

REQUEST FOR PROPOSALS

FOR

UPDATING HIGHLAND PARK ARCHITECTURAL SURVEYS:

WEST SIDE SURVEY (2000)

SOUTH CENTRAL SURVEY (2001)

NORTHEAST SIDE SURVEY (2002)

BRAESIDE SURVEY (2004)

BOB-O-LINK SURVEY (2006)

GREEN BAY ROAD CORRIDOR SURVEY (2008)

December 2022

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1. OBJECTIVES

The City of Highland Park, Illinois ("City"), requests proposals from qualified firms to provide services consisting of updating the architectural information in five of the listed architectural resource surveys (both the inventories and the written summary reports) to reflect demolitions, new construction, and major alterations on properties that have taken place since their original drafting. New appreciation of certain architectural styles and trends may result in additional findings of significance within the survey area. A further objective is to ensure all survey information is available in digital form (collectively, "Services"). It is anticipated one survey will be updated each year over a five-year period, contingent on the awarding of Certified Local Government (CLG) grant money from the Illinois State Historic Preservation Office.

The selected proposer ("Contractor") will enter into an agreement with the City ("Agreement"), in a form provided by the City and generally consistent with the agreement attached as Attachment A to this RFP. The City Council has the ultimate authority to approve any proposal and to authorize the execution of an Agreement.

2. TIMELINE

City issues RFP:	December 2, 2022
Deadline for questions:	Friday, December 9, 2022, 5:00 PM
Q&A posted:	Tuesday, December 13, 2022
Proposals due:	December 23, 2022, 4:00 PM
Interviews (if necessary):	January 4 – 11, 2023
Contract Award:	Friday, January 16, 2023
Start Project:	Monday, January 30, 2023

3. BACKGROUND

A. Purpose of the RFP

This RFP seeks a consultant to provide services related to the City's architectural resource surveys as described in the Objectives above. The project will be funded through a combination of local resources and a grant from the Illinois State Historic Preservation Office. The overall budget for each survey update project is anticipated to be between \$14,000 and \$20,000.

B. Highland Park's Architectural Resource Surveys

The City of Highland Park received CLG grant funding between 2000 and 2008 to conduct six surveys in different areas of the City:

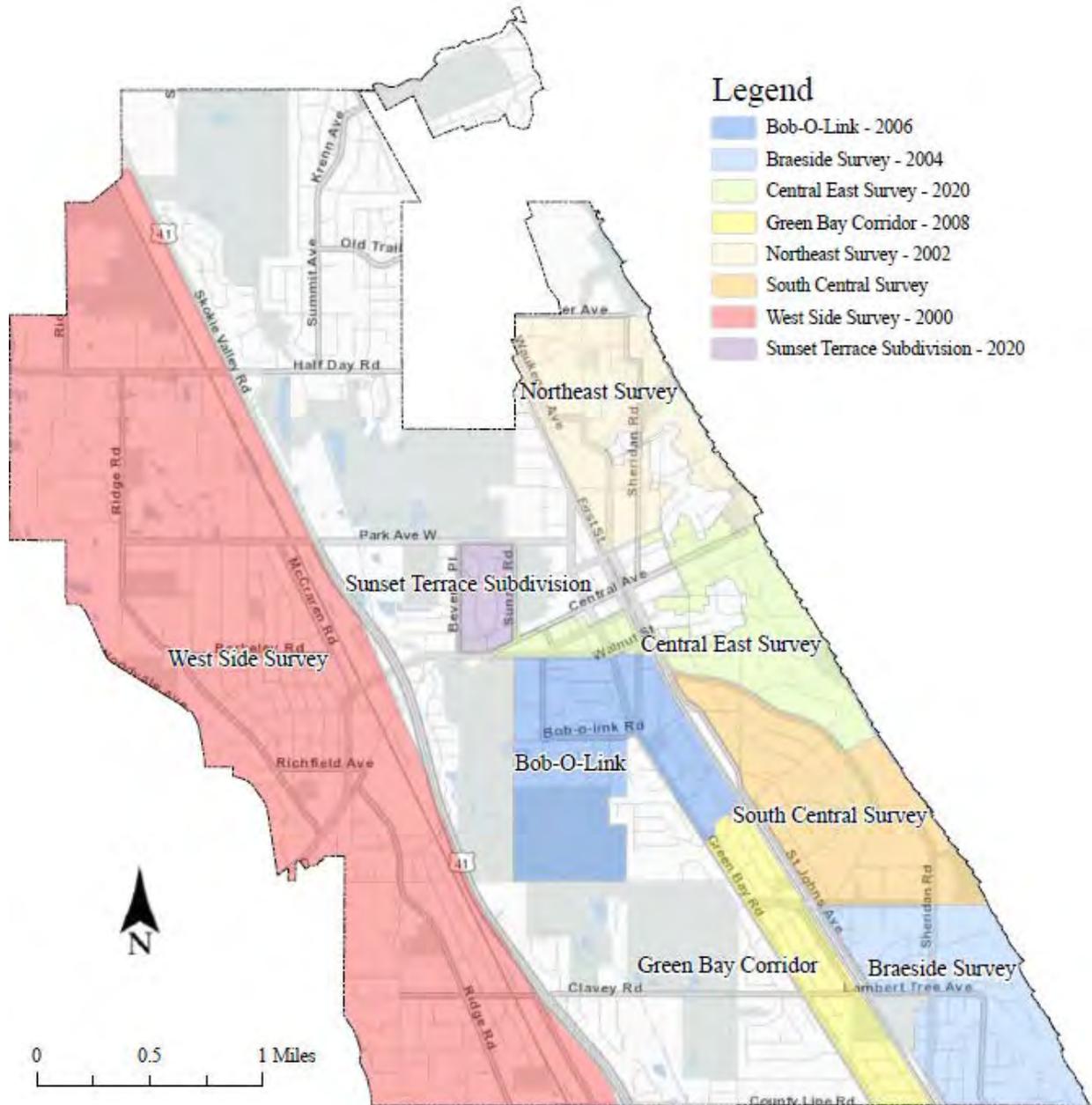
- 2000 – West Side Survey
- 2001 – South Central Survey
- 2002 – Northeast Side Survey
- 2004 – Braeside Survey
- 2006 – Bob-O-Link Area Survey
- 2008 – Green Bay Road Corridor Survey

Each survey has two components. The first is a written narrative describing key historical information, biographies of major architects, notes on significant houses, and descriptions of architectural styles. The second is a collection of survey entries for the houses within each survey area. These collections of survey entries are preserved in hard copy only and not available digitally. They will be provided to the selected Contractor.

4. SCOPE OF WORK

The Services include updating the surveys as grant funding becomes available, ideally with one survey updated each year until all are complete. The written narrative portions of the surveys may require some new information relating to demolitions or explorations of additional architectural styles. The main updates, however, will relate to the survey entries for individual houses in the survey area. Each survey entry (see samples in attachments) provides notes on the Style, Condition, and Historical Status for the structures. These need to be revisited, or updated completely in cases of demolition and reconstruction. Historical research and data collection may be needed using online tools that were not widely available when the surveys were originally conducted.

A map of the survey areas and a summary of each area are provided below with information from the original survey reports:



Northeast Area Survey (2002)

The Northeast Side survey will be the first survey to be updated. The northern boundary of the Northeast Survey Area is Walker Avenue, which is the city limit between Highland Park and Highwood, Illinois. Walker Avenue is also the southern edge of Fort Sheridan, a historic North Shore Army post. The western boundary is the Metra tracks along Waukegan Avenue, and the eastern boundary is Lake Michigan. The southern boundary of the survey area is Elm Place, although it is irregular due to the existence of two local landmark districts that have previously been well documented, the Vine-Linden-Maple Avenue Historic District and the Belle Avenue Historic District. This is a large survey area of approximately 425 acres. It contains 482 properties with 473 buildings, two bridges, two parks, and five vacant lots. There are 211 secondary structures.

South Central Survey (2001)

The South Central Highland Park area is in the eastern section of town, east of the Metra/Union Pacific tracks along Lake Michigan, but located down the lakeshore from Highland Park's downtown and original neighborhoods and east of St Johns Avenue. The survey covers about 700 structures, more than 400 of which were identified as Significant and Contributing. A range of architectural styles is represented in the Central East survey area's Significant homes, including Italianate homes from the late 1800s, Craftsman style homes from the turn of the century, Victorian summer homes and large-lot estates, and several mid-century high-style Ranch houses. The area's smaller homes have experienced a substantial level of teardown infill construction in the 21st Century.

