by Pure Oil in its gas stations of the period.

One of the few commercial establishments that predates the Skokie Valley commercial/industrial corridor is the Sparkling Spring Mineral Water Company, the oldest family-owned business in Highland Park. Two brothers, William and Richard Tillman came to the area in the 1880s and owned 200 acres, part of which was later acquired for the Skokie Valley right of way. They discovered that the water from their well was so exceptional that in 1910 they began to bottle it. The corporate offices of the company are now located in Vernon Hills but the c.1896 well house is still in operation on its original Highland Park site. A c.1910 Craftsman style house is still standing next door.

## Significant Buildings



## ARCHITECTURE OF THE WEST SIDE OF HIGHLAND PARK

The Highland Park Reconnaissance Survey area contains 2772 buildings built over a 120 year time frame and encompassing a wide variety of architectural styles and vernacular and popular housing types. Only 15% (408) of the buildings were constructed before 1950 (46 of those before 1920). The decade of the 1950s experienced the greatest number of new buildings, with 835 or 30% of the total. A full 55% (1530) of all structures have been built since 1960. The range of styles and types reflects the years of construction. There are only a few 19<sup>th</sup> century vernacular types to be found and many of those are old farmhouses scattered throughout the area. The most frequently found vernacular types are Gable Front houses (15 examples) and L-Form houses (8). The most well represented architectural high styles are historic revival styles, dating from the 1920s through the 1940s, such as Colonial Revival (103), Cape Cod (40), and Tudor Revival (34).

With over half of the structures in west Highland Park built after 1950, it is not surprising that later 20<sup>th</sup> century popular house types predominate. Of these, Split Levels (594 examples) and Ranch houses (591) are the most common. Other popular types include Two-Story houses (347) generally from the 1960s, and Minimal Traditional houses (110) from the 1940s through early 1950s. Other structures built since the 1960s include Contemporary styles (354 examples) and Modernistic styles

(74). There are 19 Post Modern buildings, reflecting a stylized and sometimes exaggerated borrowing of traditional design forms that was popular in the 1980s. The recent design trend of the 1990s that refers to traditional historic styles for inspiration accounts for 197 Neo-Traditional and other neo-styles.

Of the 2772 buildings in the survey area, 171 were ranked locally significant. 89 of these were built before 1950, 60 are from the decade of the 1950s, and 22 were built after 1960. The buildings after 1960 that are ranked significant are generally architect-designed, and some have already gained recognition for their design quality.

The greatest concentrations of significant historic buildings are found in the Nixon's North Shore Forest Ridge Subdivision and the Sherwood Forest Subdivision. Both areas have some individual buildings that are architecturally noteworthy. The areas as a whole also display an overall consistency in building scale and street planning that represents a type of suburban subdivision development characteristic of early 20<sup>th</sup> century America. Unfortunately there are too many newer, undistinguished structures mixed with historic buildings throughout each subdivision to make either one a good candidate for an historic district designation. It may, however, be possible to control alterations and direct new construction in a similar scale and character in these areas through the use of a conservation district.

There are two other subdivisions that also have a notable number of significant historic buildings but the character of each area is dominated by newer structures. These are Highland Park Gardens and Briargate Villas. There are also other distinctive residential and commercial structures on scattered sites throughout the west side of Highland Park. It is possible that some of the most significant buildings could be designated as individual Highland Park landmarks.

## NIXON'S NORTH SHORE FOREST RIDGE

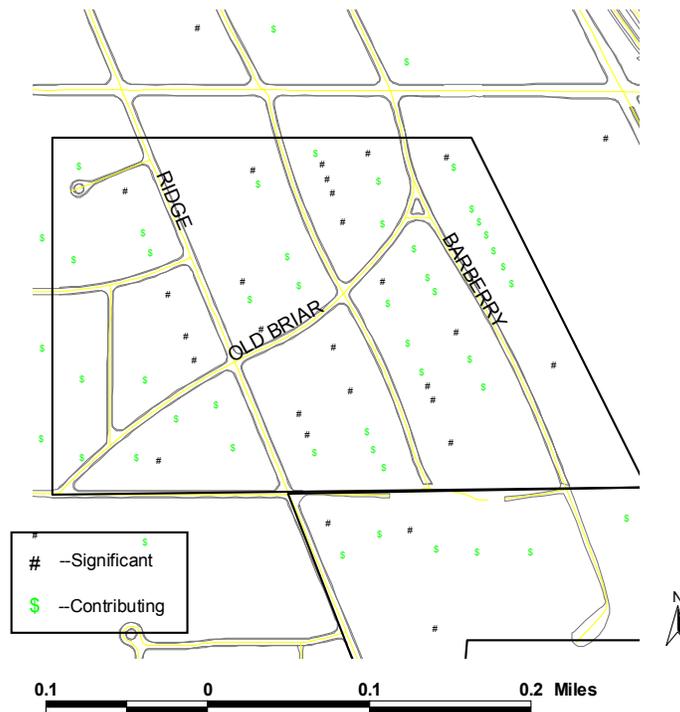
Nixon's North Shore Forest Ridge Subdivision (1925) and Addition (1926) is a mixed residential area in terms of architectural styles and construction dates. Of the total 141 buildings in the area, only 23 were built before World War II. Well represented historic revival styles, mostly from the 1920s and 1930s include Colonial Revival (14 examples), Tudor Revival (8), and Cape Cod (4). The majority of houses, however are Ranch house (27) and Minimal Traditional houses (17) from the 1950s, as well as Split Levels (40) from the 1960s. Many of the 1950s houses are more distinguished than others on the west side, and some appear to have been individually designed. The older houses are generally found on Sumac and Old Briar Road, while the newer homes are on streets to the west. The most distinguished historic revival house in Nixon's North Shore Forest Ridge is 1666 Old Briar Road. This 1936 Tudor Revival house is an interesting example of the Tudor Revival style.



1666 Old Briar Rd.

Built later than some of the other historic revival styles in the area, its design is a stylized interpretation of Tudor Revival. Tudor features are seen in the steeply pitched roofs, the end chimneys, and the multi-light casement windows. This house has been designated locally significant in this survey and may be eligible for listing on the National Register of Historic Places.

## Nixon's North Shore Forest Ridge



A good example of a smaller and more typical kind of Tudor Revival house found in the North Shore Forest Ridge area is 364 Sumac Road, built by Suburban Construction Co of Chicago. It has an asymmetrical facade with steeply pitched roof and prominent side chimney. Windows are metal casement. Suburban Construction Company built several other Tudor Revival and Colonial Revival houses in this area.



364 Sumac Rd.



1760 Balsam Rd.

Ranch type houses in Modern and Contemporary styles are well represented in Nixon's North Shore Forest Ridge. Modern and Contemporary styles make no reference to historical precedents in architecture, but rather rely on simple, geometric forms and direct expression of materials to give convey their design. Frank Whippel was an early developer in west Highland Park, and he used H.E. Andersen as his architect. Andersen's

designs are generally early Ranch types in a Contemporary style, from the 1940s, which often make use of rough-cut stone facing. A good example is 1760 Balsam Road which has a wide stone chimney and prominent picture window with flanking operable sash windows.

One of the most distinguished Ranch houses in the area is the house at 1750 Blossom, a 1952 Modern Ranch designed by Architecton in Evanston. The wall surfaces of this long and low Ranch are covered with unusual textured and patterned brick as well as diagonal wood siding. In a few years (2002) this house may be eligible for individual listing on the National Register of Historic Places. The architectural firm is also responsible for another interesting Modern Ranch outside the Forest Ridge area at 2410 Ridge Road. Designed in the same year, this house has a recessed entry with large windows and exterior walls with several patterns of brick and stone alternating with diagonal wood siding.



