

Architectural Resources in Highland Park, Illinois: Braeside Survey Area A Summary and Inventory

City of Highland Park

1707 St. Johns Ave.
Highland Park, IL 60035
(847) 432-0800

Daniel Pierce, Mayor

Historic Preservation Commission

Daniel W. Kahn, Chair
Elayne Baum
Norman Finkel
James Fraerman
Julie Friedman
Elliott Miller
Louis Natenshon
David Robbin
Mary Seyfarth

Mari Barnes, City Council Liaison
Mike Evans, Park District Liaison
Julia Johnas, Library Liaison
Leah Axelrod, Citizen Advisor
Susan Benjamin, Citizen Advisor
Larry Shure, Staff Liaison

Prepared for the Highland Park Historic Preservation Commission by:
Granacki Historic Consultants
1105 West Chicago Ave., Suite 201
Chicago, IL 60622

2004

TABLE OF CONTENTS

INTRODUCTION	1
HISTORIC PRESERVATION IN HIGHLAND PARK	1
OBJECTIVES OF THE SURVEY	2
SURVEY METHODOLOGY	3
MAP OF SURVEY AREA.....	4
EVALUATION CRITERIA.....	5
NATIONAL REGISTER RATINGS	6
A. INDIVIDUAL LISTING (Y).....	6
B. CONTRIBUTING TO A HISTORIC DISTRICT (C).....	6
C. NON-CONTRIBUTING (NC).....	6
LOCAL SIGNIFICANCE RATINGS	7
A. SIGNIFICANT (S).....	7
B. CONTRIBUTING TO A HISTORIC DISTRICT (C).....	7
C. NON-CONTRIBUTING (NC).....	8
HISTORY OF THE BRAESIDE SURVEY AREA.....	9
MAJOR INSTITUTIONS WITHIN THE SURVEY AREA	12
BRAESIDE SCHOOL	12
E. E. KLEINSCHMIDT LABORATORY	13
JENS JENSEN PARK	13
DAGGITT CEMETERY AND FOUNDERS' PARK	14
PROMINENT ARCHITECTS REPRESENTED IN THE SURVEY AREA.....	14
HISTORIC REVIVAL ARCHITECTS.....	14
PRAIRIE SCHOOL ARCHITECTS	19
INTERNATIONAL STYLE ARCHITECTS	19
MODERNIST ARCHITECTS.....	20
ARCHITECTURE IN THE BRAESIDE SURVEY AREA.....	21
HISTORIC REVIVAL STYLES FROM THE 1920s THROUGH THE 1940s	23
COLONIAL REVIVAL.....	23
DUTCH COLONIAL REVIVAL.....	24
CAPE COD.....	25
SPANISH COLONIAL REVIVAL.....	26
TUDOR REVIVAL	26
FRENCH ECLECTIC.....	28
ITALIAN RENAISSANCE REVIVAL	29
HIGH STYLES NOT BASED ON HISTORIC PRECEDENT	30
CRAFTSMAN AND CRAFTSMAN BUNGALOW.....	30
PRAIRIE SCHOOL	31
ART DECO.....	32
ART MODERNE.....	33
INTERNATIONAL STYLE.....	33
LATER 20TH CENTURY STYLES.....	34
19TH CENTURY VERNACULAR HOUSE TYPES	35
POPULAR 20TH CENTURY HOUSE TYPES	36

BUNGALOW	36
RANCH.....	37
OTHER POPULAR HOUSE TYPES	38
MULTIFAMILY HOUSING TYPES	39
OTHER STRUCTURES.....	39
SIGNIFICANCE RATINGS IN THE BRAESIDE SURVEY AREA.....	40
CONCLUSION.....	41
DESIGNATE MORE BUILDINGS AS INDIVIDUAL LANDMARKS.....	41
DESIGNATE LOCAL HISTORIC DISTRICTS	43
PRESERVING THROUGH EDUCATION	43
ESTABLISHING INCENTIVES FOR PRESERVATION.....	44
BIBLIOGRAPHY	45
CREDITS.....	48
APPENDIX A: SAMPLE SURVEY FORM	
APPENDIX B: SIGNIFICANT-RATED RESOURCES IN THE BRAESIDE SURVEY AREA	
APPENDIX C: INVENTORY OF ARCHITECTURAL RESOURCES	

INTRODUCTION

The Braeside area of Highland Park, on Chicago's North Shore, encompasses an interesting range of architectural styles and types that span a period of over 100 years. Ranging from Colonial and Tudor Revival residences from the 1920s and 1930s to later ranch homes and split-levels found in the western part of the city, the properties in Braeside are representative of the architectural diversity of Highland Park. Granacki Historic Consultants was retained in 2003 to conduct an intensive field survey of the Braeside survey area. The task was to document and evaluate every structure in this section of the city to identify those that may be eligible for landmark designation. The survey is part of an ongoing effort by the City of Highland Park to identify architecturally and historically significant structures throughout the various neighborhoods of the city. This report summarizes the findings of the survey.

The survey area of Braeside is bounded on the north by Roger Williams Avenue, on the east by Lake Michigan, and on the south by Lake Cook Road, which runs along the boundary between Lake and Cook counties. The western boundary of the survey area runs roughly along St. Johns Avenue, and excludes the area already included in the Ravinia Park National Register Historic District. These boundaries define a large survey area of approximately 326 acres. It contains 708 properties with 705 buildings (mostly residential), two parks, and one cemetery. There are 116 secondary structures.

HISTORIC PRESERVATION IN HIGHLAND PARK

Highland Park has had a longstanding commitment to historic preservation. The Highland Park Historic Preservation Commission has been in operation for almost 20 years. In that time it has operated a local landmark program that to date has designated 57 individual landmarks and three historic districts. Of these, the following individual local landmarks are within the survey area:

- 225 North Deere Park Drive East, the John Taylor Snite House
- 57 South Deere Park Drive, the E. J. Fucik House
- 77 South Deere Park Drive, the Robert E. Wood House
- 105 South Deere Park Drive, the E. Lichtstern House
- 103 South Deere Park Drive, the E. Lichtstern Coach House
- 131 South Deere Park Drive, the Christy Brown House
- 487 Groveland Avenue, the Raymond and May T. Watts House

Many of the city's structures are listed on the National Register of Historic Places, some individually, some in districts, all part of the Highland Park Multiple Resource Area, listed in 1982-83 as one of the first multiple resource submissions in an Illinois community. None of the National Register districts are located in the survey area. However, of the individually listed properties in the Multiple Resource Area, the following are located in the survey area:

- 105 South Deere Park Drive, the E. Lichtstern House
- 321 North Deere Park Drive East, the Henry Harfst House
- 487 Groveland Avenue, the Raymond and May T. Watts House
- 142 Pierce Road, the Braeside School
- 405 Sheridan Road, the A. G. Becker Estate



- 650 Sheridan Road, the Harold Florsheim House
- 450-456 Woodland Road, the F. F. and Mrs. Frank Geysso Houses

There is also one individually listed National Register landmark in the survey area that is not part of the Multiple Resource Area:

- 225 North Deere Park Drive East, the John Taylor Snite House

Over concern in recent years that the number of local designations has diminished, the Commission began a comprehensive survey program in 1999 to identify potential landmark structures throughout the community. Three intensive and one reconnaissance survey have been completed to date. *Architectural Resources in Highland Park, Illinois: A Summary and Inventory* for the Central East Area and Central Avenue/Deerfield Road Area was completed in 1999; *West Highland Park Reconnaissance Survey: A Summary and Inventory* in 2000; *South Central Survey Area: A Summary and Inventory* in 2001; and *Northeast Survey Area: A Summary and Inventory* in 2002. This survey covers an area immediately south of the South Central survey area. With its completion, the entire lakefront section of the city east of St. Johns Avenue has been intensively surveyed.

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 identify architecturally and historically significant structures and neighborhoods as landmarks and districts to encourage 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. 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 homes' critical features. With landmark designation, owners of landmark properties who rehabilitate their buildings may be eligible for property tax incentives.

SURVEY METHODOLOGY

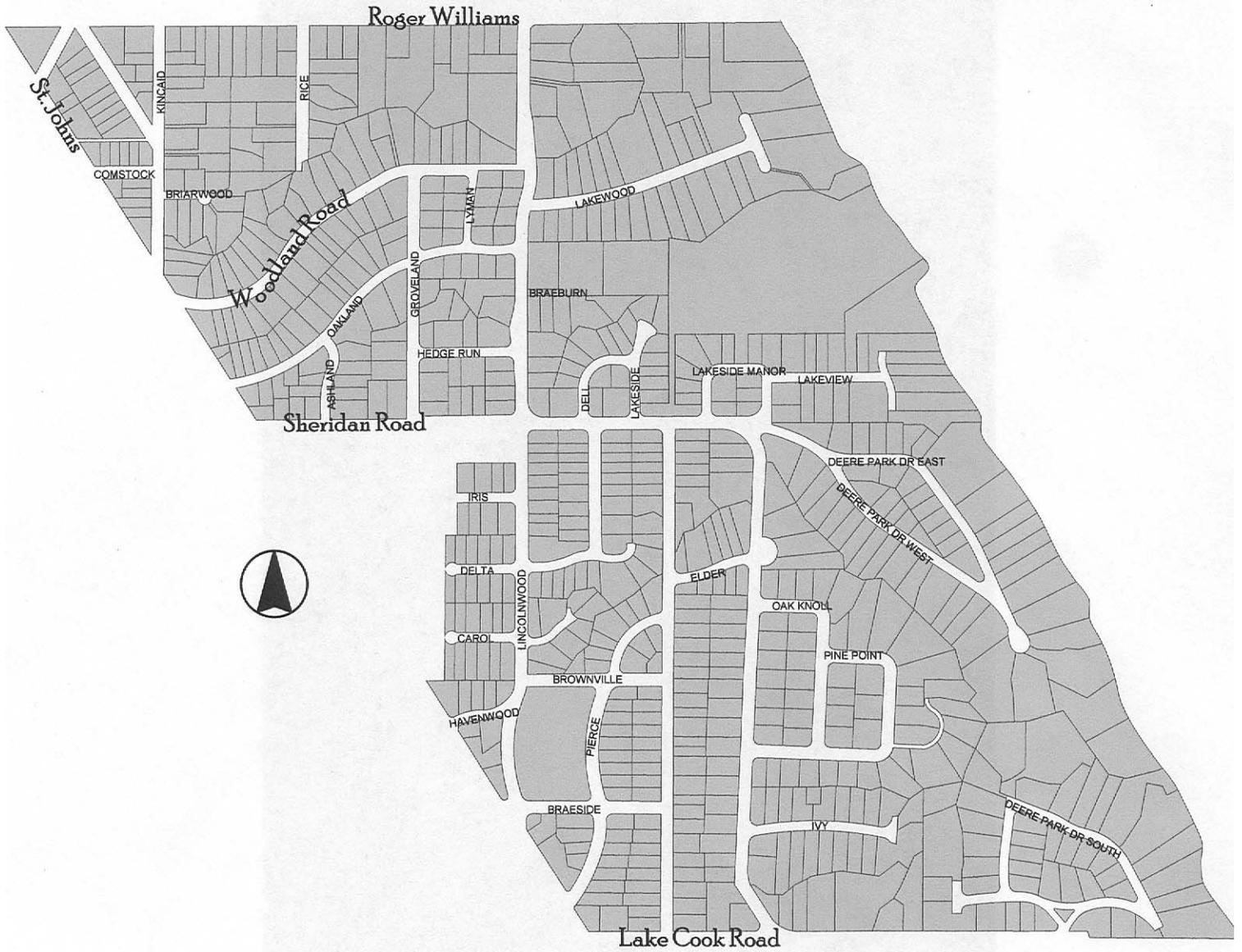
Every principal structure and most secondary structures on every street within the survey area have been viewed and evaluated by a team of field surveyors. A complete database by property address has been created, as well as an individual data form with one black and white photograph for each principal structure and one for each secondary structure in the survey area. 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. Binders with a complete set of forms 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 A.) 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, and these are listed in the bibliography.

The main sources used to determine architectural styles were *A Field Guide to American Houses* by Virginia and Lee McAlester (1991) and *American House Styles: A Concise Guide*, by John Milnes Baker (1994) 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. Commercial type categories followed *The Buildings of Main Street, A Guide to American Commercial Architecture*, by Richard Longstreth (2002). Descriptions of specific architectural features relied on the *Old-House Dictionary* by Steven J. Phillips (1992).



MAP OF SURVEY AREA



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. The forms have also been reviewed by representatives of the Historic Preservation Commission.

EVALUATION CRITERIA

All principal buildings in the area surveyed were evaluated for local architectural significance using the criteria for architectural significance as stated in the Highland Park Ordinance. An "S" indicates that a 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, generally more than 50 years old. Although the local ordinance uses only contributing and non-contributing ratings, the use of a significant ("S") rating 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 50 years old with exceptional architectural merit could be ranked "S." An "NC" would be a building that does not contribute to the time period of significance for a local historic district.

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.

Next, 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 (or, in some cases, has already been listed on the National Register). An "N" (No) indicates that it would not. "Criteria" refers to the National Register criteria that 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 of contributing to a National Register District, a "C" building would be a good contributing building in a National Register historic district. An "NC" building would not. Some buildings are already listed on the National Register or in a National Register district, 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; 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, that 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 (C)

- Age. Must have been built or standing during the period of historic significance or be at least 50 years old or older (built before 1954).
- Integrity. Any building that possesses enough integrity to still be identified with the period of historic significance.

C. NON-CONTRIBUTING (NC)

- Age. Any building or secondary structure built after the period of significance or less than 50 years old (built in 1954 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 (S)

- Age. There is no age limit, although if it is less than 50 years old (built after 1954), it must be of exceptional importance.
- Architectural Merit. Must possess architectural distinction in one of the following areas: embodies the distinguishing characteristics of an architectural and/or landscape style; is identified as the work of a master builder, designer, architect, or landscape architect; has elements of design, detailing, materials, or craftsmanship that are significant; has design elements that make it structurally or architecturally innovative; is a fine example of a utilitarian structure with a high level of integrity. (This is a summary of the criteria for architectural significance as stated in Section 24.025 of *Chapter 24: Historic Preservation*, an ordinance amending the Highland Park Code of 1968.) Any structure ranked significant automatically contributes to the character of a historic district.
- Integrity. Must have a high degree of integrity: most architectural detailing in place, no historic materials or details covered up, no modern siding materials, no unsympathetic and/or overpowering additions; only minor porch alterations permitted. In some rare cases, where a particular structure is one of the few examples of a particular style, more leniency in integrity was permitted.

B. CONTRIBUTING TO A HISTORIC DISTRICT (C)

- Age. Must be at least 50 years old (built before 1954).
- Architectural Merit. May fall into one of two groups: (a) Does not necessarily possess individual distinction, but is a historic building (over 50 years old) with the characteristic stylistic design and details of its period; or (b) possesses the architectural distinction of a significant structure but has been altered. If the alterations are reversed (for example, siding is removed or architectural detail is restored based on remaining physical evidence), it may be elevated to significant.
- 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 (NC)

- Age. Most buildings less than 50 years old (built in 1954 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.



HISTORY OF THE BRAESIDE SURVEY AREA

The Braeside survey area was one of the last sections in east Highland Park to be developed. Braeside, named by early residents after a Scottish village, was home to some of Highland Park's earliest settlers [Berger, 12]. However, while areas north of Braeside grew up along the Chicago and North Western Railroad and were platted for residential development as early as the 1860s, the southern section of what is now Highland Park, including Ravinia and Braeside, did not develop until the early 20th century.