Braeside Survey (2004)

The Braeside area of Highland Park 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. The northern boundary of the Braeside Survey Area is Roger Williams Avenue, Lake Michigan on the east, and by Lake Cook Road on the south, which is also the boundary between Lake and Cook counties. The western boundary of the survey area runs mostly along St. Johns Avenue, broken up by Ravinia Festival's eastern border. These boundaries define a large survey area of approximately 326 acres. It contains 708 properties with 705 buildings (mostly residential), two parks, and one historic cemetery.

Bob-O-Link Area Survey (2006)

The Bob-O-Link survey area was generally developed later than the areas of Highland Park located east of the railroad tracks. Very few homes (5%) date from the 19th-century, while the overwhelming majority were built from the 1920s through the 1950s. This accounts for the rich collection of historic revival styles that dominated 1920s construction, and modernist examples of multi-story styles and ranch types from the late 1940s and early 1950s. The Bob-O-Link survey area is bounded on the north by Deerfield Road and on the east by the Chicago and Northwestern Railroad tracks. The western boundary runs along Sunset Road and the western edge of the Bob-O-Link Golf Club. These boundaries include a large area of approximately 435 acres. The area contains 700 parcels with 698 primary structures, one park, and one golf course, which accounts for the southern boundary.

Green Bay Road Corridor Survey (2008)

The majority of homes built in the Green Bay Road Corridor were built from the 1920s through the 1950s. This accounts for a rich collection of Craftsman style homes and historic revival styles that dominated 1920s construction, as well as modernist examples of high styles and ranch types from the late 1940s and early 1950s. The Green Bay Corridor survey area is bounded on the north by Ridgewood Road and Ravinia Drive and on the west by Green Bay Road. The eastern boundary runs primarily along the Union Pacific North Railroad tracks. The southern boundary runs along Lake Cook Road. These boundaries describe a long rectangular survey area of approximately 224.32 acres. The area contains 702 parcels with 700 primary structures, two parks, and the Ravinia Festival Grounds.

West Side Survey (2000)

This is the largest of the surveys in geographic area, encompassing most of the City west of Highway 41 (Skokie Valley Road). It was conducted as a Reconnaissance Survey with less detail than the Intensive surveys elsewhere in town. The survey's objective was to identify all architecturally and historically

significant buildings in order to determine which individual buildings and potential historic districts would merit more detailed and intensive survey.

The residential character of west Highland Park is quite different from that of the east side. Although some individual houses date from the late 19th and early 20th centuries, the first wave of development occurred in the 1920s, following the subdivision of large land tracts in several areas. These homes were generally modest, middle class houses in styles such as Colonial Revival or Tudor Revival. These revival styles were popular across the country during this time. With a full build-out stymied by the Great Depression, development did not resume until after World War II. Beginning in the late 1940's, many small ranch houses and split levels, very similar to one another in appearance, were built along long blocks. Development continued into the 1990s, with larger, individually designed homes in modern or neotraditional styles. Although the west side is heavily residential in character, there are also commercial and industrial structures and uses west of Skokie Valley Road, along both sides of the old electric rail right of way.

There are 2,796 properties and 2,772 principal structures in this survey area.

Digital Copies of Surveys and Survey Area Maps are Available Online

Digital copies of all survey reports described above can be viewed online here:

https://www.cityhpil.com/government/boards_and_commissions/historic_preservation_commission/architectural_surveys.php

Meetings associated with each survey update project shall be, at a minimum:

1. Project overview meeting
2. 50% Completion Status meeting
3. 90% Completion Status meeting
4. Presentation of Completed Product

The Services shall also include the following deliverables:

1. An updated inventory of properties in the survey area, noting where demolitions have taken place and providing updated photographs of the properties.
2. Survey entries for all properties should be formatted and made available digitally.
3. The consulting firm selected for the project will prepare a final report including maps of potential historic landmarks and recommendations.
4. The Contractor shall provide all design files (eg. PDF, Adobe Illustrator files, InDesign, etc.) as applicable, as well as all text content.

The Services and all deliverables for the Northeast Side Survey will need to be completed no later than **December 31, 2023**.

5. SUBMITTAL REQUIREMENTS

Submittals should include three hard copies, and one electronic copy in PDF format submitted on a thumb drive to the following address:

**Attention: Zubin Coleman, Planner II
Community Development Department –Planning Division
City of Highland Park
1150 Half Day Road
Highland Park, IL 60035**

Proposals are due on or before 4:00 PM on December 23, 2022

Failure to submit three hard copies and thumb drive to the City by the due date specified above may be deemed to be non-responsive and may result in disqualification from the RFP process. Specify "Survey Update RFP" on the exterior of the envelope. Proposals will not be opened publicly. Proposals submitted after due date and time will be returned unopened. No oral, telephone, email, or fax proposals will be considered.

The following should be included in the proposal, in the order listed below:

- A. Firm contact (name, work position, phone numbers, and email address).
- B. Office address, main telephone number, and website address of the firm.
- C. Brief history of the firm.
- D. Minimum of three qualified references based on public sector experience.
- E. Biography of key personnel who will providing the Services and are authorized to make representations on behalf of the firm.
- F. Staffing levels to adequately carry out this program.
- G. An overview of the firm and examples of previous work:
 1. Provide a brief overview of your firm, including a summary of experience in providing services similar to those requested in this RFP
 2. Provide examples of previous work that give a clear indication of:
 - a. Capabilities with graphic design and creation of effective documents
 - b. Writing ability and the skills necessary to communicate master planning concepts clearly and concisely
- H. Any other relevant information that the Proposer would like to include.

- I. A fee proposal: The Northeast Area Survey Update project has a budget of \$20,000.

Proposers are encouraged to register with Zubin Coleman by emailing their contact information to zcoleman@cityhpil.com.

All questions regarding the RFP shall be directed in writing to Zubin Coleman at zcoleman@cityhpil.com by December 9, 2022. All questions and responses will be compiled and submitted to all respondents electronically who have registered with Zubin Coleman in one general response memorandum and posted on the City's website by December 13, 2022, specified in Section 2 of this RFP. Questions must be submitted in writing and will not be taken over phone.

6. PROFESSIONAL SERVICES SELECTION CRITERIA

A review and selection committee ("Selection Committee") consisting of representatives of the City and the Historic Preservation Commission (HPC) will review and evaluate all proposals. As part of the selection process, the Selection Committee may interview none, some, or all of the proposers for the Agreement. The Selection Committee will then make a recommendation to the HPC as to which proposer should be awarded the Agreement

The Selection Committee will use the following criteria in making its recommendation for project award:

- A. Technical competencies as evidenced by the professional qualifications and related work experience of the firm. Specific professional qualifications, training, and experience of the assigned and committed personnel for the satisfactory performance of this work.
- B. Previous experience of the firm with related work. Positive references will be considered.
- C. The firm's understanding of the Services to be performed and a description of the technical approach to be taken to accomplish the Services.

7. TERMS AND CONDITIONS

- A. The City reserves the right, at its sole discretion, to terminate this process at any time, or reject any and all proposals without penalty, prior to the execution of the Agreement. Following the review by the City, the final selection, if any, will be based on the proposal which best meets the requirements set forth in the RFP and is in the best interest of the Parties.
- B. The City reserves the right to award the contract to the next most qualified firm if the successful firm does not execute a contract within 30 days after the award of the proposal.
- C. The City reserves the right to request clarification of information submitted and to request additional information of one or more proposers.
- D. Any proposal may be withdrawn up until the date and time set above for the opening of proposals by written request to the City Manager. Any proposals not so withdrawn shall constitute an irrevocable offer, for a period of 90 days, to provide the Services to the City,

or until one or more of the proposals have been approved by the City, whichever occurs first.

- E. Any agreement or contract resulting from the acceptance of a proposal shall be on forms supplied or approved by the City. The City reserves the right to reject any agreement that does not conform to the request for proposal and the City's requirements for agreements and contracts.
- F. Proposals submitted are offers only, and the decision to accept or reject is a function of quality, reliability, capability, reputation, and expertise of the firms submitting proposals. Issuance of this RFP does not obligate the City to pay any costs incurred by a respondent in its submission of a proposal or making any necessary studies or designs for the preparation of that proposal, or for procuring or contracting for the services to be furnished under this RFP.
- G. The City reserves the right to accept the proposal that is, in its judgment, the best and most favorable to the interests of the City and to the public; to reject the low price proposal; to accept any item of any proposal; to reject any and all proposals; and to waive irregularities and informalities in any proposal submitted or in the RFP process; provided, however, that the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defect or informality. Firms should not rely upon, or anticipate, such waivers in submitting their proposal.
- H. The City reserves the right to retain all proposals submitted and use any idea in a proposal regardless of whether the proposal is selected.