1750 Blossom Ct.

## SHERWOOD FOREST

Although initially subdivided in 1925 as Highland Park Garden Addition, nothing was built here until the land was sold and renamed Sherwood Forest in 1930. Among the 255 houses in this area, Colonial Revival, and Cape Cod houses are the most well represented historic styles, with 19 and 12 examples respectively. These are generally scattered throughout the area. The period of greatest development activity occurred from c.1940 through 1960. The 1940s saw the development of early Ranch houses, some with Colonial Revival architectural details. They are the most numerous housing type with 102 examples. Also dating from the 1940s and 1950s are many examples of Minimal Traditional types (23) and Split levels (51), particularly those designed by Creative Developers in 1953-54. These are on blocks to the southeast, the west, and on infill sites throughout the area. Probably because only 20 (8%) of the houses in Sherwood Forest have been built since 1970, the area displays a character older than other parts of the westside. Still, it is difficult to justify an historic district designation with only 26% of the houses older than 50 years old and so many tract-type



1520 Eastwood Ave.

houses in between the pre-1950s homes. Since concern for retaining the older character of this area runs high, it may be possible to designate the area a conservation district to control demolitions and the character of alterations and additions to existing structures.

Among the most interesting of the historic revival houses in Sherwood Forest is a handsome Tudor Revival style house at 1520 Eastwood Ave. Built in 1930 by Suburban Construction Company, it features an asymmetrical facade with steeply pitched roof, prominent stone front chimney, half timbering, and leaded glass windows.



1501 Ridge Rd.

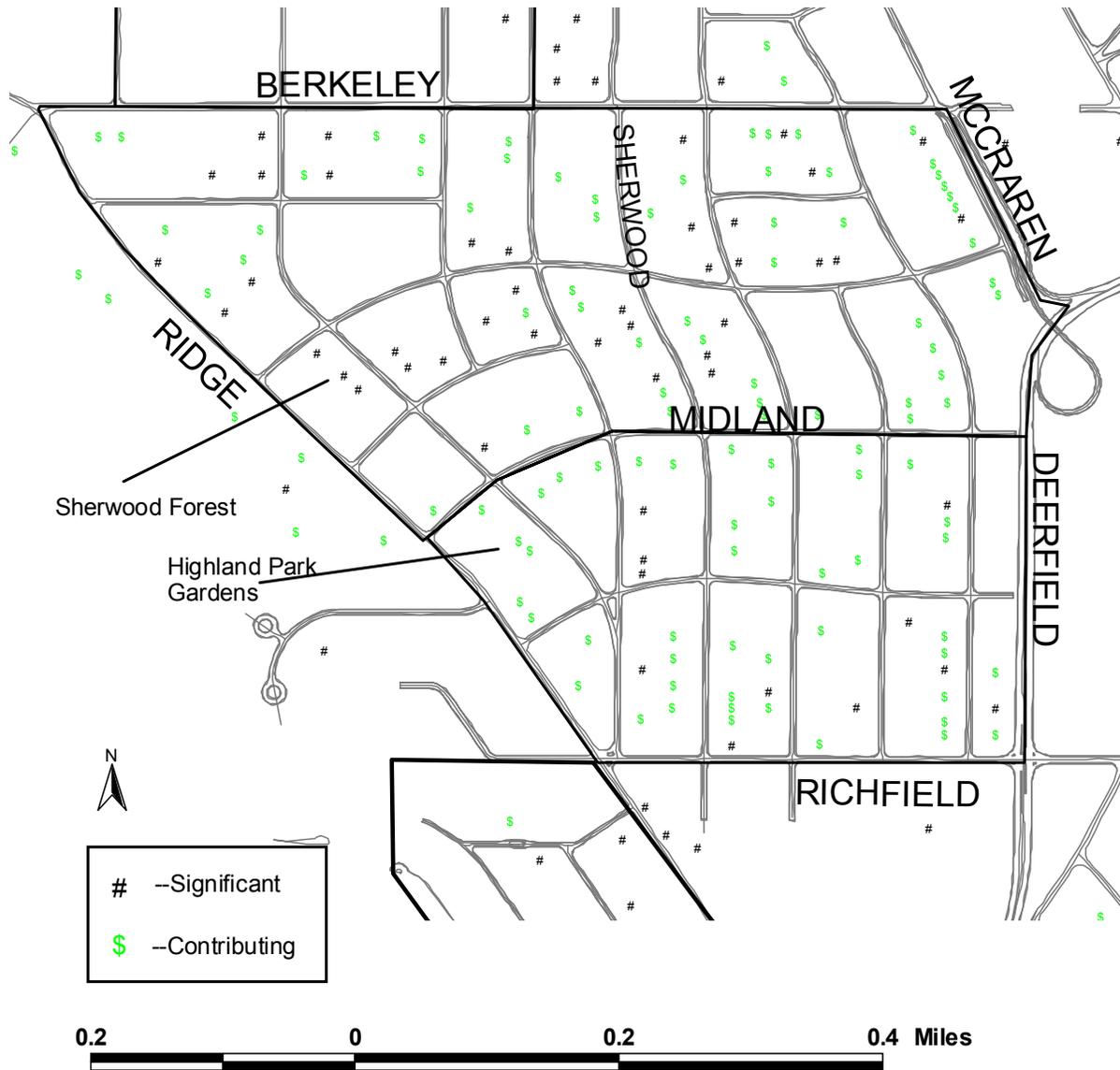
The Colonial Revival house at 1501 Ridge Road is impressive with an entry portico that has classical columns on a symmetrical facade, three gable roof dormers, and six over one windows with shutters. It was built by Palco Enterprises.

The architectural firm of Jones and Duncan designed houses in a variety of architectural styles throughout this area in the 1940s and early 1950s. The Cape Cod house at 1431 Sunnyside Avenue dates from 1950 and features a garage connected the house by an enclosed breezeway.



1431 Sunnyside Ave.

# Sherwood Forest and Highland Park Gardens



Although built a year earlier, in 1949, the Jones & Duncan Ranch house at 1381 Sunnyside is quite modern in style. It has a multi-level flat roof, a single porch post narrower at the bottom than the top, and large picture windows.



1381 Sunnyside Ave.



1444 Sunnyside Ave.

Another unusual Ranch house in the area is the 1952 house at 1444 Sunnyside. The diagonal porch support that pierces the flat entry porch roof is classic 1950s Modern.

The two-story Modern design at 1626 Berkeley was designed by architect, Charles Lauzon in 1950. Lauzon worked in the office of noted North Shore architect, Bertram Weber. Horizontal banding on the facade is repeated in the four front picture windows, which are also divided with horizontal muntins.



1626 Berkeley Rd.

The Split level house dating from 1953 at 1355 Ridge is typical of the Split Level type built all over the west side of Highland Park by Creative Developers. The architect of record was Whalley & Gould of Chicago. Over the years there have been changes to siding and/or other exterior details but the basic shape remains easily identifiable. Because it is so common, none of this type of Split Level has been ranked locally significant in this survey. An example is included here just to illustrate this type.