The Braeside area was first settled in 1843 by Robert Daggitt. Born in England in 1793, Daggitt came to Lake County in 1837 and six years later received the first grant for acreage in what is now Braeside [*The First Hundred Years*, Daggitt Family]. Daggitt Cemetery, located just east of the intersection of St. Johns Avenue and Lake Cook Road, is all that remains of the homestead—the family's house, which once stood where the Braeside Railroad Station is today, has long since been demolished [Berger, 18]. Robert Daggitt first used the one-acre plot as a burial place for his daughter Annie, who had died of tuberculosis. Neighbors of the Daggitt family also began to use the cemetery, and Robert Daggitt purchased a charter for the cemetery to ensure its permanence. Robert Daggitt and his wife are also buried in the cemetery, which is the oldest in Highland Park [Wittelle, 29].

Through the last decades of the 19th century, Braeside remained home to only a handful of farmers and landholders. Various extensions of the Daggitt family owned most of the acreage—Thomas Daggitt owned nearly 100 acres, while Robert Daggitt's estate encompassed 68 acres east of the railroad [*Illustrated Atlas of Lake County*, 89]. The only sections of Braeside to be platted during this period were several blocks just south of Roger Williams Road. These blocks were part of the South Highland Addition, which contained approximately 500 acres of land stretching from a quarter section boundary just south of Cedar Avenue to south of Roger Williams Avenue, east of the railroad. Benjamin F. Jacobs, who was noted for his Baptist Sunday school work, owned all of the land within the addition. He had the plat laid out in 1872 and recorded on June 7, 1873 [South Highland Addition Map].

It was within the South Highland Addition that Jacobs, with Mr. Eddy and Mr. Guerny, founded a Baptist colony named Ravinia [*Sheridan Road Newsletter*, July 4, 1902]. An early Baptist church and a Sunday school were located just north of the survey area at the intersection of Dean and Judson Streets, with a few modest houses clustered around the church. The Baptist community was not very successful, however, and the church and Sunday school were soon closed. With the demise of Jacobs' colony, Ravinia began to attract a wider range of residents, many of whom were attracted by the natural beauty of the rugged ravines and woodlands that covered the area.

From Ravinia's beginnings, there were tensions between those who wanted to bring more municipal improvements to the village and those who staunchly fought to retain its rustic character. The Ravinia Improvement Society (RIS) was formed to further plans for a village and secure needed local improvements, such as paved streets and sidewalks, stable bridges across the ravines, and sewer and water systems. Lacking funds, the RIS hoped that the Bluff City Electric



Railway would pay for these improvements. When it did not, annexation to Highland Park was advanced as the best means, even though many Highland Park officials were concerned with the expense of providing them.

Also at issue was the completion of Sheridan Road, in which many annexation supporters were interested. Sheridan Road, named after General Philip Sheridan, was planned as a northern extension of Lake Shore Drive, and was meant to provide a scenic route through the North Shore. With the construction of Fort Sheridan to the north and east of Highland Park in 1887, the idea of continuing the road to the fort was advanced [Ebner, 107-9] The section of Ravinia lying between Lake Cook Road and Cedar Avenue was needed to complete the link between Glencoe and Highland Park.

Throughout 1899, several attempts were made before the annexation issue finally passed in the Highland Park City Council. The annexed area stretched from the quarter section line just south of Cedar Avenue to Lake Cook Road, and from the railroad to Lake Michigan.

Shortly after the annexation of Ravinia, A. C. Frost, the president of the Chicago and Milwaukee Railroad, conceived the idea of opening an outdoor entertainment venue that would attract ridership on evenings and weekends. Frost also hoped that the park would entice potential new residents to the area, who would then build homes in any of the communities along his railroad line and become daily riders. Ravinia Park, located just west of the survey area, opened August 15, 1904, and offered high-quality entertainment in a natural setting. The park's earliest facilities included a roofed pavilion and indoor theater, a casino for meal service, and large picnic grounds. In 1911, local residents rallied against threats to convert Ravinia Park into an amusement park and beer garden. The Ravinia Company was launched with the intention of retaining cultural programs, and stock was sold to the public. The park was managed by Louis Eckstein until it closed in 1931. In 1944, Mrs. Eckstein, who by then owned practically all the stock, gave the park to the Ravinia Festival Association, which owns and operates it today [Ebner, 179-186].

Even with the opening of Ravinia Park, most of Ravinia—and Braeside in particular—remained relatively undeveloped compared with other sections of Highland Park. With the exception of the southern edge of the South Highland Addition, which had been platted in the 1870s, Braeside was still made up of large estates [Rudolph's 1909 Map of Highland Park]. In 1909, the first subdivision located entirely within the Braeside survey area was platted. The subdivision, called Ravinia Woods, was on land previously owned by Lambert Tree, a well-respected judge and diplomat from Chicago [*Biographies of Notable Americans*, Lambert Tree; Ravinia Woods Subdivision Map]. Charles G. Huse, secretary and treasurer of the Commercial Life Insurance Company, subdivided the property into 44 lots along Woodland Avenue, Oakland Avenue, and the north side of Lambert Tree Road, between St. Johns Avenue and Groveland Avenue [*The Book of Chicagoans*, 354]. Two years after this first subdivision, the Chicago and North Western Railroad began stopping trains at Braeside. The railroad built a station at Lake Cook Road, near where Robert Daggitt's house once stood [Berger, 12].



The development of much of Braeside coincided with the nationwide building boom that began after World War I and continued through the 1920s. This boom, combined with the evolution of most North Shore communities from summer retreats filled with seasonal residences to commuter suburbs with year round citizens, helped to bring about Braeside's rapid development [Ebner, 226]. Between 1922 and 1926, over a dozen new subdivisions and additions were platted east of the railroad between Roger Williams Avenue and Lake Cook Road, with seven recorded in 1923 alone. A number of these were subdivisions of single estates or landholdings—the Deere Park subdivision was platted within a sprawling L-shaped lot along Lake Michigan formerly owned by manufacturing mogul Charles H. Deere. Another, Northwood Manor (located between St. Johns Avenue and Lakeside Place, between Lake Cook and Brownville roads), consisted of over 60 lots carved from a single parcel that was once part of the Robert Daggitt homestead [Deere Park Manor Subdivision Map; Northwood Manor Subdivision Map]. Other subdivisions were more modest in scale, encompassing between 15 and 40 lots [Hill & Stone's Sheridan Road Subdivision Map; Lakeview Terrace Subdivision Map]. Lots within these new subdivisions varied, with larger parcels concentrated along the lakefront. Average lots were 60 to 100 feet wide and 150 to 200 feet deep. A few subdivisions enforced setback lines of up to 50 feet to ensure sizable front lawns [Deere Park Manor Subdivision Map, Ravinia Woodlands Subdivision Map].

In addition to establishing lots and street patterns, many of these new subdivisions also featured easements for sewer and water lines and other utilities. In Northwood Manor, an easement was established to allow the Illinois Bell Telephone Company & Public Service Company of Illinois the right to construct and maintain necessary equipment for telephone service. Several subdivisions with lakefront lots included easements for beach access, whose use was generally limited to residents of the subdivision [Hill & Stone's Shore Crest Subdivision Map; Lakeview Terrace Subdivision Map; Northwood Manor Subdivision Map].

As with most North Shore suburbs, land along the lakeshore in Braeside was the most desirable, and two subdivisions—Deere Park Subdivision and Baird & Warner's Addition to Deere Park—were designed to take advantage of this prime property. Together, these two subdivisions encompassed approximately half of the lakefront property in Braeside. The Chicago real estate firm of Baird & Warner, responsible for both Deere Park and the Addition, had opened a branch office in Evanston in 1921 and began subdividing along the North Shore. In 1924, Baird & Warner purchased for subdivision the Braeside estate of Charles H. Deere, a prominent implements manufacturer [Baird & Warner, 11]. The firm divided the land into 65 large lots, built streets, and installed sewers and utilities. Most of the lots were located along Deere Park Drive East and Deere Park Drive West, which ended together in a cul-de-sac at the southeast corner of the subdivision—this street pattern ensured that the subdivision would remain relatively secluded [Deere Park Subdivision Map]. Further exclusivity was enforced through covenants and deed restrictions that accompanied the transfer of ownership for each individual parcel.

Two years later, Baird & Warner contracted to subdivide the estate of Adolph Julius Lichtstern, just south of Deere Park on the lake [Baird & Warner, 11]. This property would become Baird & Warner's Addition to Deere Park Subdivision. The firm divided the land into 132 more modest

lots (averaging 70 to 80 feet wide and 150 to 200 feet deep) along the circular South Deere Park Drive. When houses started going up in the subdivision, however, most were built along more than one lot, creating a more spread-out arrangement than Baird & Warner had envisioned. Streets, sewer and water systems, and utilities were installed, and pedestrian and equestrian easements were also included along the ravines.

Baird & Warner's Addition to Deere Park was one of the last large subdivisions to be platted in Braeside. The area continued to attract new residents, and building continued through the next several decades. This development is evident in the wide variety of architectural styles within the Braeside survey area, spanning from its earliest development in the 1920s to later construction in the 1960s and 1970s.

MAJOR INSTITUTIONS WITHIN THE SURVEY AREA

A number of institutions associated with the history of Highland Park are located within the Braeside Survey Area. The Braeside School, designed by John S. Van Bergen, was built to serve the burgeoning population in the southeast corner of Highland Park. The Braeside School is the only educational building in the survey area. The area also contains one industrial building—the E. E. Kleinschmidt Laboratory. Built in 1935, the building was a laboratory for Kleinschmidt's business in telegraph systems. Two parks are located in the survey area: Jens Jensen Park, the only park designed by the famous landscape architect in Highland Park; and Founders' Park, located at the corner of St. Johns Avenue and Lake Cook Road. Adjacent to Founders' Park is Daggitt Cemetery. Once part of the Daggitt Homestead, which was established in 1850, the cemetery is the oldest in Highland Park.

BRAESIDE SCHOOL

The Braeside School, located at 142 Pierce Road, was designed by well-known Prairie School architect John S. Van Bergen and built in 1928. With the rapid development of the southeast section of Highland Park in the 1920s, the Ravinia School (located north of the survey area at 763 Dean Avenue) was quickly becoming overcrowded. A group of residents led by George Prindle (who would later become superintendent of Highland Park's water works) promoted the building of a new school to help absorb growing enrollment. The Board of Education hired John S. Van Bergen to design the school [*The First Hundred Years*, School District 108].

Bergen's design—one of the finest of his career—followed Prairie School principles of respecting and working with the landscape. Built into a ravine on a 4.7-acre lot, the school presents a low, horizontal façade that seems to hug the flat ground along the east side of the lot, while the rear (west) elevation grows to four stories as it descends into the ravine. The school also features the use of natural, local materials. The exterior walls are of rough-cut limestone and textured, earth-colored stucco, and rows of casement windows allow an abundance of light into the interior.



Knowing that the school building would inevitably need to expand, Van Bergen also designed two substantial additions to the school that could be constructed when needed. The original building included the two-story central entrance bay, the two-story bay just north of the entrance bay, and the one-story perpendicular wing and connector [Hackl, *The Braeside School*]. This T-shaped first building was completed in 1928, and opened in 1929 to 57 elementary school students. Dorothea Marxen transferred from the Ravinia School to act as principal [*The First Hundred Years*, School District 108].

In 1932, Ethel Elder took over as Braeside's principal [Wittelle, 218]. During Mrs. Elder's tenure, Braeside School realized the two expansions that had been planned by John S. Van Bergen in the late 1920s. The first addition, completed in 1936, consisted of a two-story bay, one-story connector, and one-story perpendicular wing that was similar to the north end of the original school building. The addition extended from the southern end of the first building and created a symmetrical design. A towering four-story unit was built into the ravine against the west side of the school in 1938 [Hackl, *Braeside School*]. With the completion of these two additions, Braeside School now boasted an auditorium building and enough classrooms to accommodate grades K-8 [Wittelle, 218].

In 1954, another building program added a gym and additional classroom space to Braeside School. The latest addition, a one-story rectangular building similar to the perpendicular wings of the original structure, was built at the north end of the property in 2001. The building contains two classrooms, a music room, art room, and computer lab [*Chicago Tribune*, December 21, 2000]. The new addition features several design elements—stucco, stone veneer, and casement windows—that mimic those of the original building.

E. E. KLEINSCHMIDT LABORATORY

The survey area's only industrial building is the E. E. Kleinschmidt Laboratory at 89 Lincolnwood Road. Kleinschmidt helped to develop a design for a printing telegraph system in the first decades of the 20th century, and held several patents on various aspects of this system. After heading the Kleinschmidt Electric Company for several years, he merged it with the Morkrum Company to form the Morkrum-Kleinschmidt Corporation (later called the Teletype Corporation). He later broke with Morkrum to again establish his own company in Highland Park [Nelson, *Area II: The Contributions of E. E. Kleinschmidt*]. The building at 89 Lincolnwood housed the laboratory for Kleinschmidt's company, which developed high-speed communication technology. Designed by Mayo & Mayo and built in 1935, it is a simple one-story brick structure with classical detailing.

JENS JENSEN PARK

Jens Jensen Park is the only park designed by Jensen within Highland Park. Jens Jensen, who worked out of a studio north of the survey area at 930 Dean Avenue, was one of America's most important landscape architects. Jensen broke from the tradition of creating formal gardens with exotic flowers, choosing instead to work with trees and plants native to the Midwest. Jensen's work can be seen throughout Chicago and neighboring communities. Jens Jensen Park, located



at the corner of Roger Williams and St. Johns avenues, features a stone council ring that was one of the trademark elements of Jensen's landscape work. In the center of the ring sits a boulder dated 1930 and inscribed to the memory of Augusta Rosenwald, wife of Sears & Roebuck president Julius Rosenwald. Most of Jensen's original plantings have not survived [Berger, 29].

DAGGITT CEMETERY AND FOUNDERS' PARK

The Daggitt Cemetery, located just east of the intersection of St. Johns Avenue and Lake Cook Road, is Highland Park's oldest cemetery. The cemetery began as the family graveyard of Robert Daggitt. Daggitt, who had come to Lake County in 1837 and settled on a homestead in the southern section of what is now Braeside, set aside a one-acre lot in which to bury his daughter Annie, who had died of "quick consumption" [Wittelle, 31]. Neighbors of the Daggitt family soon took to using the graveyard for a small fee, and Robert Daggitt purchased a charter for the cemetery. Robert and his wife are also buried in the cemetery, which now contains dozens of stone markers and is surrounded by an iron fence. Just west of the cemetery, along the intersection of St. Johns and Lake Cook, is Founders' Park. Opened in 1997, the park was previously the site of a bus garage. Founders' Park contains two sculptures—"Staffs" and "Sunwheel"—by Steve Lueking and Margaret Lanteman.

PROMINENT ARCHITECTS REPRESENTED IN THE SURVEY AREA

Many of the homes in the Braeside area of Highland Park were designed by well-known and well-regarded architects, locally and, in some cases, nationally. There are architects who designed in the common historic revival styles of the 1910s and 1920s such as Colonial, Tudor, and Georgian Revival, as well as early pioneers of the modern period from its roots in the Prairie School through to the International style. Some designers followed a strict interpretation of known styles, while others employed a more individualized expression. Highland Park is particularly noteworthy for acknowledged modern masterpieces.