ATTACHMENT A



City of Highland Park

1150 Half Day Rd.
Highland Park, Illinois 60035

Community Development

Department

PROFESSIONAL SERVICES AGREEMENT



**CITY OF HIGHLAND PARK - DEPARTMENT OF COMMUNITY DEVELOPMENT
PROFESSIONAL SERVICES AGREEMENT**

This **AGREEMENT** is dated as of the ____ day of ____, 2022, and is by and between the **CITY OF HIGHLAND PARK** (“City”), an Illinois home rule municipal corporation, and

(“Consultant”)

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in the Agreement, and pursuant to the City’s statutory and home rule powers, the parties agree as follows:

SECTION 1. SCOPE OF SERVICES. The City retains the Consultant to perform, and the Consultant agrees to perform, all necessary services to perform the work identified below (“Services”), which Services the Consultant shall provide pursuant to the terms and conditions of this Agreement:

The Scope of Services will be to update one of the City’s Architectural Resource Surveys. This will require the consultant to survey, document and evaluate every primary structure, significant secondary structure, and site in the survey area and record the information on an inventory form. The survey form will include a descriptive narrative containing the construction date, the architect or builder, style, roof type, any alterations, etc. The survey form should be compatible in form and content with previous historic resources surveys conducted in Highland Park

The staff liaison to the Historic Preservation Commission shall be the City’s designated representative under this agreement. The HPC Staff Liaison, or his designee, shall assign specific survey tasks to consultant.

The consultant will be expected provide written comments and findings to be submitted to the HPC staff liaison for follow up as necessary. The consultant will provide a high level of customer service to city representatives by working cooperatively to consider alternative means to achieve compliance when appropriate.

The City strives to update one survey every year as a result from receiving Community Local Government state grants. Over the next five years, the City is expected to apply for a new round of CLG funding annually when it’s made available. See Attachment A for additional terms and details regarding scope of services and personnel assigned.

SECTION 2. TIME OF PERFORMANCE. This contract is for services for up to a total of five terms. The Consultant shall perform the Services for the period beginning **January 30, 2023** and ending **December 31, 2023** (“Term”). Dependent on the City receiving outside grant funding to update additional resource surveys, this contract may be renewed up to

four additional terms following the completion of the first term. The Consultant shall be responsible for the completion of all services during the Term, notwithstanding any strike or other work stoppage by employees of either the Consultant or of the City.

This agreement may be **renewed** for no more than four additional and consecutive one-year terms, upon mutual written consent of the City and Consultant. For all Services performed by the Consultant during any renewal term, Consultant shall be paid an amount equal to the agreement amount set forth in Section 3.A of this Agreement, as adjusted by the Consumer Price Index for all Urban Consumers published by the Bureau of Labor Statistics of the United States Department of Labor for Chicago-Gary-Kenosha, IL-IN-WI, All items (1982-84=100) for the previous year, except as the City and Consultant may otherwise mutually agree.

SECTION 3. COMPENSATION.

A. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed \$20,000 for the Term, including reimbursable expenses, without the prior express written authorization of the City Manager. The exact amount will be known once the grant is awarded to the City. Each term’s total amount should be similar to this figure. The terms for payment to the Consultant shall be as follows:

Payment will be made within 45 days after receipt of an accurate and complete invoice with details and in a form acceptable to the City. Invoices shall be submitted not more often than once every two weeks. Specific billing rates and conditions are set forth in Attachment B to this Agreement.

B. Taxes, Benefits, and Royalties. Each payment by the City to the Consultant includes all applicable federal, state, and City taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties, and fees arising from the use of, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.



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**SECTION 4. PERSONNEL;
SUBCONTRACTORS**

A. Key Personnel. The Key Project Personnel identified in the Proposal shall be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel shall not be changed without the City's prior written approval.

B. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Personnel identified in this Agreement. The Consultant shall notify the City as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Personnel. The Consultant shall have no claim for damages and shall not bill the City for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassignment, or resignation.

C. Approval and Use of Subcontractors. The Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved in advance by the City in writing. All subcontractors and subcontracts used by the Consultant shall be acceptable to, and approved in advance by, the City. The City's approval of any subcontractor or subcontract shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Agreement. All Services performed under any subcontract shall be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall include a provision binding the subcontractor to all provisions of this Agreement.

D. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the City and consistent with commonly accepted professional practices, the Consultant shall immediately upon notice from the City remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation in excess of the rates and terms contained in this Agreement as a result of any such removal or replacement.

**SECTION 5. REPRESENTATIONS OF
CONSULTANT.**

The Consultant represents and certifies that the Services shall be performed in accordance with the standards of professional practice, care, and diligence practiced by recognized consultants in performing services of a similar nature in existence at the Time of Performance. The representations and certifications expressed shall be in addition to any other representations and certifications expressed in this Agreement, or expressed or implied by law, which are hereby reserved unto the City.

The Consultant further represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the Services in a manner consistent with the standards of professional practice by recognized consultants providing services of a similar nature. All services provided shall be performed by competent, trained, and appropriately-certified personnel. The Consultant shall provide sufficient personnel to complete the Services in a timely manner in accordance with the standards of performance identified in Section 1 of this Agreement:

**SECTION 6. INDEMNIFICATION; INSURANCE;
LIABILITY.**

A. Indemnification. The Consultant proposes and agrees that the Consultant shall indemnify, save harmless, and defend the City against all damages, liability, claims, losses, and expenses (including attorneys' fee) that may arise, or be alleged to have arisen, out of or in connection with the Consultant's performance of, or failure to perform, the Services or any part thereof, or any failure to meet the representations and certifications set forth in Section 4 of this Agreement.

B. Insurance. The Consultant shall provide, at its sole cost and expense, liability insurance and motor vehicle insurance, each in the aggregate amount of \$1,000,000, and worker's compensation insurance, in the amounts required by law, which insurance shall include, without limitation, protection for all activities associated with the Services. The liability insurance shall be for a minimum of \$1,000,000 per occurrence for bodily injury and \$1,000,000 per occurrence for property damage. The Consultant shall cause the City to be named as an additional insured on the insurance policy described in this Section 5.B. Not later than 10 days after the date of this Agreement, the Consultant shall provide the City with either: (a) a copy of the entire insurance policy; or (b) a Certificate of Insurance along with a letter from the broker issuing the insurance policy to the effect that the Certificate accurately reflects the contents of the insurance policy. The insurance coverages and limits set forth in this Section 5.B shall be deemed to be minimum coverages and limits, and shall not be construed in any way as a limitation on the Consultant's duty



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to carry adequate insurance or on the Consultant's liability for losses or damages under this Agreement.

C. No Personal Liability. No elected or appointed official or employee of the City shall be personally liable, in law or in contract, to the Consultant as the result of the execution of this Agreement.

SECTION 7. GENERAL PROVISIONS.

A. Relationship of the Parties. The Consultant shall act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement shall be construed to (1) create the relationship of principal and agent, employer and employee, partners, or joint ventures between the City and Consultant; or (2) to create any relationship between the City and any subcontractor of the Contractor.

B. Conflicts of Interest. The Consultant represents and certifies that, to the best of its knowledge, (1) no elected or appointed City official, employee or agent has a personal financial interest in the business of the Consultant or in this Agreement, or has personally received payment or other consideration for this Agreement; (2) as of the date of this Agreement, neither Consultant nor any person employed or associated with Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither Consultant nor any person employed by or associated with Consultant shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement. If, at any time, the Consultant becomes aware of or suspects a conflict of interest prohibited pursuant to this Section 6.B or otherwise by law, Consultant shall immediately notify City and fully cooperate with City to investigate the conflict and take remedial action. This provision shall survive the expiration of this Agreement.

C. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (1) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (2) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 *et seq.* If at any time it shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the City for

all loss or damage that the City may suffer, and this Agreement shall, at the City's option, be null and void.

D. Termination. Notwithstanding any other provision hereof, the City may terminate this Agreement at any time upon 15 days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed.

E. Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq.*, and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq.* Consultant shall also comply with all conditions of any federal, state, or local grant received by the City or Consultant with respect to this Agreement or the Services. Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors, performance of, or failure to perform, the Services or any part thereof. Every provision of law required by law to be inserted into this Agreement shall be deemed to be inserted herein.

F. Default. If it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other requirement of this Agreement ("***Event of Default***"), and fails to cure any such Event of Default within ten business days after the Consultant's receipt of written notice of such Event of Default from the City, then the City shall have the right, without prejudice to any other remedies provided by law or equity, to (1) terminate this Agreement without liability for further payment; or (2) withhold from any payment or recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the City as the result of any Event of Default by the Consultant or as a result of actions



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taken by the City in response to any Event of Default by the Consultant.