1355 Ridge Rd.

Highland Park Gardens, immediately south of Sherwood Forest, also dates from 1925. Its streets follow the same slightly curved orientation of Sherwood Forest and continue the same street names. In some respects it seems like the same area. Of its 238 buildings, however, 75% were built since 1950. There are a few interesting historic buildings on

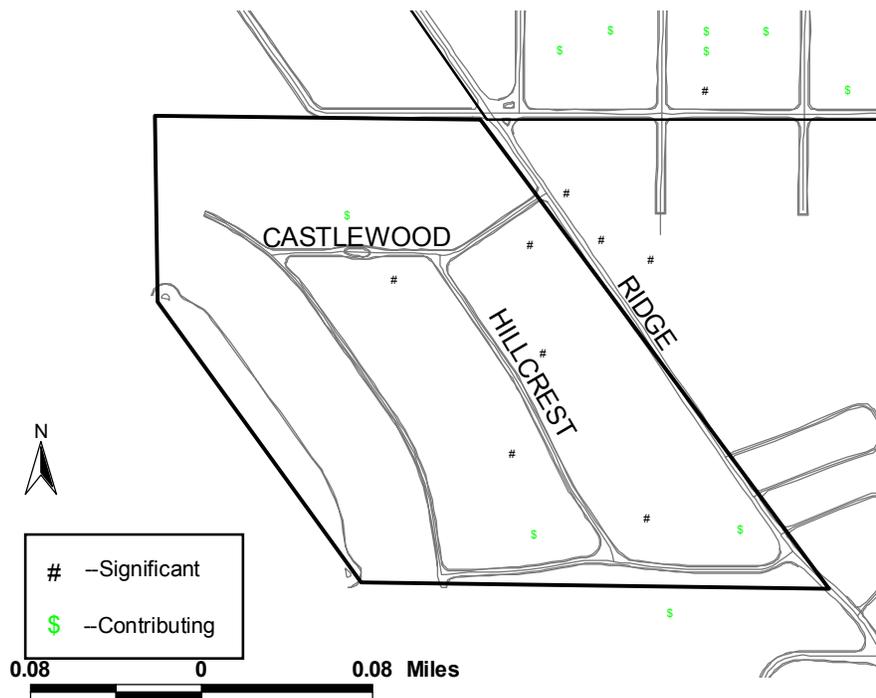


1211 Sherwood Rd.

scattered sites in the center of the area and of these, ten were ranked significant. But they are generally surrounded by tract Ranch houses and Split Levels on the east and west as well as mixed in between. Some of the most interesting historic revival houses in the area include three Spanish Colonial Revival houses all built by Howard & Nixon: the 1925 house at 1230 Ferndale Avenue, the 1926 house at 1211 Sherwood Road, and the 1926 house at 1253 Eastwood Avenue. 1211 Sherwood may be eligible for individual listing on the National

Register of Historic Places. Although difficult to see through vegetation, it has symmetrical wings with stepped parapets and a ceramic tile roof.

## Briargate Villas



## BRIARGATE VILLAS AND THE CHICAGO TRIBUNE COMPETITION

Architectural competitions for affordable residential designs became very common in the 1920s. They were a response to the proliferation of mail-order house plans and kits that had been offered by builders since the 1890s. Although these plans were often criticized for their poor architectural quality, the alternative of hiring an architect for an individual home was generally too expensive for most middle class would-be homeowners. [Gowans, 63] In an attempt to improve home design, home builders associations, trade associations and other organizations sponsored architectural competitions. They offered prizes to architects who could design small homes suitable for middle class suburban families. One of these competitions was the Chicago Tribune Small Homes Competition held in 1926, which accepted entries for either five or six room houses. Nineteen prize winning plans were eventually published in the *Chicago Tribune Book of Homes* and some of the winners were built in various communities on the North Shore, including Highland Park.



1154 Ridge Rd.

Briargate Villas subdivision, at the western city limits of Highland Park, may have the most examples of the competition's winning designs. There are only 43 buildings in the 1926 Briargate Villas Subdivision and most of them are Ranch houses and Split Levels from the 1950s forward. There are, however, five interesting historic revival houses, of which two are clearly Chicago Tribune competition winners. The other three appear to have been influenced by the competition. Both the First and Second Prize winners in the six room class of the competition are represented in this area.

The First Prize winning design was executed in the 1927 Colonial Revival house at 1154 Ridge Road. It was designed by Richard E. Bishop of Indianapolis and built by the Skokie Construction Company. The house features a front entry with classical surround, a first floor oriel window, and a half round attic window on the principal elevation. There are six over six windows, shutters, and brick quoins. The Second Prize winner can be found in the 1927 Spanish Colonial Revival house at 1990 Castlewood Road. The architect for this design was Amedeo Leone of Detroit. Both of these houses may be eligible for listing on the National Register of Historic Places.



1990 Castlewood Rd.



1078 Hillcrest Ave.

The 1927 French Eclectic house built by Skokie Construction Company at 1078 Hillcrest Avenue is also noteworthy. It has a through-roof front dormer over a projecting bay with multi-pane casement windows. The plan appears to be the same as the second prize winner although the architectural styling is different.

There are two Tudor Revival style houses also designed by Skokie Construction Company, which are similar in massing to each other but with different detailing. They are at 1037 and 1105 Hillcrest Avenue. Both date from 1927. 1105 Hillcrest Avenue is very close in design to the Third Prize winner for a six room house. Only some of the window openings differ from the published plan. The architects for this design were Louis C.

Rosenberg and G. Dewey Swan of New York City.

Briargate Villas was subdivided in 1926 on land that was part of the John Mooney farm. Its owners/developers were Phelps and Hayword, and the builder was the Skokie Construction Co. It was described in an early history of Deerfield Township as laid out with curved streets following the contour of the rolling country in which it is found. [Reichelt, 137]



1105 Hillcrest Ave.

On the south side of Ridgelee, in the Berning Acres subdivision, is another house that is probably from the Tribune competition. 139 Ridge Road appears to be the same house as 1900 Castlewood, the Second Prize winner.

It has the same floor plan, roof line, and overall massing, but has French Eclectic architectural details particularly in the front entry and second floor balcony. Together with the other Tribune winners, it may also be eligible for listing on the National Register of Historic Places.

## INDIVIDUALLY SIGNIFICANT BUILDINGS

Throughout West Highland Park, within the areas discussed above as well as on scattered sites in other areas, 171 buildings have been ranked locally significant. This ranking was based generally on architectural quality, but also on historical significance to the extent that it was found in published sources, old plat maps, and permit records. Any of these locally significant buildings could be considered for designation as a local Highland Park landmark. (One is already so designated, 90 Ridge Rd) There are fourteen structures that may also be eligible for individual listing on the National Register of Historic Places. These are listed in the Conclusion of this report.

## 19<sup>th</sup> CENTURY VERNACULAR HOUSE TYPES

There are three 19<sup>th</sup> century vernacular type houses remaining in the area that still retain much of their original historic character and have been ranked locally significant for their architectural quality. They are all old farmhouses belonging to some of the early farming pioneers of the area. There are also two c. 1900 barns in the survey area.

The c.1880 brick L-Form house at 1973 Lake Cook Road may be one of the Soefker houses. According to old plat maps, Louis Soefker owned forty acres in the southern part of Highland Park (on Ridge south of Ridgelee) from 1885 through at least 1926. He also owned other scattered parcels in the area. This brick house has good integrity, appearing to retain its original massing, windows, and wood trim. It is obscured from the road by vegetation.



1135 Ridge Rd.

The brick Gable Front house at 1135 Ridge Road also retains much of its historic integrity, including the frieze board in place in the front gable. Built c.1895, its front porch was probably enclosed c.1925. Shutters and an attached side garage are a later addition. This house is on the former John Mooney farm. Next door, at 1149 Ridge Road, behind a 1959 Ranch house, is a c.1900 barn that could have been part of the same farm. James Mooney was a farmer and trapper who came to the area from Ireland in 1844. John Mooney, his son, eventually owned 100 acres here. He donated five acres of his land to the Catholic Church for a cemetery located of Ridge Road

just north of Deerfield Road.