The work of the following architects can be found in the survey area: David Adler; Jerome R. Cerny; Mayo & Mayo; Spencer Solon Beman; Homer Grant Sailor; Dean & Dean; Rowe, Dillard & Rowe; Granger & Bollenbacher; Bertram A. Weber; Arthur Heun; Robert E. Seyfarth; William David Mann; Ernest Grunsfeld, Jr.; R. Harold Zook; John S. Van Bergen; Keck & Keck; Dubin & Dubin; James Frank Eppenstein; L. Morgan Yost; and Arnold S. Schnaffner.

HISTORIC REVIVAL ARCHITECTS

David Adler (1882-1949) is one of a group of outstanding architects who designed historic revival homes and estates throughout the United States from the 1910s to the 1930s. He was a highly regarded architect whose sensitivity to historic detail is unmatched. Born in Milwaukee, Adler received his BA from Princeton in 1904, and studied at the Polytechnikum in Munich from 1904 to 1906 and the Ecole des Beaux Arts from 1906 to 1911. He spent a year in the office of Howard Van Doren Shaw before forming a series of partnerships, first with Henry C. Dangler



until 1917, and then with Robert Work through 1929. Work signed most of Adler's early drawings until Adler attained his professional license in 1928. In 1929, Adler went into private practice. He was named a fellow of the American Institute of Architects in 1941. The coach house at 41 Sheridan Road (built in 1929) is the only building designed by Adler in the survey area.

Jerome R. Cerny (1901-1970) was a prolific architect of elegant country homes, each with a distinctive quality. Born in Chicago, Cerny studied at the School of the Art Institute of Chicago, the Armour Institute, and Yale University. He apprenticed for several architects after his studies, including Benjamin Marshall and David Adler. Cerny is known for designing houses that are traditional in inspiration but highly original in style and detailing. Cerny designed three residences in the survey area: a French Eclectic house at 240 North Deere Park Drive West (built in 1941); a French Renaissance Revival house at 225 North Deere Park Drive East (built in 1936); and a Colonial Revival house at 144 Oak Knoll Terrace (built in 1952).

Mayo & Mayo was a family architectural partnership between Ernest Mayo and his son Peter. Ernest Mayo (1868-1946) was born in England. He worked in the offices of H. M. Townsend in Birmingham, England, and then briefly in South Africa before coming to Chicago to serve as the architectural adviser for the 1893 Columbian Exposition. He designed several administration buildings for the fair. Mayo's designs for wealthy businessmen and professionals dominated residential work in the north shore community of Evanston from the turn of the 20th century until his death in 1946. Ernest's son, Peter (1895-1976) attended Yale University before becoming his partner in 1918. There are three houses designed by Mayo & Mayo within the survey area: two French Eclectic houses at 226 and 243 North Deere Park Drive East (built in 1929 and 1928, respectively), and a Cape Cod house at 251 Oak Knoll Terrace (built in 1940). Mayo & Mayo also designed the only industrial building within the survey area—the E. E. Kleinschmidt Laboratory Building at 89 Lincolnwood Road (built in 1935).

Spencer Solon Beman (1887-1952) was a well-known designer of historical revival homes and Christian Science churches in the Chicago area. Beman was the son of one of Chicago's most important architects, Solon Spencer Beman (1853-1914), who designed the first planned industrial town in America at Pullman, Illinois. Following study at Oxford University and the University of Michigan, Spencer practiced architecture with his father until Solon's death in 1914. Continuing his father's associations with the Christian Science Church, Spencer designed numerous buildings for the church in Chicago and the surrounding suburbs. Spencer Beman also continued to design residences in the Highland Park area, the majority of which were in historic revival styles like Colonial and Tudor Revival. Beman lived for over 30 years in Winnetka, and designed many residences in his hometown and nearby North Shore communities.

Within the study area, there are five residences designed by Spencer Beman. These include two Cape Cod houses at 310 Dell Lane (built in 1939) and 360 Woodland Road (built in 1936); two Tudor Revival houses at 450 Lakeside Place (built in 1927) and 499 Sheridan Road (built in 1946); and one Neo-Traditional house at 297 North Deere Park Drive East (built in 1927).

Homer Grant Sailor graduated from the Armour Institute in 1911, and worked as one of the last draftsmen under Louis Sullivan before opening his own office at 6417 South Halsted Street in 1917. Sailor designed single-family residences and apartment buildings in the Englewood and Beverly Hills neighborhoods of Chicago, as well as in several suburban communities. Most of his residential works were in Prairie or revival styles. Sailor also designed several commercial and religious buildings in Chicago.

There are three houses in the survey area that were designed by Sailor: two are Tudor Revival in style, 272 North Deere Park Drive West, built in 1928 and 416 Lakeside Manor Road, built in 1931; and the other is Colonial Revival in style at 252 Oak Knoll Terrace, built in 1935.

The architectural firm of **Dean & Dean** was a partnership between George Dean and his brother Arthur. George Dean was born in 1864 in Indiana, and worked in Boston and in Chicago for the firm of Shepley, Rutan and Coolidge until 1895, when he entered private practice. In 1903, George entered into a partnership with his brother Arthur. The firm designed historic revival style and Prairie School buildings in the Chicago area. The two men were colleagues of Frank Lloyd Wright, and belonged (along with architects like Robert Spencer and Hugh Garden) to a Prairie School luncheon round table known as “the Eighteen.” There are two Colonial Revival houses designed by Dean & Dean in the survey area: 120 South Deere Park Drive (built in 1927) and 110 Lakeside Place (built in 1936).

Rowe, Dillard and Rowe was a local architecture firm formed in 1922 by Charles Barr Rowe (1894-1959), his brother Lindley P. Rowe (1885-1964), and Frank G. Dillard. The firm, whose offices were located in downtown Chicago, designed residential and institutional buildings throughout the United States, with the bulk of their projects coming from the Chicago area. The firm designed a number of houses in Park Ridge and Highland Park, as well as institutional and church buildings in Illinois, Wisconsin, and Colorado. After the dissolution of Rowe, Dillard and Rowe in 1932, Charles Rowe went on to work for various firms (including Skidmore, Owings and Merrill) before opening his own office with his son Duane in 1944. Lindley P. Rowe also established his own practice, and later worked as an architect for De Leuw Cather and Co.

The two residences designed by Rowe, Dillard and Rowe in the survey area are 171 and 186 South Deere Park Drive (both built in 1927). Like most Rowe, Dillard and Rowe residences in Highland Park and other suburbs, the two houses are Tudor Revival designs.

The architectural firm of **Granger and Bollenbacher** was a later incarnation of Granger, Lowe and Bollenbacher, and was a partnership between Alfred Hoyt Granger (1867-1939) and John C. Bollenbacher (1884-1939). Granger was born in Zanesville, Ohio and received a degree in architecture from the Massachusetts Institute of Technology. John Bollenbacher, born in Bloomington, Indiana, also attended MIT, after which he entered the office of Elmo C. Lowe. Lowe and Bollenbacher entered into a partnership in 1909, and designed numerous churches and public buildings in Chicago and throughout the Midwest. In 1924, Granger moved to Chicago and joined Lowe and Bollenbacher in practice. Granger, Lowe and Bollenbacher operated until Lowe’s death in 1930, when the firm became Granger and Bollenbacher. The firm was best



known for its public buildings, including Medical and Dental Laboratories at the University of Illinois (1930-1935) and the Union and Administration Buildings at Indiana State University (1931-1936).

Granger and Bollenbacher designed two residences within the survey area: a French Eclectic house at 381 Woodland Avenue (built in 1927); and Bollenbacher's own home, a Colonial Revival House built at 349 Woodland Avenue (built in 1937).

Bertram A. Weber (1898-1989), while working usually within the revival styles that were so popular in the 1920s and 1930s, also brought in unexpected features that made his designs distinctive. Weber was the son of Peter Weber, the designer of Ravinia Park. After receiving a bachelor's degree in architecture from MIT in 1922, Weber worked in the office of noted country house architect Howard Van Doren Shaw. Weber lived in Highland Park and designed a number of handsome buildings for the community. In 1923, he began a partnership with Charles White that lasted until White's death in 1936. Weber then practiced alone until 1973, when his son John came to work with him. While his early work consisted largely of historical revival styles, by the 1940s Weber began to draw inspiration from the International Style and incorporate its features into his traditional designs. Flat brick walls, geometric shapes, and large areas of glass were among the characteristically modern features that Weber used.

There are 11 houses designed by Bertram A. Weber in the survey area: eight Colonial Revival houses at 353 North Deere Park Drive East (built in 1946), 440 Lakeside Manor Road (built in 1939), 545 Groveland Avenue (built in 1938), 20 Roger Williams Avenue (built in 1966), 200 Roger Williams Avenue (built in 1963), 229 Lakeside Place (built in 1947), 565 Lyman Court (built in 1941), and 265 Woodland Road (built in 1948); two Ranch houses at 167 South Deere Park Drive (built in 1955) and 111 Sheridan Road (built in 1946); and a single Cape Cod house at 459 Lambert Tree Avenue (built in 1947).

Arthur Heun (1864?-1946) was born in Saginaw, Michigan, but spent most of his life in Chicago, where he began his architectural training under Frank Waterhouse before establishing a private practice. Heun specialized in designing large, historic revival style estates along Chicago's North Shore. Among the most well known of his residential works is the J. Ogden Armour estate in Lake Forest. At the turn of the 20th century, Heun became part of the group of Prairie School architects known as "the Eighteen." Influenced by this group, he began incorporating several Prairie School elements into his designs. Although his work was considered less adventurous than the work of colleagues like George Maher and Howard Van Doren Shaw, Heun's designs display an interesting combination of traditional forms with Prairie School features. The E. Lichtstern House and Coach House, located at 105 and 103 S. Deere Park Drive and constructed in 1919, are the only Arthur Heun designs within the survey area. The Italian Renaissance house and coach house were the only buildings on South Deere Park Drive when Baird and Warner subdivided the street in 1928.

Robert E. Seyfarth (1878-1950) was a prolific local architect who was born and educated in Blue Island. After graduating from the Chicago Manual Training School, he began working under George Maher, a prominent Prairie School architect. In 1909, Seyfarth opened his own

office in downtown Chicago, and two years later he built a house for himself at 1498 Sheridan Road in Highland Park. The one-story, traditional house signified Seyfarth's departure from the Prairie School, and the architect's development of his own distinctive type of residential design. The house also served as a kind of advertisement to the citizens of Highland Park, and within a few years, Seyfarth had established a thriving residential practice. During the 1910s, 1920s, and 1930s, Seyfarth designed homes for middle-class and upper-middle-class clients in Chicago and most of the surrounding suburbs, with the majority of his work concentrated in Glencoe, Winnetka, and Highland Park. His designs featured simple geometric forms combined with Colonial or Georgian inspired elements, and were admired for their graceful proportions, fine detailing, human scale, and charm.

At the time the National Register nomination was prepared (1982), there were 52 houses by Seyfarth still standing in Highland Park, and two of them are in the survey area. These include 471 Lakeside Place (built in 1934) and 91 Lakewood Place (built in 1936), both French Eclectic style residences.

William David Mann (1871-1947) was another local architect who specialized in residential design. Mann, who studied civil engineering at Purdue University, managed his own architectural practice for over 30 years, maintaining offices in Chicago and Highland Park, where he lived. Over the course of his career, Mann designed hundreds of homes along the North Shore—many of these residences were large country homes and private estates. Three houses designed by Mann are in the survey area: a Dutch Colonial Revival style house built in 1937 at 237 Elder Lane; a French Eclectic style house at 120 Sheridan Road (built in 1938) and a Tudor Revival style residence at 340 Carol Court (built in 1936).

Ernest Grunsfeld, Jr. (1897-1970), was one of the most prominent local architects in Highland Park. Grunsfeld designed large, elegant houses for wealthy local clients. His designs were generally 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. He worked in partnership with Eugene H. Klaber (1883-1971) as Klaber and Grunsfeld from 1924 to 1929. He then had an independent practice from 1929 to 1939. In 1939 he co-founded Grunsfeld, Yerkes and Koenig, and in 1946, Friedman, Alschuler, Sincere and Ernest A. Grunsfeld. Grunsfeld designed two houses in the survey area—a Tudor Revival style house at 650 Sheridan Road (built in 1925) and a Ranch style house at 665 Sheridan Road (built in 1968).

R. Harold Zook (1889-1949) was a Hinsdale architect who designed homes that were superbly crafted and often charmingly unique. Born in Indiana, he received his degree in architecture from the Armour Institute of Technology and began his career working with Howard Van Doren Shaw. Zook opened his first offices in Chicago but moved to Hinsdale in 1924, where he implemented a master plan for the village. He practiced in Hinsdale until his death in 1949. Zook designed one house within the survey area, a Tudor Revival style residence at 675 Judson Avenue (built in 1940).



PRAIRIE SCHOOL ARCHITECTS

John S. Van Bergen (1885-1969), whose practice was generally limited to small-scale residential work, practiced his Prairie School style architecture much longer than any of his fellow architects. With no architectural training, he began work in the office of Walter Burley Griffin, and was the last employee to be hired by Frank Lloyd Wright before Wright closed his studio in 1909 and left for Europe. 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 324 Cedar, across a deep ravine from Jens Jensen's studio. Occasionally, Van Bergen and Jensen collaborated. Between 1920 and 1947, when he and his family left the area, Van Bergen designed over 40 projects in Highland Park.

Although Van Bergen is usually considered a Prairie School architect, his body of work within the survey area spans historic revival styles, Prairie School, and the International Style. The houses at 487 Groveland Avenue (built in 1928) and 266 Delta Road (built in 1941) were designed in the popular Tudor Revival style. The house at 456 Woodland Road (built in 1930) is among the architect's many Prairie School residences, and the bungalow at 450 Woodland Road (built in 1924) also features Prairie School detailing. The house at 326 Delta Road (built in 1935) is one of Van Bergen's few International Style houses, and represents a marked departure from his other designs. In addition to these residential projects, Van Bergen also designed the Braeside School, one of his best-known designs--a Late Prairie style building located at 142 Pierce Road and constructed in 1928.

INTERNATIONAL STYLE ARCHITECTS

The architectural firm of **Keck & Keck** has received worldwide acclaim for its avant-garde International Style residences as well as credit with being the first American firm to consistently apply solar principles to residential architecture. The brothers were born in Watertown, Wisconsin, and educated at the University of Illinois. During the peak of the careers of George Fred and William Keck in the 1930s through 1950s, the firm designed several homes with innovative energy-efficient principles. 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. Keck & Keck was selected to design the House of Tomorrow for the 1933-34 Chicago Century of Progress Exposition. The firm received numerous awards for their work. There are two residences designed by Keck & Keck within the survey area: 23 Lakeview Terrace (built in 1946) and 460 Lakeside Place (built in 1954). George Fred Keck also designed the houses at 415 Dell (built in 1947) and 294 North Deere Park Drive West (built in 1928).

The architectural firm of **Dubin & Dubin** began in 1932 with a partnership between **Henry Dubin** (1892-1963) and his brother George Dubin (1890-1958). Henry, who received his degree in architecture from the University of Illinois in 1915, lived in Highland Park, first at 441 Cedar Avenue and later at 2350 Maple Lane. Henry designed both houses, and his International Style residence at 441 Cedar is considered one of Highland Park's most forward-looking and technically innovative examples of this style. Henry Dubin's sons later joined the firm—in 1950,



Arthur, who earned his architecture degree from the University of Michigan, and in 1952, David, who graduated from the University of Illinois.