G. Assignment. This Agreement may not be assigned by the City or by the Consultant without the prior written consent of the other party.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be delivered (1) personally, (2) by a reputable overnight courier, or by (3) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. Notices and communications to the City shall be addressed to, and delivered at, the following address:

City Hall
1707 St. Johns Ave.
Highland Park, Illinois 60035
Attention: City Manager

With a copy to:

Elrod Friedman LLP
325 North LaSalle Street, Suite 450
Chicago, Illinois 60654
Attention: Steven M. Elrod, Corporation
Counsel

And

Joel Fontane, AICP
Director of Community Development
1150 Half Day Road
Highland Park, Illinois 60035

Notices and communications to the Consultant shall be addressed to, and delivered at, the following address:

Consultant:

I. Waiver. Neither the City nor the Consultant shall be under any obligation to exercise any of the rights

granted to them in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City or the Consultant to exercise at any time any such rights shall not be deemed or construed as a waiver of that right, nor shall the failure void or affect the City's or the Consultant's right to enforce such rights or any other rights.

J. Third Party Beneficiary. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made or be valid against the City.

K. Provisions Severable. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

L. Time. Time is of the essence in the performance of all terms and provisions of this Agreement.

M. Calendar Days and Time. Unless otherwise provided in this Agreement, any reference in this Agreement to "day" or "days" shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

N. Governing Laws. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Any action, in any way related to this Agreement shall be brought in the Circuit Court of Lake County, Illinois and the parties hereby consent to the jurisdiction of and venue in that Court.

O. Entire Agreement. This Agreement constitutes the entire agreement between the parties to this Agreement and supersedes all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

P. Waiver. Neither the City nor the Consultant shall be under any obligation to exercise any of the rights granted to them in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City or the Consultant to exercise at any time any such rights shall not be deemed or construed as a waiver of that right, nor shall the failure void or affect the City's or the Consultant's right to enforce such rights or any other rights.



**CITY OF HIGHLAND PARK - DEPARTMENT OF COMMUNITY DEVELOPMENT
PROFESSIONAL SERVICES AGREEMENT**

Q. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.

R. Grammatical Usage and Construction. In construing this Agreement, pronouns include all genders and the plural includes the singular and vice versa.

S. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

T. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

U. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.



**CITY OF HIGHLAND PARK - DEPARTMENT OF COMMUNITY DEVELOPMENT
PROFESSIONAL SERVICES AGREEMENT**

ATTEST:

CITY OF HIGHLAND PARK

By: _____
Ashley Palbitska, Deputy City Clerk

By: _____
Ghida Neukirch, City Manager

ATTEST:

CONSULTANT

By: _____
Title: _____

By: _____
Its: _____

#26565586_v2 - modified



**CITY OF HIGHLAND PARK - DEPARTMENT OF COMMUNITY DEVELOPMENT
PROFESSIONAL SERVICES AGREEMENT**

ATTACHMENT A

ADDITIONAL DETAILS REGARDING COST, SCOPE OF SERVICES AND KEY PERSONNEL

Costs:

The Consultant shall, at Consultant's expense, procure all necessary licenses, certifications and permits needed to conduct the work required under the terms of this contract.

The Consultant will retain the responsibility for loss or damage of its own or rented property of whatever kind of nature, including but not limited to tools, and equipment.

Scope of Work:

The City of Highland Park (City) and its Historic Preservation Commission (HPC) are pursuing a CLG grant to procure a consultant and update its Architectural Resource Surveys. The intent of the project is to update architectural resource surveys conducted in the City between 1999 and 2008. The City recently renewed its commitment to preservation in Highland Park by creating its first Historic Preservation Plan, and as a result the HPC commenced a preservation planning and visioning process, facilitated by Community Development staff. Updating the City's surveys is a critical step in identifying opportunities to better advance preservation goals within Highland Park.

Renewed Focus on Preservation Planning

Two key catalysts emphasize the importance of surveying Highland Park. First, it has been nearly twenty years since the City's existing survey resources were created. Using the accepted 50-year benchmark as a time to consider preservation, the year 2020 brings any structure built before 1970 into a new focus. Admittedly, when the surveys were conducted commencing in the 1990s, there was less focus on Midcentury modernism and Highland Park's post-war suburbanization. The City wishes to capture that detail going forward.

Second, as Highland Park continues to act as a desirable, high-income suburban Chicago North Shore community, the practice of tear-down and new construction remains very strong in our community. The City has experienced many instances of not only just a single historic home, even if very large, being purchased but even multiple houses and lots being consolidated and replaced with sizable, contemporary mansions. In these instances, not only is the original historic residence lost permanently, but the new housing product subtly shifts the urban design, built-form, and character of Highland Park's historic neighborhoods. The City has a renewed commitment to examine those impacts and identify new approaches to preservation planning. The surveys are a critical investment in that policymaking.

The existing surveys cover Highland Park's historic residential areas along Lake Michigan, in the Ravinia neighborhood, and on the west side of Highland Park. The surveys identify, document, and evaluate historic structures for their architectural significance. This information assists in making long term preservation planning decisions, including the possibility of designating individual structures and districts as local landmarks. The surveys represent a key point of research for identifying significant properties that qualify for landmark designation, educating the public about the historic significance of their homes and in their neighborhoods, and assisting with outreach and preservation advocacy. However, the surveys are nearly 20 years old.

The inventories and summary reports in the surveys need to be updated to reflect demolitions, new construction, and other changes in the surveyed areas. Further, many structures that were identified in the surveys as Non-Contributing in 2001 may now represent an age and style of architecture that is considered valuable and worthy of study. Lastly, the surveys were created without the benefit of modern desktop publishing and before the proliferation of digital photography. Valuable research is located in hard-copy binders and not in a web-friendly searchable database.

Project Objectives

To address these shortcomings, the Highland Park Architectural Resource Survey Update Project will achieve two main objectives:

1. Update the architectural information in the surveys (both the inventories and the written summary reports) to reflect demolitions, new construction, and major alterations on properties that have taken place since 1998. New appreciation of



CITY OF HIGHLAND PARK - DEPARTMENT OF COMMUNITY DEVELOPMENT PROFESSIONAL SERVICES AGREEMENT

certain architectural styles and trends may result in additional findings of significance within the survey area. This survey resource will act as a foundation for renewed preservation planning, including the potential creation of new districts and/or landmarks.

2. Ensure all survey information is available in digital form.

The Northeast Side Survey Area

Between 1999 and 2006, CLG grant funding was used to conduct the following series of surveys:

- 1999 – Central East Area Survey
- 2000 – West Side Survey
- 2001 – South Central Survey
- 2002 – Northeast Side Survey
- 2004 – Braeside Survey
- 2006 – Bob-O-Link Area Survey
- 2008 – Green Bay Road Corridor Survey

The first phase of this Architectural Resource Survey Update Project is updating the 2002 Northeast Side Survey. This is a large survey area of approximately 425 acres. It contains 482 properties with 473 buildings, two bridges, two parks, and five vacant lots. There are 211 secondary structures. The northern boundary of the Northeast Survey Area is Walker Avenue, which is the city limit between Highland Park and Highwood, Illinois. Walker Avenue is also the southern edge of Fort Sheridan, a historic North Shore Army post. The western boundary is the Metra tracks along Waukegan Avenue, and the eastern boundary is Lake Michigan. The southern boundary of the survey area is Elm Street, although it is irregular due to the existence of two local landmark districts that have previously been well documented - the Vine-Linden-Maple Avenue Historic District and the Belle Avenue Historic District.

Consultant & Survey

The consulting firm selected for the project will conduct field surveys to update the 2002 property inventory to reflect changes, alterations, and demolitions. Architectural styles of houses will be revisited and re-evaluated for significance. Historical research and data collection may be needed using online tools that were not widely available in 2002. The consulting firm selected for the project will also prepare a final report including maps of potential historic landmarks and recommendations.

Zubin Coleman, Planner II and Historic Preservation Administrator for the City of Highland Park will direct the project. He will also be responsible for the administration of the CLG grant and contact for the RFP for soliciting the consulting firm.