Highland Park Pool Supplies at 2860 Skokie Highway is a frame L-Form house built c.1890. An enclosed front porch dates from the 1920s. Thomas Lamb owned the land in 1907 and this may have been his house. It appears he bought the land from an M. Sweeny who is the owner of record on an 1885 plat map. As one of the few 19<sup>th</sup> century vernacular type houses in west Highland Park that has maintained its integrity, this house may be eligible for individual listing on the National Register of Historic Places.



2860 Skokie Highway

Five other farmhouses have been tentatively identified. They are the Shesky farmhouse at 500 Ridge Road, a farmhouse identified by community sources as the Henry Krumbach farmhouse at 676 Ridge Road, two Zahnle farmhouses at 1496 and 1520 Ridge Road and a probable farmhouse at 466 Barberry Road that appears to be on the Parsons farm. Each of these has had many alterations and additions from its original appearance. Further research should be done to confirm the information found to date.

Besides the Mooney barn, there is one other barn in west Highland Park, behind 2625 Bentley Road. The property has a c.1925 Tudor Revival house, also ranked locally significant, and a small stone building that may have served as a well house. The barn has been converted to a rear residence. It is on a site that was part of the Garrity Farm in 1907.

## HISTORIC REVIVAL STYLE HOUSES



2780 Ridge Rd.

Joseph Beuttas. This symmetrical house with side wing has a side facing gambrel roof. The principal entrance is framed by a two-story gable front dormer which is surrounded on both sides by smaller, shed roof dormers. There are multi-light windows and shutters. This house may be eligible for individual listing on the National Register of Historic Places.

Historic Revival styles from the late 1920s and 1930s represent the oldest architectural high styles found in west Highland Park. Prior to this the only existing houses were 19<sup>th</sup> century vernacular types on farm properties scattered throughout the area. One of the most notable of the historic revival style is the 1936 Dutch Colonial Revival house at 2780 Ridge Road. According to the original permit it was built for



1700 Meadow Ln.



2595 Hybernia Ln.

Nestled in the middle of the 1990s Hybernia residential development is a c.1920 Spanish Colonial Revival house at 1700 Meadow Lane. This long, two-story house features multi-light windows, some in round arched openings, and a ceramic tile roof with exposed rafter ends. The house, which could have been built as an estate or gentleman's farm, may be eligible for individual listing on the National Register of Historic Places. There is no permit information on the house. A 1907 plat map shows that the property belonged to M. Fagan. The area where it is located was listed on a 1926 map as the Highmoor Subdivision, but it appears that the area was not developed until recently.

Nestled in the middle of the 1990s Hybernia residential development is a c.1920 Spanish Colonial Revival house at 1700 Meadow Lane. This long, two-story house features multi-light windows, some in round arched openings, and a ceramic tile roof with exposed rafter ends. The house, which could have been built as an estate or gentleman's farm, may be eligible for individual listing on the National Register of Historic Places. There is no permit information on the house. A 1907 plat



1730 Ridge Rd.

On the same original property as 1700 Meadow Lane is the 1926 Tudor Revival style house at

2595 Hybernia Lane, originally 1745 Meadow Lane. It features typical Tudor features such as a steeply pitched, front facing gable roof, stucco and half timbered walls, and metal casement windows. Additional research is necessary on both this house and 1700 Meadow Lane to determine their relationship to the surrounding property.

Another notable Tudor Revival house is located at 1730 Ridge Road. It was built by the Blume Brothers in 1937. This large and impressive house displays traditional Tudor features such as intersecting, steeply pitched gable roofs, half timbering, and casement windows.



2000 Ridge Rd.

At 2000 Ridge Road, on the property that was once owned by Martin Insull (Samuel Insull's brother), stands a 1947 somewhat simplified Georgian Revival home. Building permit information and address directories show that this was not Insull's home, but was built after Insull no longer lived at this location.

There is one Sears house in west Highland Park, the Crescent model, located at 1683 Deerfield Road. In the Colonial Revival style, it was built in 1928 by J. B. McCraren. It has been altered by the addition of wide-board, non-historic siding material.



1683 Deerfield Rd.

A transitional house is the locally designated landmark house at 90 Ridge Road, designed by Robert E. Seyfarth. This house is notable because it displays historic revival features (in this case, Colonial Revival features such as the door surround and windows), in a contemporary

house type, the Ranch. The Ranch is a popular 20<sup>th</sup> century house type, one story with lowpitched roof, and long, horizontal lines. Although built prolifically throughout the 1950s, the first Ranch was built in 1932 in California. 90 Ridge Road, built in 1937, is thus an early example of the type. Its architect, Robert Seyfarth, designed many distinguished buildings on the North Shore for middle and upper middle class clients.



90 Ridge Rd.



## HOMES FROM THE MODERN PERIOD

Since so many of the houses in west Highland Park have been built since the 1950s, it is not surprising that there are notable examples in Modern and Contemporary styles. Modern style has been used here to refer to those buildings generally from the 1930s through the 1950s whose design is not based on a reference to historic styles. They make use of simplified geometric forms together with materials such as metal and glass. Contemporary style has been applied to houses from the second half of the 20<sup>th</sup> century that are also not inspired by historic precedent. There may be more complex geometric forms and greater use of wood and stone materials in these buildings.

The Ranch type house at 434 Sumac Road, built in 1954 was designed by Edward Dart. Its Modern design features include a low pitched roof with center brick chimney, large expanses of glass windows, and a car port supported by thin posts. Edward Dart (1922-1975), an award winning architect, was especially known for his residential and church designs. 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 Loeb, Schlossman, Bennett and 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. 434 Sumac Road may be eligible for individual listing on the National Register of Historic Places.



434 Sumac Rd.



335 Russett Ln.

A characteristic early Modern Ranch type house is at 335 Russett Lane, designed by Edward Burch, Jr. This house features a low, flat roof overhanging an inset front entry. The end porch support is a common feature of houses of this time period.

Another interesting Ranch type house in a Modern style is 375 Russett Lane, designed by Herman H. Lackner of Winnetka in 1955. This house is very long and low, with bands of picture windows.

The two-story Contemporary style house at 820 Ridge Road was built in 1956. The architect on the permit is Revouse. The house is boxy, with a hipped roof main section joined to side wings set at angles. Brick is on the lower level and wood shingles above. Notable features include multi-pane corner windows.



375 Russett Ln.



820 Ridge Rd.

The work of Keck and Keck, contemporary housing pioneers, is represented at 2077 Partridge Lane. This 1962 brick house is joined to the garage by a covered walkway. The architectural firm of Keck and Keck has received world-wide acclaim for their avant-garde International Style residences as well as credit for 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 saving features. These included vast expanses of glass facing 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. This house is may be eligible for listing on the National Register of Historic Places.



2077 Partridge Ln.



“Animal Crackers”-800 Woodbine Rd.

Among those houses built in the last 25 years, three stand out as being of exceptional design importance. One of these is “Animal Crackers” at 800 Woodbine Road. This 1977 Post Modern house was designed and named by Stanley Tigerman. It has been suggested he named this house, (as he did others he designed) “.... as a humorous post modern gesture to the names given European country houses and villas.” [HP Best, 90]. Tigerman was the leader of a group of young architects who called themselves the “Chicago Seven.” Their designs were a reaction to the Modern ideals that

permeated the work of the established architectural firms in Chicago at that time. Another Tigerman house is located at 1940 Park Avenue West.