There are two buildings within the survey area that were designed by Henry Dubin. The houses at 135 Lakeside Place (built in 1936) and 209 Pine Point Drive (built in 1937) are both excellent examples of the architect's interpretation of the International Style. The firm of Dubin & Dubin also designed three buildings in the district: two Contemporary style houses at 215 Lakeside Place (built in 1941) and 76 Lakewood Place (built in 1951); and an International Style residence at 190 Pine Point Drive (built in 1948).

James Frank Eppenstein (1897-1955) is not very well known, but he designed a handful of homes in Highland Park. Having studied architecture at Harvard University and the Ecole des Beaux Arts, as well as furniture design at the Hochschule fur Frei und Angewandte Kunst in Berlin, he returned to Chicago in 1932. He designed showrooms at the Merchandise Mart, but his best known Chicago building is his own house, a former Queen Anne-style rowhouse at 1432 Astor Street reconstructed in the International Style [National Register Nomination, Section 8, p. 12]. Eppenstein designed three houses within the survey area: an International Style house at 401 Woodland Road (built in 1935); a Ranch house at 115 South Deere Park Drive (built in 1952); and a Contemporary Style house at 90 Lakewood Place (built in 1940).

MODERNIST ARCHITECTS

L. Morgan Yost (1908-1992) was born in Ohio and received his architectural degree from Ohio State University in 1931. He came to Chicago and opened his own office in 1932. Yost practiced privately and taught at both the University of Illinois and the Art Institute of Chicago for 20 years. In 1952, Yost formed a partnership with Darl Coder Taylor, which lasted until his retirement in 1970. The French Eclectic house at 440 Dell Lane (built in 1936) and the Art Moderne residence at 185 Lakeside Place (built in 1946), both designed by Yost, are located within the survey area.

Arnold S. Schaffner (1913-1986) was a Chicago-area architect who specialized in residential design. Educated at the University of Illinois, he received his degree in architecture in 1935. After serving in the military from 1943-1947 in Europe and Japan, Schaffner went to work for a suburban Chicago architect, William Tackett. They formed an architectural partnership, Tackett & Schaffner, that specialized in the designs of single-family residences on the North Shore. Following the death of William Tackett in the mid-1950s, the firm continued under the name of Arnold Schaffner & Associates. Recognized on the North Shore as a designer and builder of premier custom homes, he worked until 1980, when he retired from active work.

Schnaffner designed five residences in the survey area: three Ranch houses at 229 Sheridan Road (built in 1950), 59 Lakewood Place (built in 1955), and 189 Oak Knoll Terrace (built in 1961); a Split Level at 166 Oak Knoll Terrace (built in 1954); and a two-story house at 100 Sheridan Road (built in 1956).



ARCHITECTURE IN THE BRAESIDE SURVEY AREA

The Braeside survey area has a rich sampling of domestic architectural styles and vernacular and popular house types from c. 1900 to the present day. Most well represented are architectural high styles, particularly from the historic revival period beginning in the 1920s up through the International Style of the 1950s. Within the survey area, there are 708 properties and 705 primary structures. Of the 701 residential structures in the survey area, over three quarters (79% or 553 buildings) are classified as high style architecture. The most commonly found style in the survey area is Colonial Revival, with 198 examples. Other well-represented styles from the same general period include Tudor Revival (112) and French Eclectic (55). From the modern period (after 1930) are nine Art Moderne residences, as well as 24 houses in the International Style. Later 20th century styles are also well represented—36 houses are classified as Contemporary (usually dating from after 1940 and incorporating some tenets of modernism) and 39 as Neo-Traditional (recently constructed in a style reminiscent of historic styles).

High-style architecture can be described as well defined and commonly illustrated stylistic categories. These are based on the distinctive overall massing, floor plan, materials, and architectural detailing that can be identified in a building. High-style buildings may be architect-designed, 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.

Some architectural high styles are based on historic precedents. These may include buildings from the 19th century that were loosely based on styles from the past, such as Italianate and Second Empire. It also includes the more literal historic revival styles that prevailed during the 1910s and 1920s, such as Colonial Revival, Tudor Revival, and others. Finally, it includes homes built during the last 30 years that are a conscious interpretation of historic styles. They are referred to in this report as Neo-Traditional because of a more literal use of historic elements.

Other high-style buildings, usually built during the 20th century, 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, generally after 1940, and include International Style, Art Moderne, and Contemporary styles.

Non-stylistic residential structures generally include 19th century vernacular house types whose design depends on a builder's experience and knowledge, as well as later 20th century popular house types that were typically constructed according to widely available published plans. Buildings not defined as high style are either considered vernacular or popular in type. In the Braeside survey area, 20th century popular house types vastly outnumber 19th century vernacular house types, of which there is only a single example. Eighteen percent of the residential buildings within the survey area (127) are popular 20th century types, with the Ranch being the most numerous (85 examples). Other 20th century types represented include the Split Level (30) and Bungalow (four). The only example of 19th century vernacular house types within the survey area is a Gable Front Cottage at 647 St. Johns Avenue.

Nineteenth-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 Greek Revival or Queen Anne is applied to the façade.

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 architectural historians suggest was influenced by the horizontality of the Prairie Style. The American Foursquare, with broad eaves and a hipped roof, was particularly popular between 1900 and 1920. Bungalows of various sorts were built throughout the U.S. until 1930. After 1935, during the modern period, popular house types included the Ranch, Raised Ranch, and Minimal Traditional. During the post-World War II years, Ranch houses were built all over the country by the hundreds of thousands. Some of the earliest Ranch houses, built in the 1930s and 1940s, are now considered historic. The Split Level emerged in the early 1950s and was a popular building type throughout the 1960s.

There are 20 residential structures in the survey area for which no style or type could be identified, usually because the houses have been so extensively altered that their original historic character is no longer identifiable. Of the 701 residential structures in the survey area, 700 were built as single-family residences. The only multifamily residential building within the survey area is an apartment building constructed in the 1960s at 75 St. Johns Avenue.

In addition to residential structures, the survey area contains one commercial building, a freestanding commercial block at 55-61 St. Johns Avenue. There is a sampling of other property types including one school, one industrial building, one cemetery, and two parks. While the survey was in progress, one Ranch house at 124 Deere Park Court was demolished. There are 116 secondary structures, typically detached garages.

The oldest structure in the survey area, a Stick style house built around 1875, is also the only structure within the survey area that dates from the 19th century. In general, houses from first decades of the 20th century are also under represented in the survey area—only 11 structures were built between 1900 and 1919, with only one dating from before 1910. The period of greatest development for historic structures was from 1930 to 1954, which includes the later years of popularity for historic revival styles, as well as the emergence of the International Style and later popular types like the Ranch and Split Level. Fifty-four percent (378) of the structures in the survey area were built during that period. Another period of development was the decade between 1920 and 1930, when historic revival styles were reaching their peak. During those 10 years, 178 (25%) of the structures within the survey area were built. Twenty-one percent (151) of the structures within the survey area have been built since 1955. These would be considered non-historic if a historic district were to be proposed. However, there are some modern structures



found in the survey area that have already been recognized for their architectural design quality and have been ranked as significant structures even though they are “younger” than 50 years old.

The total number of significant structures in the survey area is 129 or 18% of all structures. There are 386 structures (55%) ranked contributing in the survey area, and 188 (27%) ranked non-contributing.

The following sections describe the high-style architecture, 19th century vernacular house types, and 20th century popular house types represented in the Braeside survey area. The examples of these styles and types chosen for illustration are, in most cases, those ranked locally significant. In some cases it was not possible to illustrate all the significant ranked buildings in a particular style because there are so many. High styles represented by a single building that have not been fully discussed include Stick style, Classical Revival, French Renaissance Revival, Georgian Revival, and Neo-Classical Revival.

HISTORIC REVIVAL STYLES FROM THE 1920s THROUGH THE 1940s

There are several related historic revival styles that use classical motifs as their inspiration. These classical elements, derived in some way from ancient Greek and Roman architecture, are usually displayed in classical columns, pediments, porticos, and multilight windows, commonly with shutters. A total of 284 buildings in the survey area fall within this group of styles. They include the most common of these, the Colonial Revival style (198), Tudor Revival (112), French Eclectic (55), Dutch Colonial Revival (12), Spanish Colonial Revival (12), and Cape Cod (nine).

COLONIAL REVIVAL

The Colonial Revival style dates from the years following the 1876 United States Centennial Exposition held in Philadelphia. It was popular until the mid-1950s, as the country enjoyed a resurgence of patriotism after World War II. As the excessive variety typical of the Queen Anne style lost its attraction, a more literal traditionalism began to take the place of 19th century eclecticism. Colonial Revival became the most popular Historic Revival style throughout the country between World Wars I and II. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18th-century homes. Most of these buildings are symmetrical and rectangular in plan. Some examples, more closely related to Georgian precedents, have wings attached to the side. Detailing is derived from classical sources, partly due to the influence of the classicism that dominated the 1893 World's Columbian



Exposition. Many front facades have classical–temple-like–entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multipane double-hung windows with shutters.

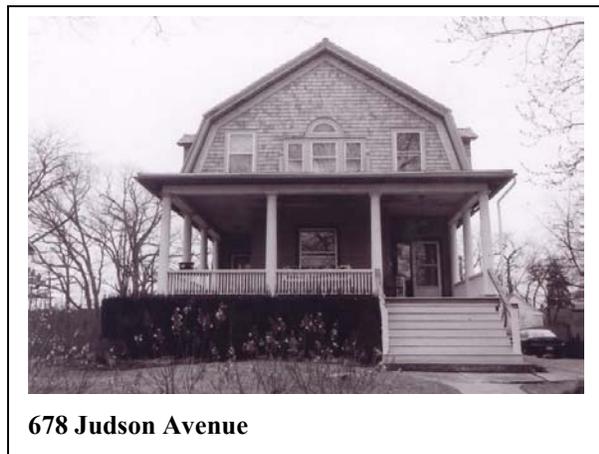
The Colonial Revival style is the most well-represented style in the survey area. Of 198 structures in this style, 18 have been ranked locally significant: 65 Lakeview Terrace, designed by C. L. Dahlquist; 366 Lakeside Place, designed by Samuel Lichtmann; 349 Woodland, designed by Granger & Bollenbacher; 83 South Deere Park Drive; 110, 229, and 353 Lakeside Place; 77 and 96 Lakeview Terrace; 565 and 589 Lyman Court; 144 and 200 Oak Knoll Terrace; 119 Pierce Road and 681 Rice Street, both listed on the Illinois Historic Structures Survey; 84 Sheridan Road; and 25 and 272 Sheridan Road, which are also listed on the Illinois Historic Structures Survey.



The Mrs. Dorothy Klemperer House at 65 Lakeview Terrace, designed by C. L. Dahlquist, is an excellent example of a pure expression of the Colonial Revival Style. Built in 1945, the house features a symmetrical façade with prominent entry topped with a broken portico. Two multilight window bays that extend the entire length of the façade flank the entrance.

The Seymour Ruby House at 366 Lakeside Place, designed by Samuel Lichtmann, is an interesting combination of Colonial Revival form and Art Moderne detailing. The house exhibits the symmetrical massing and formality of Colonial Revival residences, and features an entry portico with fluted columns. There are multilight windows, some with shutters. The recessed horizontal bands along the first floor, the graduated entry, and the simplified, slightly stylized decoration are reminiscent of Art Moderne designs.

DUTCH COLONIAL REVIVAL



The Dutch Colonial Revival style is a subtype of the Colonial Revival style, marked by a gambrel roof, with a double slope on each side of the roof. 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





237 Elder Lane

shingles, and features a center Palladian window. The house is listed on the Illinois Historic Sites Survey.

The George J. Zilligan House at 237 Elder Lane is an excellent example of later expressions of the Dutch Colonial Revival Style. Built in 1937 and designed by William D. Mann, the house features a side gambrel roof that flares slightly at the eaves. A front gambrel, single-car garage dominates the façade, which is otherwise fairly simple, with a large bay window along the first story and two unadorned, segmental arch dormers.

CAPE COD

The Cape Cod style house offered homebuyers a smaller but still traditional alternative to the typically two-story Colonial Revival style house. Loosely patterned after early wooden folk houses of eastern Massachusetts, the Cape Cod house is a 1½-story version of the Colonial Revival style. It is characterized by a rectangular plan with a side gable roof, a central front entrance, and generally two or sometimes three front-facing dormers. There is frequently some classical detailing such as multilight windows and classical door and window surrounds.

There are nine Cape Cod style houses in the survey area, all of which have been altered in some way from their original historic appearance, generally with the application of aluminum siding over original wood clapboard or minor additions. Nonetheless, the house at 321 Lambert Tree Avenue is a typical interpretation of this style. It is illustrated even though it has been covered



321 Lambert Tree Avenue

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 12 examples of the Dutch Colonial Revival style in the survey area, two of which are ranked locally significant. The house at 678 Judson Avenue, built c. 1900, features a front-facing gambrel common to early examples of the style. A large front porch with simple rounded columns and balustrade covers the first floor of the façade. The gambrel end is covered with wood

The house is listed on the Illinois Historic Sites Survey.

with aluminum siding. This modest house is symmetrical, with a center entrance flanked by a single double-hung window on each side. The door is surrounded by sidelights and square pilasters, and topped with a flat pediment. The six-over-six double-hung sash windows have board shutters. The side gable roof is pierced with two gable-roofed dormers. The detached double garage is also original.

SPANISH COLONIAL REVIVAL



255 N. Deere Park Drive East

Spanish Colonial Revival architecture is fairly uncommon outside the southwestern United States and Florida, where Spanish Colonial construction actually occurred. It gained some popularity after the Panama California Exposition held in San Diego in 1915. Spanish Colonial Revival homes of various sizes, built during the 1920s and 1930s, are scattered around the country, and some are found in Highland Park. Low-pitched ceramic tile roofs, stucco wall surfaces, eaves with little or no overhangs, wrought iron work, and round-arch windows

and doorways typify the style.

There are 12 examples of Spanish Colonial Revival architecture within the survey area. Of these 12, three are rated locally significant: the Lydia Lampert House at 255 North Deere Park Drive East (built in 1929); the Richard Massey House at 218 Ivy Lane (built in 1935); and the George Rosin House at 680 Sheridan Road (built in 1924). Both 255 North Deere Park Drive East and 680 Sheridan Road are listed on the Illinois Historic Structures Survey; 255 North Deere Park Drive East is also listed individually on the National Register of Historic Places.

The Lydia Lampert House at 255 North Deere Park Drive East is an excellent example of the Spanish Colonial Revival style, its large front garage addition notwithstanding. Designed by the architectural firm of Tallmadge & Watson, the house has asymmetrical massing dominated by a large round tower. The walls of the house are covered in stucco, and the low-pitched hipped roof is covered with ceramic tile. A rounded arch entry and rounded arch windows with wrought iron balconets punctuate the façade.

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 early 1930s. Associated with the country's early English settlers, it was second in popularity throughout the country, and in this survey area, only to Colonial Revival. All sizes of English homes appealed to the American family. The English



manor house served as a prototype for estate houses, and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, sometimes with stucco. Half timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature prominent exterior stone or brick chimneys.