**CITY OF HIGHLAND PARK - DEPARTMENT OF COMMUNITY DEVELOPMENT
PROFESSIONAL SERVICES AGREEMENT**

ATTACHMENT B

BILLING RATES AND CONDITIONS

EXHIBIT A

PROPOSAL

[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO CITY]

[SHALL INCLUDE SCHEDULE]

ATTACHMENT B

Northeast Side Survey (2002)

Architectural Resources in Highland Park, Illinois: Northeast 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

Michael Behn, Chair
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Prepared for the Highland Park Historic Preservation Commission by:
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2002

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INTRODUCTION

Highland Park as a community has an extraordinary wealth of distinctive residential architecture, in a wide variety of styles spanning a 130-year time period. The Northeast survey area, located in the northeast corner of the city along the Lake Michigan shoreline, is no exception. Historic Certification Consultants was retained in 2002 to conduct an intensive field survey of the Northeast 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 northern boundary of the Northeast Survey Area is Walter Avenue, which is the city limit between Highland Park and Highwood, Illinois. Walter Avenue is also the southern edge of Fort Sheridan, a historic North Shore Army post. The western boundary is the Metra tracks along Waukegan Avenue, and the eastern boundary is Lake Michigan. The southern boundary of the survey area is Elm Street, although it is irregular due to the existence of two local landmark districts that have previously been well documented, the Vine-Linden-Maple Avenue Historic District and the Belle Avenue Historic District. This is a large survey area of approximately 425 acres. It contains 482 properties with 473 buildings, two bridges, two parks, and five vacant lots. There are 211 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 two historic districts. Of these, the following are within the survey area:

- 2734 Roslyn Road, the H. J. Carlson Residence
- 183 Moraine Road, the Charles and Maria Follansbee House
- 220 Moraine Road, the Gordon Buckanon 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 individual properties in the Multiple Resource Area, the following are located in the survey area:

- 2789 Oak Street, B'nai Torah
- 2693 Sheridan Road, the Samuel Holmes 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. Two 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* was completed in 2000; and *South Central Survey Area: A Survey and Inventory* was completed in 2001. This survey covers an area immediately north of the Central East survey area. With its completion, the entire lakefront section of the city to Ravinia 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 designate architecturally and historically significant structures and neighborhoods as landmarks and districts to ensure their preservation

Many owners may not realize the exceptional architectural and/or historical value of their homes. Development pressures in many areas of the region, particularly the North Shore, make some properties seem attractive for demolition and redevelopment. Recognition of what is special about the city's building stock through the designation of buildings as landmarks can increase the value of historic properties and may make it easier to sell preservation. 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 and another set at the Illinois Historic Preservation Agency in Springfield, IL.

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 (1985) 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 (1987). Descriptions of specific architectural features relied on the *Old-House Dictionary* by Steven J. Phillips (1989).

In the field, the surveyor made a judgment on the integrity and the significance of each structure based on specific evaluation criteria. The survey forms were later reviewed in the office so that an individual building could be evaluated within the context of the city as a whole. 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 reranked 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, which 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 1952).
- 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 1952 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 1951), 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. This chapter was most recently amended on February 10, 1997.) Any structure ranked significant automatically contributes to the character of a historic district.

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

B. CONTRIBUTING TO A HISTORIC DISTRICT (C)

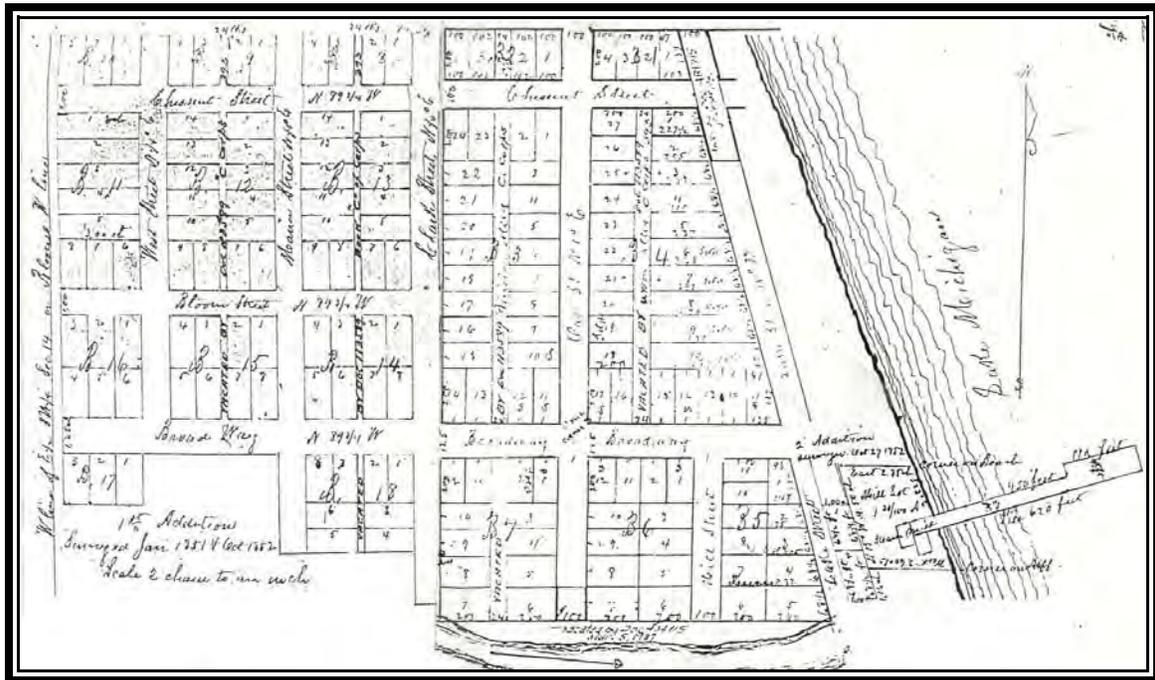
- Age. Must be at least 50 years old (built before 1952).
- Architectural Merit. May fall into one of two groups: (a) Does not necessarily possess individual distinction, but is a historic building (over 50 years old) with the characteristic stylistic design and details of its period; or (b) possesses 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 1952 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 NORTHEAST SURVEY AREA

The Northeast survey area includes the former town of Port Clinton, the oldest part of Highland Park. Port Clinton began in 1850 when Jacob Clinton Bloom, a land speculator, determined to create an inland port in the most northeastern portion of what is today Highland Park. Bloom believed that a small port to the north of Chicago could be more accessible to farmers than Chicago's market [Wittelle, p. 33]. Along the bluff of Lake Michigan, Bloom platted six small blocks of land in 1850 and an additional eight blocks directly to the west in 1852. A beachfront pier for cargo ships was also included on the original plat, as was Bloom Street, which he name for himself [plats at the Lake County Recorder of Deeds office]. The area that Bloom platted is today bounded by Walker Street on the north, Bloom Street on the south, St. Johns Avenue on the west, and Lake Michigan on the east. A few village shops and a saw mill were established in Port Clinton, and goods did begin to flow through the small portage town. "We're sending 250 tons of ships knees to New York and Baltimore by way of the Lakes this season and 3,000 corns of wood to closer markets," reported a general store owner in the early 1850s [Wittelle, p. 33]. By 1855, the government even installed a lighthouse atop the bluff to aid lake navigation [Ebner, p. 13].



Original 1850 Port Clinton Plat overlaid with 1852 Addition.

Bloom understood the importance of the lake commerce in the early and mid-1800s, but he did not have the foresight to understand the impact that the railroad would have on the area. The year the Port Clinton Lighthouse was established also saw the opening of the Chicago & Milwaukee Railroad. The Chicago & Milwaukee (renamed the Chicago & North Western Railroad in 1863) was constructed to speed transportation between the two Midwestern commercial trading centers with only a few stops in between. The railroad opted to install one of these stops a few miles south

of Port Clinton rather than in the existing port itself [Willette, p. 35]. An untimely cholera epidemic and the decision to locate the depot to the south together guaranteed the demise of Bloom's little inland port [Wittelle, p. 36].

Walter Gurnee, a former mayor of Chicago and the president of the Chicago & Milwaukee Railroad, made the decision not to place a railroad depot in the existing town of Port Clinton. Gurnee envisioned a commuter railroad suburb set within the lakefront landscape north of the City of Chicago. With Bloom and other investors he formed the Port Clinton Land Company and purchased large tracts of land along the North Shore to the south of Port Clinton in the years just prior to the railroad. The lands owned by the Port Clinton Land Company were platted in 1855 and dubbed Highland Park. A year later Gurnee became the sole trustee of the property, and when the railroad went through the train depot was constructed on land that Gurnee owned [Wittelle, p. 206].

Although Walter Gurnee was one of the first to recognize the potential of what was to become Highland Park as a railroad suburb, it was others who would oversee its development. Following both Gurnee's brief tenure at the helm of the Chicago & Milwaukee railroad and the outbreak of the Civil War, Gurnee experienced financial difficulties. He began selling his local investment and left Chicago for New York in 1862. In 1867, the Highland Park Building Company purchased the 1200 acres of land that Gurnee had speculated on ten years earlier [Ebner, pp. 35-36].