The Neo-Prairie home at 1770 Orchid Court, 1995, was designed by the Seattle architectural firm, Ollson Sundberg. An *Architectural Digest* article states that the house “sustains the tradition and spirit of the Prairie School. Its solid, angular forms join with the earth, becoming an extension of it. Its strong horizontal lines echo



1770 Orchid Ct.

the flatness of the terrain and the architectural style that most defines this heartland landscape. [Architectural Digest, 169]



2747 Ridge Rd.

A newer Miesian house at 2747 Ridge Road was designed in 1995 by Melanie and Robert Soos of Lake Zurich, Illinois. Typical of this style, it has a flat roof and large expanses of glass walls. Miesian refers to a style that follows the work of architect Ludwig Mies van der Rohe. His designs were rectangular and modular in appearance and incorporated a considerable amount of glass and steel.

## COMMERCIAL AND INDUSTRIAL

Of the commercial buildings that line the length of Skokie Valley Road, only a small number are historic or architecturally noteworthy. One early business, the Sparkling Springs Mineral Water Company at 1629 Park Avenue West, the original Skokie Valley Electric Route train station, and a c.1920s era gas station have been illustrated for their significance. The train station has already been determined eligible for listing on the National Register and the other two structures are probably eligible for listing.



1629 Park Ave.



1629 Park Ave.

The c.1896 Queen Anne building at 1629 Park Avenue West was the well house and bottling facility of the Sparkling Springs Mineral Water Company. The Tillman brothers, William and Richard, came to Highland Park in the early 1880s and operated a hauling business at this location. When they discovered that the water from their well was exceptional, they began bottling it in 1910 as the Sparkling Spring Mineral Water Company. The concrete block building from their original bottling operation is still standing with its hipped roof and roof ventilation tower. Next door is an early high style building for the area, the c.1910 Craftsman house also at 1629 Park Avenue West. This was once part of the Tillman properties. There are very few other Craftsman houses in this part of Highland Park.

At 1495 Old Deerfield Road is the only existing example of a Skokie Electric Railway stations. This 1926 Spanish Colonial Revival stucco building, formerly the Briergate train station, is now used as an office building. Notable features include the three arched arcade supported by twisted engaged columns, arched windows and doors, and the gable and hip roof combination. The building has a ceramic tile, barrel roof, and exposed bracket ends. The style was favored by Samuel Insull. This station was not only the train



1495 Old Deerfield Rd.

station but was also the agent's home. Its original size was only 38' x 52' and had six rooms. An unsympathetic 1969 rear industrial addition does not compromise the original station. At the time the Multiple Resources nomination to the National Register was researched, this building was declared eligible for inclusion. It was not included at that time however, due to lack of owner consent. That consent should be requested now so the building can be added.



1454 Old Skokie Rd.

The Pure Oil gas station at 1454 Old Skokie Road is the only remaining gas station from the 1920s-1930s in this area with enough integrity to be listed on the National Register. The c.1935 Tudor Revival building has a steeply pitched side gable roof with ceramic tile, and matching end chimneys. Although there is evidence of deferred maintenance, it retains most of its original historic features.

## INSTITUTIONAL

The former West Ridge School at 636 Ridge Road has architectural and historic significance. The first school built west of Green Bay Road in 1899 has been incorporated as part of this structure. The local farm community built it to shorten the distance their children had to travel to school. Today the northeast corner of the building is what remains of the



636 Ridge Rd.

original one room school. The rest is an addition designed by architect Bertram Weber, in 1945 [*Highland Park By Foot or Frame*, 50] In 1979 the building was converted to the West Ridge

Center, which includes administrative headquarters for the Park District of Highland Park and a recreation center.

## CONCLUSION

The west side of Highland Park has neighborhoods with a distinct historic character. In some ways, though, it is difficult to define the essence of that character. The street pattern of historic 1920s subdivisions such as Nixon's North Shore Forest Ridge and Sherwood Forest introduce slightly curvilinear streets into the basic grid organization that is typical of suburban subdivisions of the time. Houses are on relatively small lots, with small front yards and sidewalks along the street. Although driveways punctuate the street, the environment is essentially pedestrian. The historic revival houses establish an historic feeling to the area, yet they are interspersed throughout with newer homes dating from the 1950s. These mid-century Ranch houses and Split levels are similar in scale, proportion, and setback to the earlier houses so that the overall rhythm of the street is preserved. However, even including the decade of the 1950s, there are not sufficient significant historic resources within either of these two areas to justify a local historic district designation. Another tool, a conservation district, may be able to address concerns that development pressures are seriously threatening to destroy the unique physical character of these areas.

## CONSERVATION DISTRICTS

A Conservation District is a tool that has been used in other communities to preserve the overall character of an area, although not necessarily the existing individual structures. It can be used to regulate alterations to existing buildings as well as new construction. A boundary for the district is determined based on similar physical characteristics of siting and structures. Siting characteristics include such things as street pattern, lot size, orientation of buildings to the street, presence of alleys or driveways, sidewalks, and any distinctive landscaping characteristics. Concerns regarding individual structures include height, massing, ratio of the total floor area to the lot size, minimum and/or maximum square footage in the residential unit, location of the principal entry, location of the garage, and permitted materials. Then regulations are developed based on these characteristics. The Conservation District works like an overlay zoning district. It includes a review process to determine if proposed alterations or new construction comply with the regulations. It does not prevent demolition of existing structures but can ensure that the structures which replace them are compatible with the existing character of the area..

Two of the subdivisions in west Highland Park are well suited for designation as Conservation Districts. They are Nixon's North Shore Forest Ridge, and Sherwood Forest. Of all the subdivisions in west Highland Park, these two have the greatest concentrations of significant historic structures, including 1950s buildings (which are becoming more appreciated for their historic character) Yet they both have many buildings dating from the 1960s and later. In Nixon's North Shore Forest Ridge 74% of the buildings date from before 1960 (29% from before 1950 and 45% from the 1950s). In Sherwood Forest, 86% date from before 1960 (26% before 1950 and an additional 60% from the

1950s). This number of historic structures is not large enough to justify designation as an historic district. With a conservation district, however, the overall historic character of each area could be preserved while permitting new construction within a carefully delineated set of regulations. It would be necessary to establish an exact boundary for each district that may or may not be coterminous with the original subdivision boundaries. The subdivision boundaries of Nixon's North Shore Forest Ridge are Clavey Road, Ridgelee Road, behind the residences on the east side of Barberry, and a north south line that is at the point where Old Briar Road meets Ridgelee. The subdivision boundaries of Sherwood Forest are Berkeley Road, Midland Avenue, Ridge Road, and McCraren Road.

## NATIONAL REGISTER ELIGIBLE LANDMARKS

In 1982-83 the Historic Resources of Highland Park Multiple Resource Area was listed on the National Register of Historic Places. It includes four historic districts with 91 properties within those districts, and 26 individual properties outside those districts. Most of these are on the east side of Highland Park. There is an opportunity to add buildings on the west side to this Resource Area. The following buildings may be eligible:

Briergate Station, 1495 Old Deerfield Road, 1926 Spanish Colonial Revival former train station  
(determined eligible but not listed due to lack of owner consent).