272 N. Deere Park Drive West

The Tudor Revival style is the second most well-represented historic revival style in the survey area, with 112 examples. Because buildings in this style are often in brick rather than frame like so many Colonial Revival style homes, their integrity is generally better. Of the 112 examples of this style, 44 have been ranked locally significant. Of these 44 significant properties, 29 are listed on the Illinois Historic Structures Survey: 440 Ashland Place; 57, 60, 82, 131, and 186 South Deere

Park Drive; 307, 330, and 365 North Deere Park Drive East; 272 and 340 North Deere Park Drive West; 266 Delta Road; 222 Elder Lane; 248 Ivy Lane; 40, 90, and 450 Lakeside Place; 46 Lakeview Terrace; 235 Pierce Road; 215 Pine Point Drive; 60, 273, 432, 499, and 650 Sheridan Road; and 219, 233, 290, and 321 Woodland Road. Two of the significant Tudor Revival properties—the Harold Florsheim House at 650 Sheridan Road and the Raymond and May T. Watts House at 487 Groveland Avenue—are individually listed on the National Register of Historic Places. The E. J. Fucik House at 57 South Deere Park Drive and the Christy Brown House at 131 South Deere Park Drive are also listed as local landmarks.

The brick house at 272 North Deere Park Drive West, designed by Homer Grant Sailor, is a typical example of the Tudor Revival style. The façade is dominated by an asymmetrical front gable roof, which features a two-story, semi-hexagonal window bay. The entrance to the house is located under the long side of the gable. Patterned stonework surrounds the entrance and portions of the façade feature herringbone patterned brick. The exterior brick chimneys are relatively plain, with no decorative brickwork and unadorned chimney pots. The house is listed on the Illinois Historic Structures Survey.



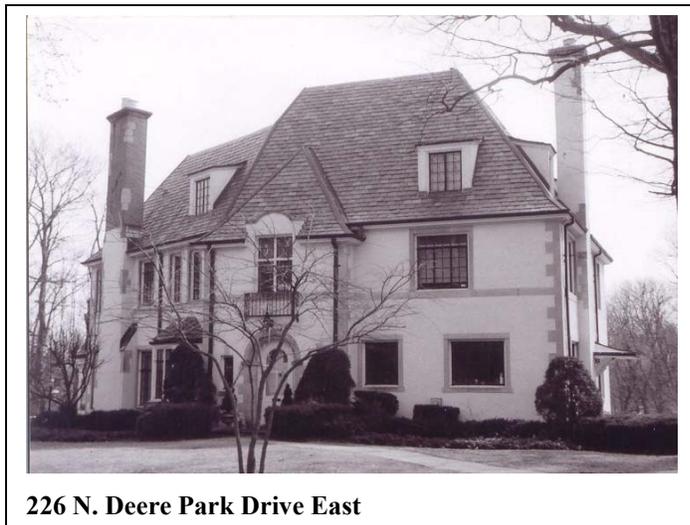
450 Lakeside Place

The house at 450 Lakeside Place, designed by Spencer Solon Beman, in 1927, is similarly subdued. The hipped roof house ends along one side with a steeply pitched intersecting gable—a characteristic Beman feature—that dominates the façade. The gable wall is filled with decorative half-timbering, and a large, corbelled brick chimney further breaks up the façade.

FRENCH ECLECTIC

Although never as popular as Colonial or Tudor Revival, there are a number of fine French Eclectic homes in the survey area. 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 was 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.

There are two subtypes 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 central entry. Frequently, wings are added to the sides of the main block. French classical manor houses provided the prototype. The second, more common subtype 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 farmhouses, contain half timbering. Stylistic features that characterize French Eclectic architecture include stucco or brick masonry walls and tall steeply pitched hipped or mansard roofs. Through-the-cornice dormers are common.



Of the 55 French Eclectic style houses in the survey area, 32 are ranked locally significant. Out of the 32 locally significant properties, 15 are listed in the Illinois Historic Structures Survey: 226, 243, 385, 374, and 321 North Deere Park Drive East; 324 and 332 North Deere Park Drive West; 561 Groveland Avenue; 205 and 471 Lakeside Place; 444 Lakeside Manor Road; 410 Oakland Drive; 158 Sheridan Road; and 258 and 379 Woodland Road.

The E. E. Kleinschmidt House at 226 North Deere Park Drive East is a variation on the symmetrical subtype of French Eclectic architecture. Built in 1929, the house has an asymmetrical massing and steeply pitched hipped roof, but with architectural elements such as dormers and chimneys balanced on either side of a



central, projecting entry bay. The walls are covered in stucco, with limestone quoins regularly placed along the corners of the house. The round-arch entrance is also surrounded with stone quoins, and the two tall, exterior chimneys feature irregularly placed quoins. The windows of the house are metal casement, and the shed-roof dormers are unadorned.

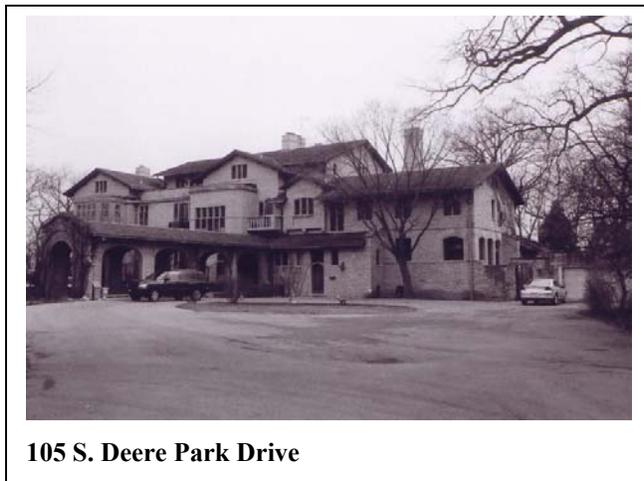


205 Lakeside Place

An excellent example of the second subtype of French Eclectic style is the G. K. Squier House at 205 Lakeside Place. Designed by the architectural firm of Lovell & Lovell and built in 1928, this house has a prominent circular entrance tower with conical roof and dentil frieze. The entrance is off-center, and features an irregular stone surround. The white stucco house has multiple, steeply pitched, hipped roofs, large multilight casement windows with board shutters, and segmental, inset dormers with multilight casements throughout.

ITALIAN RENAISSANCE REVIVAL

Although the Italian Renaissance Revival style was not as popular as other revival styles, there are examples found around the country, 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 were 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



105 S. Deere Park Drive

technology made photos of these buildings easily accessible to the reading public. Italian Renaissance Revival houses are usually constructed of brick or stone masonry. They are typically symmetrical with wings flanking the main body of the house. Roofs tend to be hipped with a low pitch, covered in ceramic tile. They have broad eaves that 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.

There are eight examples of Italian Renaissance Revival style within the survey area, two of which are ranked locally significant. These two residences at 103 and 105 South Deere Park Drive were originally part of a single property—consisting of the main house at 105 and the

coach house at 103—built for E. Lichtstern in 1919. The house was the only residence on the estate of Adolph Julius Lichtstern when Baird & Warner subdivided the property in 1926. However, research did not determine a relationship between E. Lichtstern and Adolph Lichtstern. The house, although not a pure expression of the style, is impressive. The two-story stone residence features an irregular plan, which is not usually seen on Italian Renaissance Revival houses, and a low-pitched, multigable roof covered with ceramic tiles. A circular drive leads to an arcade that extends out from the body of the house and leads to the entrance, and a series of projecting bays break up the façade. Several of the multilight casement windows that punctuate the elevations are topped with segmental arches.

HIGH STYLES NOT BASED ON HISTORIC PRECEDENT

In the first decades of the 20th century, some architects began designing buildings in styles that bore no reference to prior historical architectural styles. The earliest of these, the Craftsman and the Prairie styles, looked to other areas of inspiration than the past for stylistic ideas. With the Prairie School style in particular, there was intent to have architecture fit more into the rhythm of the surrounding natural landscape. As the century progressed, modernism took hold, first with Art Deco, Art Moderne, and the International style, and then with later variations. In the Craftsman, Prairie, and modernist styles, the pure expression of materials, without unnecessary ornamentation, was the dominant design feature.

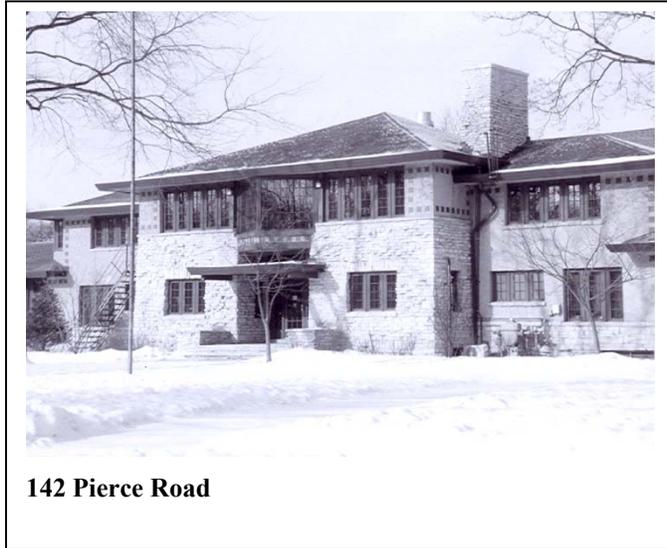
CRAFTSMAN AND CRAFTSMAN BUNGALOW

The Craftsman style grew out of the English Arts and Crafts Movement, which had an emphasis on natural materials and a high level of craftsmanship. The 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. 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 20s. 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*.

Within the survey area, there are six Craftsman houses and one Craftsman Bungalow. Of the six Craftsman houses in the survey area, one is rated significant: 378 Oakland Drive, built c. 1915. Of these, the Craftsman Bungalow at 375 Oakland Drive, although rated contributing, exhibits most of the characteristic features of the Craftsman style, including a low-pitched roof, decorative brackets under the front gable, and double-hung windows with three-over-one configuration.



PRAIRIE SCHOOL

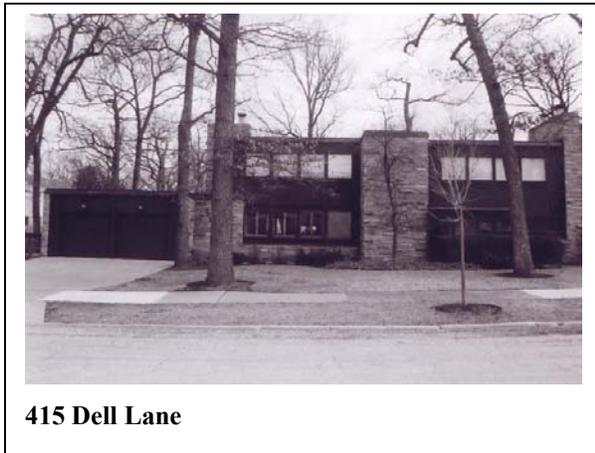


The Prairie School style of architecture is frequently regarded as America's first indigenous residential architectural style. It takes its inspiration not from historical precedents but from the Midwest's most characteristic natural feature, the prairie. Hence, the horizontality of the Midwest landscape is emphatically expressed in Prairie houses. Identifying features of Prairie School 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 School buildings generally have a massive

quality, as if rooted to the earth. There are two Prairie School buildings in the survey area, of which one—the Mrs. Frank Geyso House at 456 Woodland Road (built in 1930)—is ranked locally significant. The house is also individually listed on the National Register of Historic Places.

Although the Prairie School style was generally popular from about 1900 through 1925, some influence from the style can be seen in buildings constructed from the 1940s and later. Late Prairie has been used to describe buildings whose form is low and horizontal, but that, unlike modernist styles such as International and Miesian, make use of natural materials such as the wood siding and stone that the Prairie School architects preferred. Eleven buildings in the survey area have been classified as Late Prairie. Of those 11 structures, four are ranked significant: the Mrs. Louis N. Cohen House at 65 South Deere Park Drive (built in 1954); the Leslie C. Elson House at 415 Dell Lane (built in 1947); 378 Delta Road (built in 1949); and the Braeside School at 142 Pierce Road (built in 1928). All but 415 Dell Lane are listed on the Illinois Historic Structures Survey, and the Braeside School is also individually listed on the National Register of Historic Places.

The Braeside School at 142 Pierce Road, constructed in 1928, represents a transitional period between Prairie School and Late Prairie. John S. Van Bergen, a popular Highland Park architect who designed the school, continued to adhere to the Prairie School long after other architects abandoned it for historic revivalist styles. The school, with its low-pitched hipped roof, horizontal bands of windows and rusticated stone and stucco exterior, is clearly a Prairie School design. However, the simplicity of the metal casement windows, as well as the use of large expanses of windows along the rear elevation and in the projecting prow above the front entrance on the façade, represent a departure from the Prairie School, and a movement toward the unadorned designs of the International Style.



415 Dell Lane

The Leslie C. Elson House at 415 Dell Lane is an excellent example of the Late Prairie style. Designed by George Fred Keck in 1947, the house combines the simple, horizontal form of an International Style residence with Prairie School materials. The two-story house features large stone chimneys and a slightly protruding center bay clad in stone that breaks up the wood-paneled walls of the façade. The ribbon windows along the first and second stories of the façade are reminiscent of both Prairie School and International Style designs. A two-car attached garage also features the same use of

wood paneling and stone veneer seen on the house.

ART DECO

The Art Deco style had its beginnings as a decorative style first presented in 1925 at the *Exposition des Arts Decoratifs* in Paris. In the 1920s and 1930s, Art Deco became a popular style for public and commercial buildings throughout the United States. Although Art Deco was frequently used for apartment buildings, the style is very rare in domestic architecture. The features found on Art Deco residences are similar to those used in commercial forms, and include smooth wall surfaces (usually stucco), stylized or geometric decorative elements like chevrons or zigzags, and towers or other projections above the roofline to give a vertical emphasis. Of the two Art Deco residences in the survey area, one—the Robert E. Wood House at 77 South Deere Park Drive—is rated significant.

The Robert E. Wood House, designed in 1928 by Francis Barry Byrne, is an interesting interpretation of the Art Deco style. The house has an asymmetrical footprint with a large polygonal tower and a steeply pitched hipped roof covered with ceramic tiles. The entrance to the house is located on a wall of the tower, and features an Art Deco surround. The tall, rectangular windows above the garage are topped with a series of vertical grooves in the brick that continue up to the roofline. The house has copper gutters and downspouts, as well as a triangular copper turret along the façade. A tall gabled dormer provides a visual continuation of the window below it. These features help to create the vertical emphasis that is a hallmark of the Art Deco style. This house may be eligible for listing on the National Register of Historic Places.



77 S. Deere Park Drive

ART MODERNE

The Art Moderne style was inspired by the industrial designs of the ships, automobiles, and airplanes being developed in early decades of the 20th century. Designs for these new machines were streamlined to increase their speed, and architects sought to capture that sense of movement and technology through an emphasis on horizontality. Although the style was never common, many Art Moderne houses were built throughout the country in the 1930s. Characteristic features of the Art Moderne style include an asymmetrical façade; smooth wall surfaces; a flat roof (usually with coping); horizontal grooves in the walls; and horizontal balustrades. Many Art Moderne houses also have rounded or curved building corners, and windows that continue around corners; glass block windows are also a common feature. Within the survey area, there are nine Art Moderne houses, three of which are rated locally significant. They include the Arthur H. Watson House at 374 Carol Court (built in 1937); the William H. Savin House at 135 Lakeside Place (built in 1936); and the Maurice S. Weigle House at 185 Lakeside Place (built in 1946). All but the Maurice S. Weigle House are also listed on the Illinois Historic Structures Survey.