In 1869, Highland Park Building Company received from the State of Illinois the fourth charter along the North Shore to incorporate as a municipality. The same year, the building company commissioned the re-platting of Highland Park, including all of the Northeast Survey area minus the town of Port Clinton. Horace William Shaler Cleveland and William M. R. French laid out the new town [Willette, p. 207]. Prior to their partnership, Cleveland had worked with Frederick Law Olmsted on the design of Central Park in New York City, and French was a civil engineer and the brother of sculptor Daniel Chester French. Together, they were responsible for the idyllic form the new town took, platting the community with respect to the area's natural ravines and gullies.

Today the Northeast survey area retains much of the overall form that was established by the 1850-52 plats of Port Clinton and the 1869 plat of the Highland Park Building Company. The blocks that were in the original town of Port Clinton, along Oak Street, Roslyn Lane, Port Clinton Road, and Fort Sheridan Avenue, are arranged on an orthogonal grid with most lots being 40 feet wide and 140 feet deep. These blocks originally had alleys that have been closed off. The blocks to the west and south of old Port Clinton, platted by the Highland Park Building Company, follow this same general lot size and rectangular shape. These include Temple Avenue, Bloom Street, and Edgecliff Drive. A few blocks are diagonally oriented, but the lots remain relatively small and rectangular. Because of the presence of the ravine just north of Moraine, the rear lot lines of many lots along Bloom Street are irregular as they back into the ravine.

The south section of the survey area is entirely within the Highland Park Building Company 1869 plat. This section is marked by larger lots laid out in a more irregular pattern in order to take advantage of the many ravines that cut in from the lakefront. The major streets that exist today were all part of the 1869 plat. They include Moraine Road (formerly High Street), Sheridan Road (formerly Port Clinton Avenue), Maple Avenue, St. Johns Avenue, Vine Avenue, Elm Place, and

the west part of Orchard Lane. In the original plat these defined large blocks. Over the years, small subdivisions occurred that further divided the large blocks into smaller lots, but the overall street pattern remains in place. Any of the alleys that were part of the original plats have been closed and most homes today have side driveways. There are sidewalks throughout much of the area, particularly along the historic streets. Lots along the lakefront south of Moraine Park were subdivided into long, narrower parcels and are more private. The entire survey area is rich in mature trees and other vegetation. Views of the deep ravines in the rear of many properties are visible from the street in some places. The legacy of Gurnee's original vision of an idyllic suburb in an exquisite natural setting is still enjoyed by the residents of Highland Park's northeast area.

MAJOR INSTITUTIONS WITHIN THE SURVEY AREA

A number of institutions associated with the history of Highland Park are located within the Northeast Survey Area. Three schools fall within the survey area boundary; Elm Place Middle School, Highland Park High School, and Indian Trails Elementary School. Two public utilities structures are within the survey area: the old electric company building that first brought electricity to Highland Park and the George B. Prindle Water Works situated at Park Avenue Beach. Other institutions include B'nai Torah, a Jewish Reform temple at 2789 Oak Street, and the Labor Temple, Local 152 on Temple Avenue. There are two parks, Moraine Park, the former site of the Moraine Hotel along Sheridan Road, and the Port Clinton Park.

ELM PLACE MIDDLE SCHOOL

Elm Place School, at the northeast corner of Elm Place and Sheridan Road, was founded in 1870 after the community voted to create a permanent structure for the classes that were previously held on the upper floors of McDonald's Hall at St. Johns and Central Avenue. This makes Elm Place School the first public school established in Highland Park that is still in operation.

Elm Place School served as Highland Park's grammar school until the addition of the Intermediate Building, later the Upper Grade Building, constructed in 1923, and the Kindergarten Building in 1929. It then served kindergarten through ninth grade. Elm Place School became a junior high school when a new grammar school was constructed across Sheridan Road in 1956 [*First Hundred Years, School District 107*]. Today, it operates as a grades six through eight middle school.

A major influence on the school's development at the beginning of the century was Jesse Lowe Smith. Smith served as the Elm Place School's superintendent from 1902 until 1934. Smith was a dedicated educator and became a much-missed member of the community when he died in 1934. Ruben Price took over his vacated position and was the principal for the next ten years. During his tenure the school acquired a piece of property on the opposite side of Sheridan Road. Known as Morgan Park, the property originally boasted a playground as well as a bird sanctuary, while it still included some wooded areas. In 1948, a tunnel was built under Sheridan Road for safer access to the park from the school [*First Hundred Years, School District 107*].

The 1870 building was replaced in 1893 with a larger building to accommodate the growing enrollment numbers. The trend of growth for both Highland Park and school enrollment continued and in 1905 the Elm Place School building was again replaced. Additional buildings were added to Elm Place School over the years, including the intermediate building constructed in 1923. An auditorium was added in 1924 after funds for its construction were raised by the school children and members of the community [*First Hundred Years*, School District 107]. The northern portion of the present structure is the 1924 auditorium and the oldest section of Elm Place School due to the demolition of the 1893 building as well as the kindergarten building [1900, 1912, 1918, and 1933 Sanborn Maps]. In 1970, a modern facade designed by Loeb Schlossman Bennett and Dart replaced the intermediate building as the main facade.

HIGHLAND PARK HIGH SCHOOL

Deerfield Township High School was organized in 1887 and a permanent structure was constructed at the corner of St. Johns Avenue and Vine Street in 1901 amid major controversy. Farmers from the western portion of the township opposed the creation of a secondary school constructed with their tax dollars because they recognized it as having very little relevance to their lives. In fact, the controversy caused such an uproar that a new township, West Deerfield, was created. However, much to the dismay of the citizens of the new township, West Deerfield was still required to support the school [Wittelle, p. 126]. Despite the delay caused by the debate, in March of 1901 the first building of Deerfield Township High School was dedicated as the Shields Building, in honor of James Shields, the acting school board president who was so instrumental in its creation.

The first principals of the high school were Edwin Chase, A. J. Ladd, and W. A. Wilson, though it was Richard Sandwick's tenure, beginning in 1903, that provided the school with lasting leadership. During his time as principal, through 1934, he created the first night school on the North Shore and oversaw a great deal of the expansion of the school's physical plant. The vocational building constructed in 1938, a few years after his retirement, was dedicated to him [*First Hundred Years, Township High School District 113*].

In 1907, the citizens of Shields Township and Deerfield Township voted to unite Shields' two-year secondary school with Deerfield's fully accredited public high school, for the creation of the Deerfield-Shields Township High School. Shields Township, and particularly the community of Lake Forest, had a tradition of private schooling. It was not until 1937 that a separate accredited public high school was established in the neighboring township of Shields [Wittelle, 221].

The first structure of Deerfield Township High School, dating from 1901 and called the Shields Building, was demolished and replaced with a modern facade in 1954 [Wittelle, p. 197]. The 1914 Tudor Revival classrooms and gymnasium additions remain today and are the oldest portions of the high school. Many other alterations to the physical form of the building have taken place since the construction of the school. The auditorium addition that faces St. Johns Avenue was constructed in 1924 and Sandwick's Hall went up in 1937. Today, there is also a gymnasium addition on the west side that was constructed in 1983 [dedication plaque], and a rear addition is currently under construction.

INDIAN TRAILS SCHOOL

Indian Trails School is a non-historic grammar school located within the Northeast survey area along St. Johns Avenue. It shares the same property with Morgan Park and was constructed in 1956 to alleviate congestion at Elm Place School and Green Bay School. The addition was built in 1965 [*First Hundred Years, School District 107*].

ELECTRIC COMPANY BUILDING

Electricity came to Highland Park in 1890 but was reluctantly received by the community. Many believed that incandescent lighting would never replace gas lamps and that the wiring around town was a fire hazard [Wittelle, p. 70]. Arthur McPherson, the first president of the light company and a local alderman, promoted the new lighting despite resistance. Although electric lighting ultimately persevered, continued community resistance led to McPherson's resignation from the light company. The building constructed in 1890 to house the light company is located at 535 Elm Place. In addition to some office space, it continues to house public works companies.

GEORGE B. PRINDLE WATER WORKS PLANT

After a number of typhoid cases, Highland Park became "the first city in Illinois to apply for a state survey on water purification" [Wittelle, p. 101]. The first water treatment plant was installed at Park Avenue Beach in 1893 in order to eradicate the city's sewage from its drinking water. The present water purification plant was constructed in April 1930 with "a laboratory for purification tests and equipment to handle 7 million gallons of water" [Wittelle, p. 251]. The first superintendent of the new facility was George B. Prindle, who was at the helm from 1929 until his death in 1956. The plant has since been named the George B. Prindle Plant.

The original building of the Prindle Plant, constructed in 1930 was designed in the Classical Revival style of architecture. In the same style, an addition was constructed in 1961 that extended the plant to the south, and another storage facility addition has since been added to the southwest side of that addition [*First Hundred Years, Public Works Department*].