Pure Oil Gas Station, 1454 Old Skokie Road, c.1935 Tudor Revival

Sparkling Springs Mineral Water Company well house, 1629 Park Avenue West, c.1896

Chicago Tribune Small Homes Competition winning designs: 1990 Castlewood, 1927 Spanish Colonial Revival house; 1154 Ridge Road, 1927 Colonial Revival house; 139 Ridge Road, c.1927 French Eclectic house

2860 Skokie Highway, c.1890 L-Form house

1700 Meadow, c.1920 Spanish Colonial Revival house

1211 Sherwood Road, 1926 Spanish Colonial Revival house

1666 Old Briar, 1936 Tudor Revival house

2780 Ridge Road, 1936 Dutch Colonial Revival house

1750 Blossom, 1952 Modern Ranch house by Architecton Architects

434 Sumac, 1954 Modern Ranch house by Edward Dart

2111 Tanglewood, 1962 Contemporary Ranch house by Keck and Keck

All of these buildings have been illustrated and discussed in this report.

## LOCAL LANDMARK DESIGNATIONS

Even though there are no good candidates for designation as local historic districts on the west side of Highland Park, there are a number of buildings with sufficient architectural merit for individual landmark designation. There are 171 buildings ranked as locally significant in this survey, one of which is already designated a local landmark. . Any of these could be considered candidates for designation as local Highland Park landmarks. These significant buildings are listed in Appendix A.

## NEXT STEPS

This project includes a computerized database with basic information for all 2796 sites in west Highland Park. The complete inventory has not been reprinted here but is available for review through the Highland Park Historic Preservation Commission. There are also binders with a photograph of each building ranked locally significant. The Commission can review these binders to determine a priority for individual National Register and local landmark designations. These materials can also be used, together with additional field work, to determine the exact boundaries of any conservation districts. There are interesting and significant structures in west Highland Park. This survey begins to identify them and suggests steps for preservation.

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## APPENDIX A: SIGNIFICANT RATED BUILDINGS

Key:

- S Significant rated buildings built before 1950
- S50 Significant rated buildings built in the 1950s
- S60 Significant rated buildings built after 1960

NO.	STREET	STYLE/TYPE	DATE	SIG	ARCHITECT	BUILDER	SUBDIVISION	NR
1227	ARBOR	Ranch	1952	S50	Richard Latanzi (also owner)		NIXON'S HIGHLAND PARK GARDENS-1925	
1250	ARBOR	Ranch/Colonial Revival	1947	S	Robert L. Johnson	Power Construction Co.	NIXON'S HIGHLAND PARK GARDENS-1925	
1350	ARBOR	Ranch/Colonial Revival	1947	S	Robert L. Johnson	Power Construction Co.	NIXON'S HIGHLAND PARK GARDENS-1925	
1760	BALSAM	Ranch/Contemporary	1947	S	H.E. Andersen, Chicago	Ernest Whippel	NIXON'S NORTH SHORE FOREST RIDGE-1925	
1858	BALSAM	Modern	1959	S50	Gustav Braun, Skokie			
255	BARBERRY	Minimal Traditional	1950	S50	Floyd Evans, Chicago	Frank Whippel	NIXON'S NORTH SHORE FOREST RIDGE-1925	
290	BARBERRY	Minimal Traditional	1949	S	H.E. Andersen, Chicago	Frank Whippel (also owner)	NIXON'S NORTH SHORE FOREST RIDGE-1925	
365	BARBERRY	Split Level	1951	S50	H.E. Andersen, Chicago	Frank Whippel (owner)	NIXON'S NORTH SHORE FOREST RIDGE-1925	
370	BARBERRY	Minimal Traditional	1949	S	H.E. Andersen, Chicago	Frank Whippel (owner)	NIXON'S NORTH SHORE FOREST RIDGE-1925	
887	BARBERRY	Ranch/Contemporary	1959	S50	Peter J. Nitto, Wilmette	Orleans Homes		
2625	BENTLEY	Tudor Revival	c.1925	S				
1520	BERKELEY	Commercial/Office	c.1915	S				
1626	BERKELEY	Modern	1950	S50	Charles Lauzon		SHERWOOD FOREST-1930	
1661	BERKELEY	Split Level	1955	S50	Rosen and Horowitz, Chicago	Sherwood Builders (also owners)		
1729	BERKELEY	Colonial Revival	1938	S		Eagle Construction Co., Chicago		
1872	BERKELEY	Tudor Revival	1938	S		Ernest Edlund	SHERWOOD FOREST-1930	
1906	BERKELEY	Split Level	1956	S50	Robert Friedman	Horizon Builder Homes		
1750	BLOSSOM	Ranch/Modern	1952	S50	Architecton, Evanston		NIXON'S NORTH SHORE FOREST RIDGE-1925	Y
1990	CASTLEWOOD	Spanish Colonial	1927	S	Amedeo Leone, Detroit		BRIARGATE VILLAS-1926	Y
1236	CAVELL	Dutch Colonial Revival	1928	S		Albert Nixon	NIXON'S HIGHLAND PARK GARDENS-1925	
1472	CAVELL	Ranch/Colonial Revival	1947	S	Jones & Duncan, Highland Park	J.H. Bryden (also owner)	SHERWOOD FOREST-1930	
1505	CAVELL	Ranch/Colonial	1947	S			SHERWOOD FOREST-1930	

NO.	STREET	STYLE/TYPE	DATE	SIG	ARCHITECT	BUILDER	SUBDIVISION	NR
1530	CAVELL	Colonial Revival	1949	S	Ralph Huszagh, Chicago		SHERWOOD FOREST-1930	
1576	CAVELL	Colonial Revival	1947	S		Olson Brothers (owner)	SHERWOOD FOREST-1930	
1726	CAVELL	Split Level	1964	S60		Chesterfield Builders (owner)	CHESTERFIELD SHERWOOD FOREST RESUB-1960s	
1768	CAVELL	Split Level	1965	S60	Meyer (no first name)	Chesterfield Builders (also owner)	CHESTERFIELD SHERWOOD FOREST RESUB-1960s	
2082	CEDAR CREST	Ranch/Modern	c.1949	S	Jones and Duncan, Highland Park			
1538	CLAVEY	Restaurant	1935/53	S				
1791	CLAVEY	Cape Cod	1951	S50	Ernest Mandel, Chicago			
1448	CLOVERDALE	Ranch	1955	S50	Erwin H. James, Chicago		SHERWOOD FOREST-1930	
1461	CLOVERDALE	Colonial Revival	1947	S		Chicago Suburban Construction Co.,	SHERWOOD FOREST-1930	
1515	CLOVERDALE	Colonial Revival	1930	S		Suburban Construction Co.	SHERWOOD FOREST-1930	
1683	DEERFIELD	Colonial Revival	1928	S				
1732	DEERFIELD	Minimal Traditional	1955	S50	A.J. Del Bianco, Chicago		HIGHLAND PARK TERRACE-1924	
1253	EASTWOOD	Spanish Colonial Revival	1926	S		Howard & Nixon (also owner)	NIXON'S HIGHLAND PARK GARDENS-1925	
1321	EASTWOOD	A-Frame	1962	S60		S. Constantini & Son	NIXON'S HIGHLAND PARK GARDENS-1925	
1351	EASTWOOD	Colonial Revival	1928	S		Lake County Construction Co.	NIXON'S HIGHLAND PARK GARDENS-1925	
1449	EASTWOOD	Ranch/Modern	1956	S50		Robert Natkin	SHERWOOD FOREST-1930	
1520	EASTWOOD	Tudor Revival	1930	S		Suburban Construction Co.	SHERWOOD FOREST-1930	
1611	EASTWOOD	Colonial Revival	c.1935	S				
1635	EASTWOOD	Colonial Revival	1942	S	Ross Moodie, Winnetka	Murray Construction Co., Winnetka		