The Myron E. Herzog House at 51 Sheridan Road, designed by Alex L. Levy, is an excellent example of Art Moderne residential design. The two-story, stucco house has a flat roof, and features an asymmetrical façade with rounded corners on the first and second levels. The curved second-story balcony that curves along a portion of the façade also protects the front entrance, and the horizontal metal balustrade mimics the curve of the balcony. A band of two horizontal lines run along the façade between the first and second stories, further emphasizing the streamlined appearance of the house.

INTERNATIONAL STYLE

Le Corbusier, Walter Gropius, and Ludwig Mies van der Rohe originally developed the International Style in Europe in the 1910s and 1920s. Some of the practitioners of the style emigrated to the United States and to Chicago, carrying with them the functional approach to architecture that was practiced at the Bauhaus, Gropius' school of modern design. Gropius, who settled near Boston, Mies van der Rohe, who practiced in Chicago, and Richard Neutra, who worked in California, began a modernist tradition that influenced the work of countless other architects whose designs regularly won awards and were featured as *Architectural Record* houses of the year. International Style residential architecture is characterized by flat roofs, planar wall surfaces, and a lack of any applied ornamentation. These homes are generally low in profile but may stand two or even three stories, are asymmetrical and geometric in form, and often incorporate a considerable amount of glass in their designs. They are elegant in their attention to proportion and detailing.

The International Style is well represented in the survey area, with 24 examples ranging from 1935 to 1980. There are 10 that have been ranked locally significant, of which two—the Hannah Caine House at 25 Lakewood Place (built in 1960) and the Alfred D'Ancona, Jr. House at 240 Roger Williams Avenue (built in 1962)—were built after 1954. Despite their relatively young

age, they are recognized as being particularly noteworthy in architectural design. Two of the 10 locally significant houses are also listed on the Illinois Historic Structures Survey: the Mrs. J.



460 Lakeside Place

W. Shaver House at 326 Delta Road (built in 1935) and the Alfred D'Ancona, Jr. House.

The Mark Van Gelder House at 460 Lakeside Place is an unusual International Style design by nationally recognized modern architects George Fred and William Keck. The two-story house features the geometric massing and flat roof seen on most International Style designs, but is covered with vertical wood paneling instead of the typical white stucco. Louvered vents—a

common feature in Keck & Keck designs—alternate with single-pane fixed and sliding glass windows. A flat-roof, wood-paneled garage is attached to the house.

LATER 20TH CENTURY STYLES

The term Contemporary is somewhat imprecise but, for that reason, has been used to classify a design expression beginning in the mid-1940s that incorporates some of the tenets of modernism, but often with less rectangular form and occasionally with some ornament. Thirty-six structures have been classified as Contemporary, with three—22 Lakewood Place, 326 Roger Williams Avenue, and 320 Sheridan Road—ranked locally significant. Although one house dates from 1934, the other Contemporary houses in the survey area date from 1940 through the 1980s, with the majority built in the 1950s.

The house at 320 Sheridan Road is a typical example of Contemporary style houses within the survey area. Constructed in 1949, the house was built into the side of a ravine, and features an irregular plan and a low-pitched, multigabled roofline. Bands of wood casement and fixed-pane windows pierce the elevations of the house, with some wrapping around corners. A covered walkway connects the detached garage and carport to the house.



320 Sheridan Road

The Shed style, which originated in the early 1960s as the outgrowth of the work of architects like Robert Venturi and Charles Moore, features multidirectional shed rooflines that create a series of geometric shapes within the massing of the house. Diagonal or vertical brown-stained

wood siding and aluminum sliding windows were commonly used on Shed style houses, although some examples of the style feature brick veneer. There are two Shed style buildings within the survey area, both built in the 1970s and both non-contributing.

Another style that emerged in the 1960s was the Mansard style. The dominant feature of this style is the Mansard roof, which consists of slightly sloping upper walls that are covered with shingles or other roof materials. The Mansard style was particularly popular in the late 1960s and early 1970s, but continued into the 1980s. There are seven Mansard style houses within the survey area—all are non-contributing.

Beginning in the late 1970s, after an extended period of modernism in architectural design, some architects began referring once again to historical styles in their work. The design movement was christened Post-Modernism, as it sought to reintroduce personal interpretations of historical references and decorative architectural features to an architectural language that had been stripped to its bare essentials in the International Style and Miesian idioms. References to historic styles were often stylized and exaggerated. Within the survey area, there are two Post-Modern residential structures, both of which are rated non-contributing.

As residential construction increased in the 1990s, quite literal reincarnations of traditional historic styles became popular in the public taste. This survey labels styles that are attempted recreations of well known historic styles as Neo-Traditional. They may be Neo-Colonial, Neo-Tudor, or Neo-Queen Anne, to list some of the most frequently used styles. There are 39 Neo-Traditional houses in the survey area, most built since the 1980s, and all are non-contributing.

In the survey area there are 20 residential structures that are classified as No Style. Many of these are historic structures that have been altered so extensively that their original character cannot be determined. Although some were built more recently, they do not possess common stylistic features that would permit them to be classified in an established style or type. All but three of these structures are rated non-contributing.

19TH CENTURY VERNACULAR HOUSE TYPES

The Braeside survey area contains only one house that may be defined as a 19th century vernacular house type. The house at 647 St. Johns Avenue is a late example of a Gable Front Cottage, a vernacular house type characterized by its 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 cottage, the gable end faces the street and is the front of the house. It is often a working-class home, usually frame, with a rectangular plan, minimal projections on the front facade, and the front entry on the open end of the gable. The Gable Front Cottage is one to 1½ stories, with a porch that usually extends the full width of the front of the house. It was a simple type for local builders to construct and is therefore common.

Although the Gable Front Cottage is considered a 19th century vernacular building type, many cottages continued to be built through the 1920s. The house at 647 St. Johns Avenue, built c. 1915, is an example of these later Gable Front Cottages. Because the cottage has undergone

major alterations—including several large additions that double the size of the original house—it is rated as non-contributing.

POPULAR 20TH CENTURY HOUSE TYPES

Popular 20th century house types are also represented in the survey area, with the most common being from the mid-century. The earliest types are the American Foursquare and Bungalow. With the arrival of the 1940s, the Minimal Traditional and especially the Ranch became popular. The late 1950s saw the development of the Split Level and the Monterey. Of the 127 examples of popular 20th century types, the Ranch is the most numerous in the survey area, with 85 examples. Split Level is also well represented, with 30 examples in the survey area.

BUNGALOW

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



450 Woodland Road

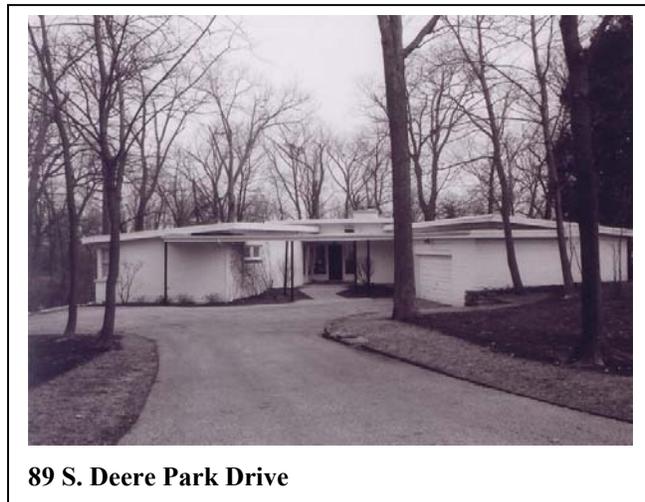
Of the four Bungalows in the survey area, one—the F. F. Geysso House at 450 Woodland Road—is rated locally significant. The house, designed by John S. Van Bergen and built in 1924, exhibits several Prairie School features, including flattened roof edges on the main front-facing gable and the side entrance gable, a front entrance incorporated into a horizontal band of windows, and stucco exterior walls with dark wood trim. The one-car detached garage at the rear of the house is done in the same style as the house, with a low-pitched gable roof extending out over the garage door. The house is listed as part of the Mrs. Frank Geysso Houses on the National Register of Historic Places.

RANCH

The Ranch house dates from 1932, when Cliff May, a San Diego architect, consciously created a building type that he called “the early California Ranch house.” They were low-slung vernacular buildings that followed the contours of the land. Using the Spanish Hacienda or “rancho” as inspiration, May designed many Ranch houses throughout the West. Because of the Midwest’s close association with Prairie School architecture, however, many Chicago-area Ranch houses owe much to the architecture of Frank Lloyd Wright, especially his Usonian houses of the 1930s. Ranch houses became popular in the late 1940s and 1950s, when the idea was widely published, and were built nationwide in suburban communities. Characteristics of a Ranch house include its wide, ground-hugging profile, low-pitched roof, and deep eaves. Due to the popularity of the car, the garage has a prominent position in the front of the house and is an integral part of the architecture of the Ranch house.

A difference can be seen between architect-designed Ranch houses frequently found in Highland Park, and the mass-produced housing typically found in new post-World War II suburban subdivisions. There are basically two types of architect-designed Ranch houses: those without reference to historical styles, which are International Style or Contemporary, and those that take their designs from historical precedents. Some other Ranch houses clearly take design cues from previous historical styles, often incorporating Colonial details such as double-hung windows

with shutters or classical elements such as rows of columns or front porticos.



89 S. Deere Park Drive

There are 85 Ranch type houses in the survey area, most of which were built during the 1950s. Many of them are architect-designed. Two ranch houses in the survey area—the house at 89 South Deere Park Drive (built in 1954) and the Lionel Nathan House at 115 South Deere Park Drive (built in 1952) are ranked locally significant.

The brick Ranch at 89 South Deere Park Drive, designed by Henry L. Newhouse and built in 1954, represents a departure from

the linear form usually seen on most Ranch houses. The house consists of three shed-roof sections arranged roughly in the shape of a “U”, with the legs of the “U” facing the street. Two of the sections make up the house, and the third houses a garage. A flat roof covering supported with metal poles protects the walkway leading up to the front entrance, which is located on the center section of the house, at the bottom of the “U.” The unusual massing and multiple rooflines of the house make it unique among the other Ranch houses in the survey area.

OTHER POPULAR HOUSE TYPES

There are several other popular house types represented in the survey area. However, no houses of these types have been ranked significant.

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 in each corner. The house is usually two to 2½ stories tall and 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 featured many Foursquare designs between 1900 and 1925. The house at 654 Judson Avenue, constructed c. 1915, is the only American Foursquare within the survey area. Due to major alterations, the house is not rated locally significant.

The Minimal Traditional is a mid-century housing type that developed as a simplification of historic styles. Generally with a front-facing gable section integrated with a longer section, eaves are small and architectural detail is at a minimum. This type of house was built in great numbers in the years immediately before and after World War II, especially in large tract-housing developments. There are two examples in the survey area, dating from 1948 and c. 1950.

The Raised Ranch style emerged in the years following World War II as a response to a growing need for affordable housing. The raised ranch shares its linear form and horizontal emphasis—the houses are never more than 1½ stories—with the more traditional Ranch houses, which also became popular in suburban areas around the same period. However, the raised ranch has a finished basement with living space below. A slightly raised roof leaves space to finish at a later date. In areas of varied topography such as in Highland Park, they are often built into the edge of a landscape with partially hidden sections. There are five Raised Ranches within the survey area, all of which date from the 1950s. Four of these houses are rated contributing, and one non-contributing.

The Split Level emerged as a popular housing type in the 1950s. It is characterized by a two-story section met at mid-height by a one-story wing. The three levels of space created in this type could correspond to family need for quiet living areas, noisy living areas, and sleeping areas. There are 30 examples in the survey area, 12 of which date from 1954 or earlier.

A type that has been referred to as Monterey takes its name from a California type that blended the basic two-story New England colonial house with Spanish adobe construction. Characteristics include a long, side-gabled, two-story section against a front-facing gable section. An open porch typically runs along the length of the long section at the second-floor level. There is one example in the survey area, at 167 Lakewood Place.



MULTIFAMILY HOUSING TYPES

Of the 701 residential buildings within the Braeside survey area, only one—the apartments located at 75 St. Johns Avenue—is multiresidential. The apartments were constructed in the 1960s, and are rated non-contributing.

OTHER STRUCTURES

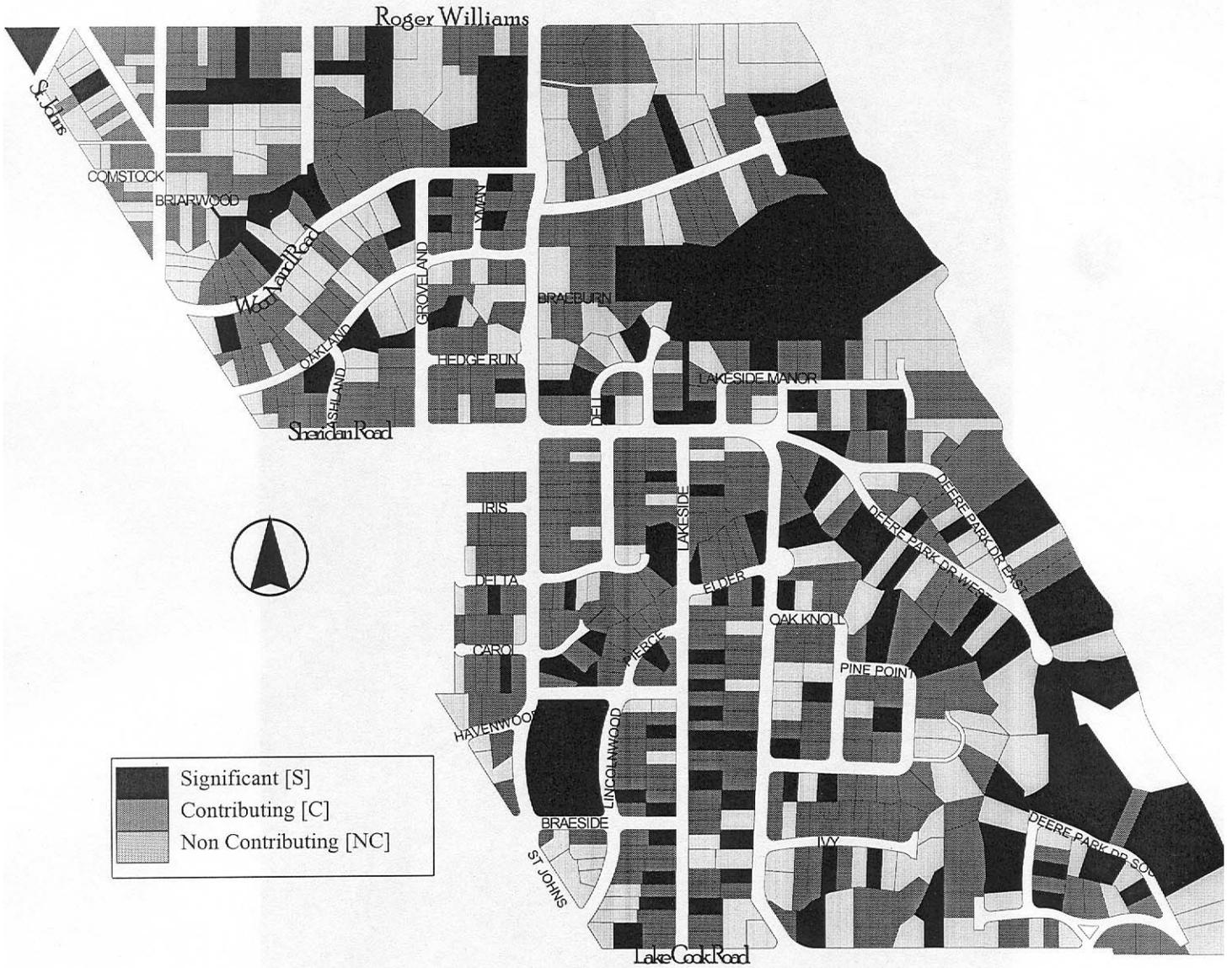
The Braeside survey area, which is overwhelmingly residential, contains very few non-residential properties. Within the survey area, there is one commercial building and one industrial building. The one-story, freestanding commercial building at 55-61 St. Johns Avenue was constructed in 1963. The building is rated non-contributing. The survey area's one industrial building is the E. E. Kleinschmidt Laboratory at 89 Lincolnwood Road. The one-story brick building, designed by Mayo & Mayo and constructed in 1935, features a classical inset entrance portico facing the corner of Lincolnwood and Braeside roads.