B'NAI TORAH

Highland Park has long welcomed residents of the Jewish faith. An editorial from the *Sheridan Road Newsletter*, dated March 15, 1901, that concluded with, "We will welcome the Hebrews here," set the tone for the community. Today, the City of Highland Park is home to a number of Jewish congregations, including B'nai Torah, which falls within the boundary of the Northeast survey area.

The B'nai Torah Congregation is located on the furthest northeastern point of the city, and on the original site of the Port Clinton Lighthouse. B'nai Torah, formerly the Highland Park Reform Congregation, was organized in 1954. The B'nai Torah is an independent reform congregation. Their first meeting place was in the Lincoln School and then in rented space above the Gsell's Drug Store on Central Avenue [*The First Hundred Years, B'nai Torah* & http://shanasshops1.tripod.com/Bnai_Torah/id11.html 07/03/2002]. The congregation purchased and moved into the large home



Moraine Hotel on the Lake postcard, c. 1910

and coach house at 2789 Oak Street in 1958. This three-story Mission style house, known as Miralago, which means “behold the lake” in Spanish, was constructed c.1900 for Calumet Bank President George Eberhardt. In 1966, the congregation commissioned the construction of a large, new facility adjacent to Miralago.

MORAINE PARK

Moraine Park, located on the 2400 block of Sheridan Road, was once the site of an elegant society hotel, known as the Moraine Hotel on the Lake. Frederick Cushing, the proprietor of the hotel and a prominent local figure, hired local architect and former mayor W. W. Boyington for the design. The ground-breaking for the mammoth retreat took place in November of 1893 [Wittelle, p. 81]. In its early heyday the Moraine Hotel was considered a summer residence for wealthy Chicagoans. It then became a year-round resort hotel and provided the community of Highland Park with a substantial, seasonal economic boost. The City of Highland Park purchased the property in 1970 and demolished the dilapidated Moraine Hotel for the creation of a park. In recent years the deed for the property was handed from the city to the Park District of Highland Park [Highland Park Historical Society]. Moraine Park is approximately 13 acres along the Lake Michigan shoreline. The front parking lot, shelter house, and the sprawling lawn of the park are all visible from Sheridan Road. On the north side of the park there is a trail that leads down to a bridge across the ravine and then to a stone path that curves down to the Lake Michigan beachfront. Today, the setting is as ideal for a community park as it was for a summer retreat at the Moraine Hotel.

The other park in the survey area is Port Clinton Park. The Park District of Highland Park purchased several residential lots immediately south of the 1852 Port Clinton subdivision in 1928 for the cost of \$31,274. The Port Clinton Park was renovated to its current appearance in 1992 [Rich Stumpf, Park District of Highland Park, 7/15/2002].

PROMINENT ARCHITECTS REPRESENTED IN THE SURVEY AREA

Many of the residences in Highland Park were designed by well known and well regarded architects, locally and, in some cases, nationally. Beginning with Boyington in the Victorian period of the late 1890s, the major stylistic architectural trends of the first half of the 20th century are represented in the community. 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 individualistic expression. Highland Park is particularly noteworthy for acknowledged modern masterpieces.

The work of the following architects can be found in the survey area: William W. Boyington, Robert E. Seyfarth, William D. Mann, John S. Van Bergen, Eugene H. Klaber and Ernest A. Grunsfeld, Jr., Elmer Gylleck, Arnold S. Schaffner, Keck and Keck, Yost and Taylor.

William W. Boyington (1839-1898) was one of Chicago's best known early architects who designed many 19th century churches, hotels, and public and commercial structures in the Chicago area. Born and educated in Springfield, Massachusetts, W. W. Boyington first studied architecture in New York and came to Chicago in the 1850s. In his early practice, he specialized in church designs and is noted for many religious buildings in Chicago and in other Midwestern cities and towns. Unfortunately, many of Chicago's noted hotels and commercial and public buildings designed by Boyington were destroyed during the Great Chicago Fire of 1871. During the period immediately following the fire, Boyington was actively engaged in reconstructing these buildings. One of Chicago's most recognized landmarks, the 1867-69 Chicago Water Works and Tower, was designed by W. W. Boyington [Withey, 71]. Mr. Boyington was a Highland Park resident and well known for his residential designs within the community as well as for the Exmoor Country Club Clubhouse and Hotel Moraine (now demolished). Aside from his successful architectural career, he was elected mayor of Highland Park from April 1875 to April 1877. Designs within the survey area include the c. 1895 Palmer Montgomery House, at 184 Moraine Road, and Boyington's own house at 2622 Sheridan Road, built c. 1892.

Robert E. Seyfarth (1878-1950) was a prolific local architect who was born and educated in local schools in Blue Island. After graduation from the Chicago Manual Training School, his first position was with prominent Prairie School architect George Maher. Seyfarth opened his own practice in 1911 and built a house for himself in Highland Park at 1498 Sheridan Road. At the same time, he abandoned the Prairie School style and began to design homes having simple geometric forms combined with eclectic stylistic elements, often Colonial or Georgian inspired. His designs were popular for their graceful proportions, fine detailing, human scale, and charm. He designed many buildings on the North Shore, most of which were residential and built for middle-class or upper-middle-class clients. At the time the National Register nomination was prepared (1982), there were 52 houses by Seyfarth still standing in Highland Park [National Register Nomination, Sect. 8 p. 16], and eight of them are in the survey area. These include 325 Orchard Lane, a 1905 Georgian Revival style house; three Tudor Revival style houses at 195 Maple Avenue, built in 1924, 2693 Sheridan Road, built in 1928, and 2219 Egandale Road, built in 1926; and four Colonial Revival style houses, at 2144 and 2160 Linden Avenue, both built c. 1920, 2130 Linden Avenue, built c. 1912, and 246 Melba Lane, built in 1912.

William David Mann (1871-1947) was another local Highland Park architect who specialized in the field of domestic architecture. He designed hundreds of homes, many large and important, over a period of 40 years [Withey, p. 390]. Among them are four in the survey area: the Colonial Revival style houses at 439 Orchard Lane, built in 1926, 269 Vine Avenue, built in 1936, and 2420 Woodbridge Lane, built in 1937; and the Classical Revival style house at 2275 Sheridan Road, built in 1938.

John S. Van Bergen (1885-1969), whose practice was generally limited to small-scale residential work, practiced Prairie Style architecture much longer than any of his fellow architects. He started

his practice, without any architectural training, in the office of Walter Burley Griffin and was actually the last employee to be hired by Wright before he closed his studio in 1909 and left for Europe. But for most of his career, after returning from World War I in 1919, Van Bergen practiced alone, in the Ravinia section of Highland Park. In 1927, he built his home at 234 Cedar, across a deep ravine from Jens Jensen's studio. Occasionally they collaborated. Between 1920 and 1947, when the Van Bergen family left the area, he designed over 40 projects. There is one Van Bergen house in the survey area, at 344 Bloom Street, built in 1936. This house is more akin to the International style than most of Van Bergen's designs, which are typically Prairie School style. He favored the use of rough-faced limestone.

Eugene H. Klaber (1883-1971) and **Ernest A. Grunsfeld, Jr.** (1897-1970), were prominent local Highland Park architects. Ernest 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. From 1939 to 1946 he co-founded Grunsfeld, Yerkes, and Koenig, and in 1946, Friedman, Alschuler, Sincere, and Ernest A. Grunsfeld [Zukowsky, p. 466]. Within the survey area, Klaber and Grunsfeld designed the Tudor Revival style home at 2269 Egandale in 1927 for owner Hugo Sonnenschein.

Elmer Gylleck (1898-1989), an Elgin, IL architect, is best known for his photograph collections and his historic revival house designs. He was born in Blanchardville, Wisconsin, but spent many of his early years in Elgin, IL. In the early 1920s, he was trained in architecture and engineering at the Armour Institute in Chicago (now Illinois Institute of Technology) and the Ecole des Beaux-Arts in Paris. He was employed in the Chicago architecture firms of Marshall and Fox, where he worked on the designs of the Drake and Edgewater Beach (now demolished) hotels; and Coolidge and Hodgdon, a firm best known for their University of Chicago designs. After leaving these firms, he began his own architectural drafting service in Chicago. In the 1930s, he was the regional director of the Architects Small House Service Bureau (ASHSB) in Chicago, which produced a catalog of house plans in the 1920s and 1930s. The ASHSB wanted architects to capture part of the thriving pre-cut catalog and plan book industry and offered what they considered to be "superior" designs. The regional offices of the ASHSB offered plan book revisions and assistance, for a small fee based on the size of the house. Throughout the years, most of Elmer Gylleck's architectural practice was devoted to stock small house plans, many of which were published in Associated Press newspapers, periodicals such as *Homes of Distinction*, and even in a house plan book from 1946. Mr. Gylleck started his own firm, Elmer Gylleck and Associates in Elgin, which lasted until 1951. During World War II, while in the Department of the Navy, he worked with famous industrial architect Albert Kahn [Wood]. In the survey area, Gylleck designed the Ranch type house at 2736 Port Clinton Road in 1950.