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1655	EASTWOOD	Dutch Colonial Revival	c.1927	S			J.S. HOVLAND'S HIGHLAND PARK ACRES-1923	
1656	EASTWOOD	Modern	1979	S60	Rosen and Horowitz, Chicago	Alan Ludwig, Highland Park	J.S. HOVLAND'S HIGHLAND PARK ACRES-1923	
446	ELLRIDGE	Modern	1990s	S60				
1230	FERNDALE	Spanish Colonial Revival	1925	S			NIXON'S HIGHLAND PARK GARDENS-1925	
1281	FERNDALE	Tudor Revival	1939	S			NIXON'S HIGHLAND PARK GARDENS-1925	
1835	GARLAND	Colonial Revival	1949	S			SHERWOOD FOREST-1930	
2156	GRANGE	Ranch/Colonial Revival	1955	S50	John Tazioli			
1661	HALF DAY	Ranch/Contemporary	1962	S60	J.W. Vigor, Mt. Prospect			
20	HEMLOCK	Modern	1970s	S60				
2065	HIDDEN RIDGE	Modern	1980s	S60				
1037	HILLCREST	Tudor Revival	1927	S		Skokie Construction Co.	BRIARGATE VILLAS-1926	
1078	HILLCREST	French Eclectic	1927	S		Skokie Construction Co.	BRIARGATE VILLAS-1926	
1103	HILLCREST	Tudor Revival	1927	S		Skokie Construction Co.	BRIARGATE VILLAS-1926	
1906	HOLLY	Tudor Revival	1928	S			J.S HOVLAND'S HIGHLAND PARK ACRES-1923	
1960	HOLLY	Ranch	1956	S50		John Olson	J.S HOVLAND'S HIGHLAND PARK ACRES-1923	
1643	HUNTINGTON	Colonial Revival	1947	S		Olson Brothers (owner)	SHERWOOD FOREST-1930	
1682	HUNTINGTON	Split Level	1956	S50	John Neebe, Chicago		SHERWOOD FOREST-1930	
2595	HYBERNIA	Tudor Revival	1926	S				
1973	LAKE COOK	L Form	c.1880	S				
1940	LEWIS	Ranch/Modern	1948	S				
946	LILAC	Craftsman	1925	S				
950	LILAC	Minimal Traditional	1951	S50	Raymond Houlihan, Chicago			
1538	MC CRAREN	Minimal Traditional	1946	S		owner	SHERWOOD FOREST-1930	

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1586	MC CRAREN	Modern	1947	S		Shore Construction Co., Evanston (o)	SHERWOOD FOREST-1930	
1985	MC CRAREN	Modern	1950s	S50			ARTHUR DUMAS' SHERWOOD MANOR ADDITION-1927	
1700	MEADOW	Spanish Colonial Revival	c.1920	S				Y
1655	NORTHLAND	Modern	1954	S50	Ben Stein, Chicago		SHERWOOD FOREST-1930	
1663	NORTHLAND	Colonial Revival	1948	S		Home Town Construction Co., Waukega	SHERWOOD FOREST-1930	
1725	NORTHLAND	Colonial Revival	1946	S		owner	SHERWOOD FOREST-1930	
1822	NORTHLAND	Ranch/Colonial Revival	1948	S			SHERWOOD FOREST-1930	
1956	NORTHLAND	Ranch/Colonial Revival	1950	S50	Raymond Houlihan, Chicago		SHERWOOD FOREST-1930	
1666	OLD BRIAR	Tudor Revival	1936	S			NIXON'S NORTH SHORE FOREST RIDGE-1925	Y
1700	OLD BRIAR	Ranch/Colonial Revival	1950	S50	H.E. Andersen, Chicago	Frank Whippel (owner)	NIXON'S NORTH SHORE FOREST RIDGE-1925	
1725	OLD BRIAR	Ranch/Contemporary	1948	S	H.E. Andersen, Chicago	Frank Whippel(owner)	NIXON'S NORTH SHORE FOREST RIDGE-1925	
1765	OLD BRIAR	Ranch/Contemporary	1965	S60	John Endean, Highland Park		NIXON'S NORTH SHORE FOREST RIDGE-1925	
1860	OLD BRIAR	Ranch	1951	S50	Radde, Anderson, & Novak, Chicago			
1912	OLD BRIAR	Ranch/Modern	1950s	S50				
1915	OLD BRIAR	Modern	1952	S50	Jerome Brown, Highland Park			
1495	OLD DEERFIELD	Spanish Colonial Revival/Office	1926	S				Y
1650	OLD DEERFIELD	Industrial	1955	S50	Robert O. Hausner, Chicago			
1300	OLD SKOKIE	Bungalow	1927	S		Stoltzner Co.		
1372	OLD SKOKIE	Commercial Office/Moderne	c.1940	S				

NO.	STREET	STYLE/TYPE	DATE	SIG	ARCHITECT	BUILDER	SUBDIVISION	NR
1454	OLD SKOKIE	Gas Station/Tudor Revival	c.1935	S				Y
1460	OLD SKOKIE	Commercial/Animal Hospital	1941	S				
1580	OLD SKOKIE	Industrial/Office	1948	S			SUNSET MANOR	
1770	ORCHID	Neo-Prarie	1995	S60	Olson Sundberg, Seattle			
1629	PARK AVE WEST	Craftsman	c.1910	S			SPARKLING SPRINGS	
1629	PARK AVE WEST	Queen Anne	c.1896	S			SPARKLING SPRINGS	Y
1940	PARK AVE WEST	Post Modern	1990s	S60	Stanley Tigerman		J.S. HOVLAND'S HIGHLAND PARK-1923	
1970	PARTRIDGE	Modern	1963	S60	Anton Kampf			
2000	PARTRIDGE	Modern	1962	S60	Schiller and Frank, Chicago			
2053	PARTRIDGE	Ranch/Colonial Revival	1956	S50	Joseph Haynes, Glencoe			
2070	PARTRIDGE	Contemporary	1963	S60	Dennis Blair, Long Grove	Heidinger Builders		
2077	PARTRIDGE	Modern	1962	S60	Keck and Keck	Riveria Builders		Y
90	RIDGE	Ranch/Colonial Revival	1937	S	Robert Seyfarth	Raymond Peterson		
139	RIDGE	French Eclectic	c.1926	S			J.S.HAMBLEY-COLBERT BERNING ACRES-1935	Y
181	RIDGE	Colonial Revival	1939	S	Walter Norris, Winnetka		J.S.HAMBLEY-COLBERT BERNING ACRES-1935	
221	RIDGE	Ranch/Modern	1950s	S50			NIXON'S NORTH SHORE FOREST RIDGE-1925	
233	RIDGE	Ranch/Contemporary	1951	S50	Arthur Coben, Chicago		NIXON'S NORTH SHORE FOREST RIDGE-1925	
284	RIDGE	Two Story	1954	S50			NIXON'S NORTH SHORE FOREST RIDGE-1925	
299	RIDGE	Split Level	1955	S50	Fitch, Schiller & Frank, Chicago	Bernard Mack (owner)	NIXON'S NORTH SHORE FOREST RIDGE-1925	
636	RIDGE	Modern	1899/45	S	Addition-Bertram Weber	Century Builders (addition)		
820	RIDGE	Modern	1956	S50				