The only educational building located in the survey area is the Braeside School. The school building was designed by noted Prairie School architect John Van Bergen and constructed in 1928. The building has undergone several expansions since opening. The earliest additions—an auditorium and additional classrooms—were designed by Bergen in 1927, in anticipation of increasing enrollment. These additions were built in the 1930s, and merge seamlessly with the original building. Other additions were built in the 1950s and 2001.

There are two parks within the survey area: Jens Jensen Park at the corner of St. Johns Avenue and Roger Williams Avenue, and Founders' Park at 1 St. Johns Avenue (the corner of Lake Cook Road and St. Johns Avenue). Jens Jensen Park appears to be the only park in Highland Park designed by the renowned landscape architect. Although most of the original landscaping is gone, a stone council ring—a signature element of Jensen's design—remains. Originally, a lily pond was located in the center of the council ring. A large boulder, dated 1930 and inscribed to the memory of Julius Rosenwald's wife, Augusta, occupies the center of the ring. Founders' Park, located in the southwest corner of the survey area, was opened in 1997. The former site of a bus garage, the park contains two sculptures—"Staffs" and "Sunwheel"—by Steve Lueking and Margaret Lanteman. Adjacent to Founders' Park is Daggitt Cemetery. The cemetery, once part of the Daggitt Homestead, is the oldest in Highland Park. The one-acre lot that contains the cemetery is enclosed with a wrought iron fence.



SIGNIFICANCE RATINGS IN THE BRAESIDE SURVEY AREA



CONCLUSION

The Braeside Survey Area displays a wide variety of architectural styles and types spanning over 100 years. As is true in so much of Highland Park, many are designed by locally and even nationally well-regarded architects. The survey area contains a total of 708 properties with 705 principal structures and 116 secondary structures. If the entire survey area were designated a local historic district, 55% (385) of the properties would be considered contributing to the character of the historic district and 188 (27%) would be non-contributing. If a National Register historic district were created here, 514 properties, or 73%, would be contributing and 193 properties, or 23%, non-contributing. A National Register district generally does not include anything less than 50 years old.

There are 129 structures in the survey area that have been ranked as significant—18% of the total. This is not as high as in other surveys done in recent years, notably the South Central Survey area in which 23% of the total structures were significant, nor in the Central East survey area where 31% were ranked locally significant.

DESIGNATE MORE BUILDINGS AS INDIVIDUAL LANDMARKS

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, with inclusion on the National Register.

The most important tool at the hands of the preservation commission today is the ability to designate buildings as local landmarks, whether individual structures or districts with concentrations of historic buildings. 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 individual 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, one- to six-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 Braeside Survey Area has 129 significant rated buildings, of which six are currently designated local landmarks and eight are listed on the National Register. The others should be considered as potential candidates for landmark designation. Sixty-four of the significant

buildings not yet designated were considered noteworthy in the Illinois Historic Structures Survey. To counteract development pressures to tear down historic houses and replace them with new houses, this report recommends an increased program of individual local landmark designations that would include many of these buildings. (See Appendix B for list of significant rated buildings.)

In addition to local significance, there are 11 structures that could be eligible for individual listing on the National Register of Historic Places. This report suggests the nomination of these buildings be undertaken by adding them to the existing Multiple Property National Register listing already in place. This can be done with relatively less work for Highland Park than for communities that do not have this prior designation. The period of significance defined in the existing Multiple Property National Register nomination will need to be extended, but the Illinois Historic Preservation Agency assures that this will not be an obstacle. The eligible structures include the following:

- The Mrs. Louis N. Cohen House, 65 South Deere Park Drive, designed by William Deknatel and built in 1954, is a distinctive contemporary expression of the Prairie School.
- The Robert E. Wood House, 77 South Deere Park Drive, designed by highly regarded architect Francis Barry Byrne and built in 1928, is a rare example of an Art Deco residence. Designated a Highland Park landmark.
- The E. E. Kleinschmidt House, 226 North Deere Park Drive East, built in 1929, is a fine French Eclectic design by noted architects Mayo & Mayo.
- The Leslie C. Elson House, 415 Dell Lane, built in 1947, is a Late Prairie design by renowned modern architect George Fred Keck.
- The Mrs. J. W. Shaver House, 326 Delta Road, built in 1935, is an uncharacteristic but lively expression of the International Style by Prairie architect John S. Van Bergen.
- The William H. Savin House, 135 Lakeside Place, designed by Henry Dubin and built in 1936, is a stark Art Moderne design with ribbon windows and horizontal brickwork.
- The Maurice S. Weigle House, 185 Lakeside Place, designed by L. Morgan Yost and built in 1946, is an excellent example of Art Moderne residential design, with low, sleek massing.
- The Alan R. Kidd House, 471 Lakeside Place, built in 1934 by well-known local architect Robert E. Seyfarth, is an unusual French Eclectic design combining contemporary massing with traditional features.



- The Erne Frueh House, 145 Oak Knoll Terrace, designed by Robert Bruce Tague and built in 1948, is a fine local example of International Style architecture, featured in a 1976 exhibition called “Chicago Architects.”
- The Morris Greenberg House, 209 Pine Point Drive, designed by Henry Dubin and built in 1937, is an unusual design that incorporates Prairie features into the International Style.
- The John F. Jennings House, 290 Woodland Road, built in 1939, is a notable late Tudor Revival design by local architect Ralph D. Huszagh.

DESIGNATE LOCAL HISTORIC DISTRICTS

The entire survey area is probably not a good candidate for designation as either a local or a National Register historic district. However, there is a possibility that a smaller area, encompassing the Deere Park subdivisions, could be designated as a local historic district. The number of significant buildings in both the Deere Park Subdivision (North Deere Park) and the Addition to Deere Park (South Deere Park) is high. In North Deere Park, 17 or 35% of the 48 structures are considered significant; in South Deere Park, 16 or 37% of the 43 structures are significant. Although there are a number of non-contributing structures in each subdivision (14 or 30% in North, and 13 or 30% in South), both areas retain a sense of scale, proportion, and cohesiveness that reflect its original design as a subdivision. The benefit of local designation in this area is that it will give the city oversight responsibilities for any alterations or new construction that is proposed in the future that could adversely affect the character of the area.

PRESERVING THROUGH EDUCATION

To be effective in saving the architectural heritage of Highland Park, the commission should continue to encourage homeowners to consider local landmark or National Register designation. Encouragement could come through educational programming and publications.

Some ideas for educational programming:

- Target “newcomers” to Highland Park by initiating a program that informs realtors and potential new residents about the history and architecture of the area, important historic properties, and the benefits of local landmark or National Register designation.
- Counter tear-downs by hosting a program and producing printed material on sensitive additions to historic buildings that are built in ways that accommodate the changing housing tastes and space needs of today’s homebuyers.
- Continue to sponsor lectures or publications on historic architecture, technical topics specific to historic property owners such as historic windows, or incentives for historic preservation.

ESTABLISHING INCENTIVES FOR PRESERVATION

Although there are already federal and state incentives for historic preservation, Highland Park could effectively encourage historic preservation by establishing local economic incentives, administrative incentives, and technical assistance programs for historic property owners. When tied to a promotional program, these types of incentives will help to build support for historic preservation in Highland Park.

Examples of incentives:

- Offer local landmark owners permit fee waivers for rehabilitation work.
- Establish a revolving loan fund for purchase and exterior rehabilitation of local landmark properties. Applications could be reviewed and approved by the commission.
- Work with local banks to provide low-interest loan funds for the rehabilitation of locally designated landmark properties.
- Investigate ways to offer greater zoning flexibility to landmark owners whose work has no negative impact on a building's character-defining features. In Aspen, CO, the historic preservation commission worked toward greater zoning flexibility in the following areas: side, rear, and front yard setbacks; minimum required distance from buildings; variances for maximum floor areas and site coverages; and parking space requirements. In Highland Park, flexibility would be especially desired when building new additions to local landmarks, especially in areas where varying topography results in unbuildable areas under current zoning codes.
- Offer design or technical assistance programs to landmark property owners in planning and undertaking improvements, possibly through the donation of services from local experts.

Although Highland Park has long been in the forefront of historic preservation activities on the North Shore, important historic resources continue to be lost. The community must continue to try new programs and approaches if it wishes to save its heritage for future generations.



BIBLIOGRAPHY

American Landscape Architecture: Designers and Places. The Preservation Press.

Ancestry.com. *Biographies of Notable Americans*, 1904 [database online]. Orem, UT: MyFamily.com, Inc., 1997.

Baird & Warner, Inc. *Baird and Warner, Inc., 1855-1980: Celebrating 125 Years in Real Estate*. Chicago: Baird & Warner, Inc., 1980.

Baird & Warner's Addition to Deere Park Subdivision (map). Lake County Recorder of Deeds. Plat Book Q, Page 86.

Baker, John M. *American House Styles: A Concise Guide*. New York: W. W. Norton & Co., 1994.

Berger, Philip, ed. *Highland Park: American Suburb at Its Best*. Highland Park, Illinois: The Highland Park Landmark Preservation Committee, 1982.

Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. New York: W. W. Norton & Co., 1981.

"Braeside School Addition to Start in May." *Chicago Tribune*. December 21, 2000 (Lake Edition, Metro Lake Section), 3.

Brooks, H. Allen. *The Prairie School: Frank Lloyd Wright and His Midwest Contemporaries*. New York: W. W. Norton & Company, 1972.

Buchbinder-Green, Barbara. *Green Bay Road Historic District National Register Nomination*. July 7, 1995.

Deere Park Subdivision (map). Lake County Recorder of Deeds. Plat Book N, Page 49.

Ebner, Michael H. *Creating Chicago's North Shore*. Chicago: The University of Chicago Press, 1988.

Gordon, Stephen C. *How to Complete the Ohio Historic Inventory*. Columbus, OH: Ohio Preservation Office of the Ohio Historical Society, 1992.

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

Hackl, Martin. *The Work of John S. Van Bergen, Architect*. Oak Park, Illinois: published by the author, 2001.



Highland Park by Foot or Frame, an Architectural and Historical Odyssey, 1980.

Highland Park: The First Hundred Years, 1969.

Hill & Stone's Shore Crest (map). Lake County Recorder of Deeds. Plat Book L, Page 65.

Illinois Rural Survey Manual, Illinois Historic Preservation Agency, 1987.

Jakle, John A., Bastian, Robert W., and Meyer, Douglas K. *Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley*. Athens, Georgia: The University of Georgia Press, 1989.

Longstreth, Richard. *The Buildings of Main Street, A Guide to American Commercial Architecture*. Walnut Creek, CA: AltiMira Press, 2002.

Marquis, Albert Nelson, ed. *The Book of Chicagoans: A Biographical History of Leading Living Men of the City of Chicago*. Chicago: A. N. Marquis & Company, 1911.

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

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1991.

Miller, Arthur. *Lake Forest Classical and Prairie School Architects*. Lake Forest, Illinois: Lake Forest College, unpublished manuscript, 1997.

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

National Register Nomination, Historic Resources of Highland Park.

National Register Nomination, John Taylor Snite House.

Nelson, R. A. "History of Teletypewriter Development." Article written in 1963. <http://www.vauxelectronics.com/gil/tty/docs/nelson&lovitt--tty-development.htm> (September 27, 2004).

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

Northwood Manor (map). Lake County Recorder of Deeds. Plat Book L, Page 94, 1923.

H. R. Page & Company. *Illustrated Atlas of Lake County, Illinois*. Chicago: H. R. Page & Company, 1885.



Perkins, Margery Blair. *Evanstonia: An Informal History of Evanston and Its Architecture*. Chicago: Chicago Review Press, 1984.

Phillips, Steven J. *Old House Dictionary: An Illustrated Guide to American Domestic Architecture 1600 to 1940*. Washington, D.C.: The Preservation Press, 1992.

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

“Ravinia: A Symphony of Styles.” *Highland Park News*. September 8, 1996.

Ravinia Woodlands (map). Lake County Recorder of Deeds. Plat Book Q, Page 31, 1926.

Ravinia Woods (map). Lake County Recorder of Deeds. Plat Book H, Pages 22-23, 1909.

Rudolph’s 1909 Map of Highland Park. Highland Park Public Library.

Sanborn Insurance Maps, 1900-1947. Microfilm Collection of Highland Park Public Library.

Sheridan Road Newsletter, July 4, 1902.

Truax, Eva Egan. *Notes on the History of Highland Park, Illinois*. North Shore Chapter, Daughters of the American Revolution, 1920.

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

Wittelle, Marvyn. *Pioneer to Commuter: The Story of Highland Park*. The Rotary Club of Highland Park, 1958.

Zukowsky, John, ed. *Chicago Architecture and Design 1923-1993*. Chicago, Illinois: The Art Institute of Chicago, 1993.

CREDITS

This report was prepared by Granacki Historic Consultants, 1105 West Chicago Avenue, Chicago, IL 60622, under contract to the City of Highland Park 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.

Project staff included:

Victoria Granacki, Project Director
Jennifer Kenny, Project Assistant and Field Surveyor
Kristin Martin, Field Surveyor and Researcher
Lara Ramsey, Project Staff

Many thanks to the Highland Park Preservation Commission, the Building Division of the Highland Park Department of Community Development, the Highland Park Public Library, the Highland Park Historical Society, Susan Benjamin of Benjamin Historic Certifications, and the residents of Highland Park who assisted us on this project. Special thanks to Larry Shure, staff liaison to the Highland Park Preservation Commission.