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844	RIDGE	Eclectic Mission	1951	S50	Martin J. Green, Chicago	Dornie & Co., Chicago		
1135	RIDGE	Gable Front	c.1895	S				
1149	RIDGE	Ranch	1900/59	S	Thomas Rambert			
1154	RIDGE	Colonial Revival	1927	S	Richard E. Bishop, Indianapolis	Skokie Construction Co.	BRIARGATE VILLAS-1926	Y
1177	RIDGE	Minimal Traditional	1959	S50				
1360	RIDGE	Tudor Revival	1930	S				
1461	RIDGE	Ranch	1942	S	Jones and Duncan, Highland Park		SHERWOOD FOREST-1930	
1501	RIDGE	Colonial Revival	c.1935	S		Palco Enterprises	SHERWOOD FOREST-1930	
1700	RIDGE	Modern	1960s	S60				
1730	RIDGE	Tudor Revival	1937	S		Blume Brothers		
1924	RIDGE	Colonial Revival	c.1940	S				
2000	RIDGE	Georgian Revival	1947	S				
2300	RIDGE	Colonial Revival	c.1925	S				
2410	RIDGE	Ranch/Modern	1952	S50	Architecton, Evanston			
2700	RIDGE	Colonial Revival	1936	S	C. Walcott			
2730	RIDGE	Ranch/Modern	1956	S50	Fitch, Schiller & Frank, Chicago			
2747	RIDGE	Modern	1995	S60	Melanie and Robert Soos, Lake Zurich			
2750	RIDGE	Ranch/Modern	1956	S50	Fitch, Schiller & Frank, Chicago			
2780	RIDGE	Dutch Colonial Revival	1936	S			SCHILLER'S SUBDIVISION	Y
1704	RIDGELEE	Ranch/Colonial Revival	1941	S			J.S.HAMBLEY-COLBERT BERNING ACRES-1935	
1811	RIDGELEE	Split Level	1956	S50			NIXON'S NORTH SHORE FOREST RIDGE-1925	

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314	RUSSETT	Modern	1953	S50	Joseph Haynes, Glencoe			
335	RUSSETT	Modern	1953	S50	Edward H. Burch Jr., Chicago			
355	RUSSETT	Contemporary	1953	S50	Ernest Mandel, Chicago			
375	RUSSETT	Ranch/Modern	1955	S50	Herman H. Lackner, Winnetka			
1780	RYDERS	Contemporary	1970s	S60				
1211	SHERWOOD	Spanish Colonial Revival	1926	S		Howard & Nixon (owner)	NIXON'S HIGHLAND PARK GARDENS-1925	Y
1431	SHERWOOD	Ranch/Modern	1954	S50	Herbert M. Miller, Chicago		SHERWOOD FOREST-1930	
1439	SHERWOOD	Cape Cod	1946	S		Adolph Meyer, Mundelein	SHERWOOD FOREST-1930	
1440	SHERWOOD	Colonial Revival	1947	S		Olson Brothers (owner)	SHERWOOD FOREST-1930	
1468	SHERWOOD	Split Level	1953	S50	Marshall P. Lieb, Chicago	Marshall P. Lieb	SHERWOOD FOREST-1930	
1476	SHERWOOD	Colonial Revival	1941	S	Ralph Huszagh, Chicago		SHERWOOD FOREST-1930	
2276	SKOKIE	Modern/Commercial/Office	1953	S50	M. Winiarski, Evanston			
2490	SKOKIE	Modern/Commercial Office	1954	S50	Louis Huebner, Chicago			
2860	SKOKIE	L Form	c.1890	S				Y
3088	SKOKIE	Gas Station/Modern	1958	S50				
610	SKOKIE	Gas Station/Modern	1958	S50	Howard D. Clary, Chicago			
1851	SOUTHLAND	Tudor Revival	1925	S		A. E. Lindeen	NIXON'S HIGHLAND PARK GARDENS-1925	
1880	STRATFORD	School	1954	S50			RED OAK-1954	
219	SUMAC	Split Level	1956	S50	David Schiff	Maxim Builders	NIXON'S NORTH SHORE FOREST RIDGE-1925	

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241	SUMAC	Colonial Revival	1928	S		Suburban Construction Co. (owner)	NIXON'S NORTH SHORE FOREST RIDGE-1925	
247	SUMAC	Tudor Revival Cottage	1928	S			NIXON'S NORTH SHORE FOREST RIDGE-1925	
256	SUMAC	Colonial Revival	1930	S			NIXON'S NORTH SHORE FOREST RIDGE-1925	
337	SUMAC	Tudor Revival	1928	S		Suburban Construction Co., Chicago	NIXON'S NORTH SHORE FOREST RIDGE-1925	
343	SUMAC	Split Level	1950	S50	H.E. Andersen, Chicago	Frank Whippel (owner)	NIXON'S NORTH SHORE FOREST RIDGE-1925	
351	SUMAC	Split Level	1959	S50	A. Kaimdl, Chicago	M.L. Samuels & Associates	NIXON'S NORTH SHORE FOREST RIDGE-1925	
357	SUMAC	Tudor Revival	1928	S		Suburban Construction Co., Chicago	NIXON'S NORTH SHORE FOREST RIDGE-1925	
364	SUMAC	Tudor Revival	1928	S		Suburban Construction Co., Chicago	NIXON'S NORTH SHORE FOREST RIDGE-1925	
434	SUMAC	Ranch/Modern	1954	S50	Edward Dart		WOODRIDGE HOMES-1952	Y
1381	SUNNYSIDE	Ranch/Modern	1949	S	Jones & Duncan, Highland Park		SHERWOOD FOREST-1930	
1431	SUNNYSIDE	Cape Cod	1950	S50	Jones and Duncan, Highland Park		SHERWOOD FOREST-1930	
1436	SUNNYSIDE	Modern	1950	S50	Jones and Duncan, Highland Park		SHERWOOD FOREST-1930	
1437	SUNNYSIDE	Cape Cod	1950	S50	Jones and Duncan, Highland Park		SHERWOOD FOREST-1930	
1444	SUNNYSIDE	Modern	1952	S50			SHERWOOD FOREST-1930	
1500	SUNNYSIDE	Cape Cod	1946	S		Edward Olson (owner)	SHERWOOD FOREST-1930	
1670	SUNNYSIDE	Ranch	1949	S			J.S. HOVLAND'S HIGHLAND PARK ACRES-1923	
1770	SUNNYSIDE	Cape Cod	1932	S		Ockerland Construction Co., Kildeer	J.S. HOVLAND'S HIGHLAND PARK ACRES-1923	
1850	SUNNYSIDE	Cape Cod	1951	S50	Harold K. Hastrup, Chicago		J.S. HOVLAND'S HIGHLAND PARK ACRES-1923	
1900	SUNNYSIDE	Colonial Revival	1947	S	A.J. Johnson, Chicago		J.S. HOVLAND'S HIGHLAND PARK ACRES-1923	

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2111	TANGLEWOOD	Ranch/Contemporary	1962	S60	Lawrence Berlow			
895	WINDSOR	Tudor Revival	1929	S			RIDGEVIEW	
2087	WINDY HILL	Modern	1980s	S60			CLASSIC ESTATES-1987	
800	WOODBINE	Post Modern	1977	S60	Stanley Tigerman	Alan Schlossberg		
854	WOODBINE	Shed	1959	S50				
1901	YORK	Modern	1966	S60	Gerald Meister (owner)	Rosetti Inc., Skokie	MATHEW H. McKILLIP-1925	
1939	YORK	Ranch/Modern	1950	S50	Edward L. Burch, Chicago		MATHEW H. McKILLIP-1925	
1963	YORK	Ranch	1954	S50	Melvin Nelson			