APPENDIX A: SAMPLE SURVEY FORM



City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL
AND HISTORICAL SURVEY

STREET #	<input type="text"/>	
DIRECTION	<input type="text"/>	
STREET	<input type="text"/>	
ABB	<input type="text"/>	
PIN	<input type="text"/>	
LOCAL SIGNIFICANCE RATING	<input type="text"/>	
POTENTIAL IND NR? (Y or N)	<input type="text"/>	
CRITERIA	<input type="text"/>	
Contributing to a NR DISTRICT?	<input type="text"/>	
Contributing secondary structure?	<input type="text"/>	
Listed on existing SURVEY?	<input type="text"/>	

GENERAL INFORMATION

CATEGORY	<input type="text"/>	CURRENT FUNCTION	<input type="text"/>
CONDITION	<input type="text"/>	HISTORIC FUNCTION	<input type="text"/>
INTEGRITY	<input type="text"/>	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	<input type="text"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text"/>	PLAN	<input type="text"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text"/>
DATE of construction	<input type="text"/>	ROOF TYPE	<input type="text"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text"/>
DATESOURCE	<input type="text"/>	FOUNDATION	<input type="text"/>
WALL MATERIAL (current)	<input type="text"/>	PORCH	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL (original)	<input type="text"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text"/>
		WINDOW CONFIG	<input type="text"/>
SIGNIFICANT FEATURES			
ALTERATIONS			

GRANACKI HISTORIC CONSULTANTS, 2004



HISTORIC INFORMATION

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO	<input type="text"/>
COST	<input type="text"/>
ARCHITECT	<input type="text"/>
ARCHITECT2	<input type="text"/>
BUILDER	<input type="text"/>
ARCHITECT SOURCE	<input type="text"/>

HISTORIC INFO

LANDSCAPE

PHOTO INFORMATION

ROLL1	<input type="text"/>
FRAMES1	<input type="text"/>
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	<input type="text"/>

SURVEY INFORMATION

PREPARER	<input type="text"/>
PREPARER ORGANIZATION	<input type="text"/>
SURVEYDATE	<input type="text"/>
SURVEYAREA	<input type="text"/>



APPENDIX B: SIGNIFICANT-RATED RESOURCES IN THE BRAESIDE SURVEY AREA



<p>440 ASHLAND PL Tudor Revival 1924</p>		<p>DEAN AV Park c. 1930 Jens Jensen Park</p>	
<p>420 BRIARWOOD PL French Eclectic c. 1925</p>		<p>57 S DEERE PARK DR Tudor Revival 1929 E. J. Fucik House Hatzfield, Clarence</p>	
<p>355 BROWNVILLE RD Tudor Revival 1927 Horrington, E. A. House Betts, William B.</p>		<p>60 S DEERE PARK DR Tudor Revival 1929 Root, Hollis Reed House Olsen & Urbain</p>	
<p>340 CAROL CT Tudor Revival 1936 Bushey, Albert J. House Mann, William D.</p>		<p>65 S DEERE PARK DR Late Prairie 1954 Cohen, Mrs. Louis N. House Deknatel, William</p>	
<p>374 CAROL CT Art Moderne 1937 Watson, Arthur H. House Martling, W. Lockwood Jr.</p>		<p>76 S DEERE PARK DR French Eclectic 1927 Sailor & Hoffman</p>	
<p>396 CAROL CT French Eclectic 1927 Davis, George G. House</p>		<p>77 S DEERE PARK DR Art Deco 1928 Robert E. Wood House Byrne, Francis Barry</p>	
<p>COUNTY LINE RD Cemetery 1850 Daggitt Cemetery</p>		<p>82 S DEERE PARK DR Tudor Revival 1928</p>	

<p>83 S DEERE PARK DR Colonial Revival 1937 Olson, Roy H. House Stoetzel, Ralph E.</p>	
<p>89 S DEERE PARK DR Ranch 1954 Newhouse, Henry L.</p>	
<p>103 S DEERE PARK DR Italian Renaissance 1919 Lichtstern Coach House Heun, Arthur</p>	
<p>105 S DEERE PARK DR Italian Renaissance 1919 Lichtstern, E. House Heun, Arthur</p>	
<p>107 S DEERE PARK DR French Eclectic 1939 Clausen, Niels House Olsen & Urbain</p>	
<p>115 S DEERE PARK DR Ranch 1952 Nathan, Lionel House Eppenstein, James T.</p>	
<p>124 S DEERE PARK DR French Eclectic 1929 Fairclough, Stanley D. (Bud)</p>	

<p>131 S DEERE PARK DR Tudor Revival 1929 Brown, Christy House Fairclough, Stanley D. (Bud)</p>	
<p>171 S DEERE PARK DR Tudor Revival 1927 Rowe, Dillard & Rowe</p>	
<p>186 S DEERE PARK DR Tudor Revival 1927 Benson House Rowe, Dillard & Rowe</p>	
<p>225 N DEERE PARK EAST DR French Renaissance Revival 1936 Snite, John Taylor House Cerny, Jerome Robert</p>	
<p>226 N DEERE PARK EAST DR French Eclectic 1929 Kleinschmidt, E. E. House Mayo & Mayo</p>	
<p>243 N DEERE PARK EAST DR French Eclectic 1928 Briggs, Joseph H. House Mayo & Mayo</p>	
<p>255 N DEERE PARK EAST DR Spanish Colonial Revival 1929 Lampert, Lydia House Tallmadge & Watson</p>	



307 N DEERE PARK EAST DR Tudor Revival 1929 Phillips, C. R. House Varney, Ralph W.	
321 N DEERE PARK EAST DR French Eclectic 1927 Harfst, Henry House Marx, Samuel	
330 N DEERE PARK EAST DR Tudor Revival 1925	
365 N DEERE PARK EAST DR Tudor Revival 1925	
374 N DEERE PARK EAST DR French Eclectic 1928 Sanfilio, Vito House Sieja, E. M	
385 N DEERE PARK EAST DR French Eclectic 1927 Holden, Roy R. House	
240 N DEERE PARK WEST DR French Eclectic 1941 Hadley, Raymond W. House Cerny, Jerome Robert	

272 N DEERE PARK WEST DR Tudor Revival 1928 Keel, Henry C. House Sailor, Homer Grant	
310 N DEERE PARK WEST DR French Eclectic 1926 Olsen & Urbain	
315 N DEERE PARK WEST DR Tudor Revival 1928 Dickinson, J. David House Varney, Ralph W.	
324 N DEERE PARK WEST DR French Eclectic 1928 Olsen, Andrew House	
332 N DEERE PARK WEST DR French Eclectic 1925 Reed, Earl H.	
340 N DEERE PARK WEST DR Tudor Revival 1928 Blomgren, C. E. Jr. House Beck, Willis J.	
415 DELL LN Late Prairie 1947 Elson, Leslie C. House Keck, George Fred	

430 DELL LN French Eclectic 1936 List, A. G. House Simmons, Louis	
440 DELL LN French Eclectic 1936 Springer, Winogene House Yost, L. Morgan	
266 DELTA RD Tudor Revival 1941 Kurtzon, Albert J. & Ema House Van Bergen, John S.	
270 DELTA RD Tudor Revival 1929 Fedderson, E. W. House Braun, William T.	
326 DELTA RD International Style 1935 Shaver, Mrs. J. W. House Van Bergen, John S.	
378 DELTA RD Late Prairie 1949 Klibanew, David Wm.	
222 ELDER LN Tudor Revival 1931 Hobbs, Morris	

237 ELDER LN Dutch Colonial Revival 1937 Zillegan, George J. House Mann, William D.	
470 GROVELAND AV Tudor Revival 1929 Delaney, P. J. House Kaulihan, R. F.	
487 GROVELAND AV Tudor Revival 1928 Watts, Raymond & May T. House Van Bergen, John S.	
550 GROVELAND AV Tudor Revival 1928 Fabian, Victor House Prather, Fred	
561 GROVELAND AV French Eclectic 1929 Allen, J. Rex House Thompson, Magnus	
218 IVY LN Spanish Colonial Revival 1935 Massey, Richard House Steinbach, J.	
248 IVY LN Tudor Revival 1926 Paulson, P. A. House	



<p>678 JUDSON AV Dutch Colonial Revival c. 1900</p>	
<p>655 KINCAID ST French Eclectic 1930</p>	
<p>33 LAKESIDE PL Tudor Revival 1930 MacKay, Alexander G. House Apfelbach, Henry J.</p>	
<p>40 LAKESIDE PL Tudor Revival 1928 Sanford, Trent E.</p>	
<p>60 LAKESIDE PL French Eclectic 1930 Abbs, W. E. House Allison, Lyman J.</p>	
<p>90 LAKESIDE PL Tudor Revival 1935 Straub, George W. House Betts, William B.</p>	
<p>110 LAKESIDE PL Colonial Revival 1936 Clough, Sherman D. House Dean & Dean</p>	

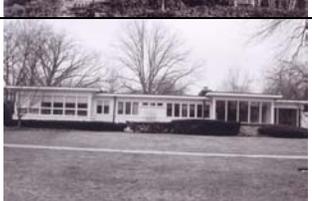
<p>135 LAKESIDE PL Art Moderne 1936 Savin, William H. House Dubin, Henry</p>	
<p>165 LAKESIDE PL French Eclectic c. 1940</p>	
<p>170 LAKESIDE PL French Eclectic 1937 Engelland, E. F. House Braun, William T. & Jones, L.C.</p>	
<p>185 LAKESIDE PL Art Moderne 1946 Weigle, Maurice S. House Yost, L. Morgan</p>	
<p>205 LAKESIDE PL French Eclectic 1928 Squier, G. K. House Lovell & Lovell</p>	
<p>229 LAKESIDE PL Colonial Revival 1947 Gottlieb, Robert House Weber, Bertram A.</p>	
<p>353 LAKESIDE PL Colonial Revival 1936 Engelbrecht, Edwin House Betts, William B.</p>	

<p>366 LAKESIDE PL Colonial Revival 1937 Klemperer, Mrs. Dorothy House Lichtmann, Samuel</p>	
<p>450 LAKESIDE PL Tudor Revival 1927 Beman, Spencer S.</p>	
<p>460 LAKESIDE PL International Style 1954 Van Gelder, Mark House Keck, George Fred & William</p>	
<p>471 LAKESIDE PL French Eclectic 1934 Kidd, Alan R. House Seyfarth, Robert E.</p>	
<p>416 LAKESIDE MANOR RD Tudor Revival 1931 Grace, Stanley D. House Sailor, Homer Grant</p>	
<p>444 LAKESIDE MANOR RD French Eclectic 1925 Lynn, Dr. Harold House</p>	
<p>46 LAKEVIEW TER Tudor Revival 1931 Braucher, Ernest N.</p>	

<p>65 LAKEVIEW TER Colonial Revival 1945 Ruby, Seymour House Dahlquist, C. L.</p>	
<p>77 LAKEVIEW TER Colonial Revival 1927 Lyons, Andrew J. House Schimek, Alfred F.</p>	
<p>96 LAKEVIEW TER Colonial Revival 1936 Decker, Alice T. House Gliatto, Leonard Anthony</p>	
<p>22 LAKEWOOD PL Contemporary 1953 Bederman, N. B. House Schurecht, Inc.</p>	
<p>25 LAKEWOOD PL International Style 1960 Caine, Hannah House Newhouse, Henry L.</p>	
<p>91 LAKEWOOD PL French Eclectic 1936 Gottschall, Walter L. House Seyfarth, Robert E.</p>	
<p>565 LYMAN CT Colonial Revival 1941 Wilber, J. B. House Weber, Bertram A.</p>	



589 LYMAN CT Colonial Revival 1938 Makelin, C. L. House Heino, Albert Frederic	
144 OAK KNOLL TER Colonial Revival 1952 Prizant, Jerome M. House Cerny, Jerome Robert	
145 OAK KNOLL TER International Style 1948 Frueh, Erne House Tague, Robert Bruce	
149 OAK KNOLL TER Tudor Revival 1946 Strans, Edward E. House Houlihan, Ray F.	
200 OAK KNOLL TER Colonial Revival 1941 Zeitland, Nathan House Arnold, Robert S. & Assoc.	
378 OAKLAND DR Craftsman c. 1915	
410 OAKLAND DR French Eclectic 1928 Humrick, E. R. House Shapbell, Clifford	

119 PIERCE RD Colonial Revival 1937 Blomquist, Alfred Jr. House Anderson & Ticknor	
142 PIERCE RD Late Prairie 1928 Braeside School Van Bergen, John S.	
235 PIERCE RD Tudor Revival 1935 Jacobs, Hortense F. House Jacobs, Arthur	
190 PINE POINT DR International Style 1948 Kux, James J. House Dubin & Dubin	
209 PINE POINT DR International Style 1937 Greenberg, Morris House Dubin, Henry	
215 PINE POINT DR Tudor Revival 1935 Swift, Mrs. Rodney B. House Rabig, Charles F.	
666 RICE ST Tudor Revival c. 1920	

<p>681 RICE ST Colonial Revival c. 1920</p>		<p>84 SHERIDAN RD Colonial Revival 1937 McGlasson, Oscar B. House Laesa, E. L.</p>	
<p>240 ROGER WILLIAMS AV International Style 1962 D'Ancona, Alfred Jr. House Newhouse, Henry L.</p>		<p>120 SHERIDAN RD French Eclectic 1938 Pease, C. H. House Mann, William D.</p>	
<p>326 ROGER WILLIAMS AV Contemporary 1950 Rosen, Sol House Ettington & Weinper</p>		<p>158 SHERIDAN RD French Eclectic 1940 Sessions, E. O. House Houlihan, Ray F.</p>	
<p>25 SHERIDAN RD Colonial Revival c. 1920</p>		<p>272 SHERIDAN RD Colonial Revival 1937 Betts, William B.</p>	
<p>41 SHERIDAN RD French Eclectic 1929 Strauss, Melvin Coach House Adler, David</p>		<p>273 SHERIDAN RD Tudor Revival c. 1935</p>	
<p>43 SHERIDAN RD Tudor Revival 1927 Ekington, E. J. House</p>		<p>315 SHERIDAN RD International Style 1950 Lawrence, A. Charles House Barancik, R. M.</p>	
<p>60 SHERIDAN RD Tudor Revival 1925 Gonslaves, George F. House</p>		<p>320 SHERIDAN RD Contemporary 1949 Barancik, R. M.</p>	



<p>405 SHERIDAN RD Tudor Revival 1921 Becker, A. G. Estate Shaw, Howard Van Doren</p>	
<p>431 SHERIDAN RD International Style 1953 Mandel, Ernest E.</p>	
<p>432 SHERIDAN RD Tudor Revival 1941 Godfrey, Floyd House Betts, William B.</p>	
<p>499 SHERIDAN RD Tudor Revival 1946 De Leuw, Charles E. House Beman, Spencer S.</p>	
<p>650 SHERIDAN RD Tudor Revival 1925 Florsheim, Harold House Grunsfeld, Ernest Jr.</p>	
<p>680 SHERIDAN RD Spanish Colonial Revival 1924 Rosin, George House</p>	
<p>207 WOODLAND RD Tudor Revival 1925</p>	

<p>219 WOODLAND RD Tudor Revival 1927 Elms, Willard F. House Zook & McCaughey</p>	
<p>233 WOODLAND RD Tudor Revival 1925 McDonough, E. E. House</p>	
<p>241 WOODLAND RD Tudor Revival 1929 Krueger, Edward William House Houlihan, Hauser & Marks</p>	
<p>258 WOODLAND RD French Eclectic 1929 Clark, Harold A. House Cerny, Lynch & Skinner</p>	
<p>290 WOODLAND RD Tudor Revival 1939 Jennings, John F. House Huszagh, Ralph D.</p>	
<p>321 WOODLAND RD Tudor Revival 1929 Browne, Christy House Fairclough, Stanley D. (Bud)</p>	

<p>349 WOODLAND RD Colonial Revival 1937 Bollenbacher, John C. House Granger & Bollenbacher</p>	
<p>379 WOODLAND RD French Eclectic 1926 Bentley, B. B. House</p>	
<p>381 WOODLAND RD French Eclectic 1927 Venning, Frank L. House Granger & Bollenbacher</p>	
<p>401 WOODLAND RD International Style 1935 Weinfeld, Dr. Gustave House Eppenstein, James F.</p>	
<p>450 WOODLAND RD Bungalow/Prairie School 1924 Geysso, F. F. House Van Bergen, John S.</p>	
<p>456 WOODLAND RD Prairie School 1930 Geysso, Mrs. Frank House Van Bergen, John S.</p>	



APPENDIX C: INVENTORY OF ARCHITECTURAL RESOURCES