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. One of his designs, the Weiss House, was featured on the cover of *Professional Builder* in the 1960s. An Arnold Schaffner International Style design is located in the survey area at 65 Vine Avenue. It was constructed in 1963-64 for insurance executive Jerome Factor.

Arthur and Martin David Dubin practiced under the firm of **Dubin & Dubin**; Dubin, Dubin and Moutoussamy; and Dubin, Dubin, Black, and Moutoussamy. Dubin & Dubin was begun by their father, Henry Dubin (1892-1963), and his brother, George Dubin (1890-1958), in 1932. Arthur (1923-) joined the firm in 1950 and M. David in 1952. Arthur earned his bachelor's degree in architecture from the University of Michigan, while M. David received his from the University of Illinois. M. David, now retired, is a fellow of the American Institute of Architects, former president of the American Institute of Architects, and former president of both its Chicago Chapter and its Illinois Council [<http://www.scs.northwestern.edu/nuilr/news/journal/contributors.html>]. The Paul Rosenblum House at 2401 St. Johns Avenue was designed by Dubin & Dubin in 1956.

The architectural firm of **Keck and Keck** has received world wide acclaim for its avant-garde International style residences as well as being credited as 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, 40s, and 50s, the firm designed several homes with innovative energy-efficient principles. These included vast expanses of glass facing the south, flat roofs to retain a sheet of water that would evaporate and cool the interior, and radiant floor heating. They were selected to design the House of Tomorrow for the 1933-34 Chicago Century of Progress Exposition. The firm has received numerous awards for their work. There are two houses by Keck & Keck in the survey area, both in the International style. They are at 151 Maple Avenue, built in 1956, and 2595 St. Johns Avenue, built in 1969.

Yost and Taylor was an architectural partnership formed in 1952 by Lloyd Morgan Yost (1908-1992) and Darl Coder Taylor (1913-). Yost was born in Ohio and received a degree in architecture from Ohio State University in 1931. He came to Chicago and opened his own office in 1932. During his 20 years in private practice he also taught at the University of Illinois and the School of the Art Institute. Taylor was born in Indiana and attended the Carnegie Institute of Technology and the University of Washington. He joined the office of R. Harold Zook in 1935 and then served with the U.S. Navy in World War II. He practiced with Yost from 1952 through 1960 [Zukowsky, p. 474]. There is one design by Yost and Taylor in the survey area, the Split Level house at 211 Maple Avenue, built in 1957.

There are other architects who designed architecturally significant structures in the survey area but for whom biographical information could not be found. These include Roy Binkley, who designed 2238 Egandale Road in 1956 in the International style; R. W. Flinn & D. D. Corrough, who designed 409 Temple Avenue in 1936; Fridstein & Fitch, who designed 2300 Sheridan Road, a Late Prairie style house from 1963; the apartment building at 2780 Lauretta Avenue by Jones & Duncan in 1948;

the French Eclectic style house at 2479 Woodbridge Lane by David Saul Klafter in 1937; two houses in the International Style by Henry L. Newhouse, 2441 Woodbridge Lane from 1956 and 241 Melba Lane from 1959; the Tudor Revival residence at 2720 Oak Street by E. C. Norling in 1931; the Tudor Revival style house at 245 Moraine Road, c. 1915 by Frederick W. Perkins; the Dutch Colonial Revival style house, c. 1910 by Riddle & Riddle at 2370 Woodpath; and the French Eclectic style house at 2340 Egandale Road designed in 1929 by Wolcott & Work.

Periods of Construction in the
Northeast Survey Area



 Survey Area Boundary
 Moraine & Port Clinton Parks

-  1870-1889
-  1890-1909
-  1910-1929
-  1930-1952
-  Post-1952
-  Vacant

0 0.4 Miles



ARCHITECTURE IN THE NORTHEAST SURVEY AREA

The Northeast survey area has a rich sampling of domestic architectural styles and vernacular and popular house types from c. 1870 through 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. Of the 450 residential structures in the survey area, over half (53% or 238 structures) are high style architecture. The most commonly found style in the survey area is Colonial Revival, with 67 examples. Other well-represented styles from the same general period include Tudor Revival (29) and Craftsman (20). From the modern period, after 1930, there are 17 houses in the International style and, even more recently, 28 houses classified as Neo-Traditional, that is, 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, from the 1970s through the present, that are a conscious interpretation of historic styles. They are sometimes referred to as Neo-Traditional because of a more literal use of historic elements.

Other high-style buildings, those that were built during the 20th century, include a variety that generally make no reference to prior historic styles. Rather, they look to practical massing based on the function of the building, use of modern materials, and little, if any, ornament. The earliest of these is the Prairie Style, which Frank Lloyd Wright fathered in the early 1900s. Others date from the modern period, 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 survey area, 20th century types are more prevalent than 19th century types. One quarter (114) are popular 20th century types, with the Ranch being the most numerous (51 examples). Other well-represented 20th century types include the Bungalow and Split Level, each with 20 examples. There are 63 residential structures (14%) classified as 19th century vernacular types. Gable Front Houses and Cottages are the most common, with 37 examples.

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 facade.

Beginning in the early 20th century, plans for popular house types were widely published and made available in books and catalogues. The earliest of these 20th century popular house types was the American Foursquare, which some 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 began to be built in the early 1950s and was popular throughout the 1960s.

There are 18 residential structures for which no style or type could be identified, usually because they are older homes that have been so extensively altered that their original historic character is no longer identifiable. Of the 450 residential structures in the survey area, 433 were built as single-family residences. The remaining 17 are multi-family structures, which include 13 apartment buildings and one each of the following: coach house, Duplex, Flats, and Rowhouse.

In addition to residential structures, the survey area contains 17 commercial structures generally on scattered sites throughout the area. There is a sampling of other property types including three schools, one synagogue, a water plant, a yacht club, two bridges, and two parks. Four lots were vacant at the time the survey began. While the survey was in progress, one Italianate home was demolished. There are 211 secondary structures.

The oldest structures in the survey area date from the early 1870s and include a few houses in the Italianate and Second Empire styles as well as a number of Gable Front houses, the earliest vernacular type found. In general, however, 19th century styles and types are not very well represented, comprising only 9% (44) of the total. The period of greatest development for historic structures was from 1910 through 1929, when historic revival styles were popular. Twenty-six percent (125) of the structures were built during that period. Other periods of development include 1890-1909, when 101 structures were built; and 1930-1952, when 74 structures were built. The largest number of buildings in the survey area are from the modern period, after 1952. Thirty-three percent (157) of the structures have been built since 1953. These are 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 60 or 12% of all structures. Nine of these have been built since 1953. There are 236 structures (50%) ranked contributing in the survey area, and 179 (38%) ranked non-contributing.

The following sections describe the high-style architecture, 19th century vernacular house types, 20th century popular house types represented in the northeast survey area. Commercial types are discussed briefly at the end of the residential sections. The examples of these styles and types chosen for illustration are, in most cases, those ranked locally significant. In many cases it was not possible to illustrate all the significant ranked buildings in a particular style because there are so many. High styles represented by a single building that have not been fully discussed include Art Moderne, Italian Renaissance Revival, Mansard, Monterey, and Neo Colonial.

EARLY HIGH STYLES BASED ON HISTORIC PRECEDENT

Although the survey area contains some very early platted areas, there are very few high style structures from the 19th century. Most 19th century structures are vernacular types. The few 19th century high styles represented include Italianate (three examples still standing; the fourth, located at 2239 Sheridan Road, has been demolished since the survey began), Second Empire (one example), and Queen Anne (six examples). Of these, only four have been ranked locally significant: the Italianate house at 2130 Sheridan Road, and the Queen Anne style houses at 126 Edgcliff Drive, 184 Moraine Road and 455 Moraine Road. The c. 1875 Second Empire style house, at 2687 Logan Street, is a small but very interesting example of the style. Although it was ranked outstanding in the Illinois Structures survey, it was ranked contributing in this survey due to non-historic siding alterations.

ITALIANATE

The Italianate style was a style popular in the United States from 1840 to 1885. It was based on informal, Italian style villas as a reaction to the formal classical ideals that had dominated art and architecture for about 200 years. Italianate style houses are generally characterized by a full two-



2130 Sheridan Road

story height with low-pitched or flat roof and overhanging eaves with decorative brackets. Tall, narrow windows are usually arched on top and there are often porches supported by slender ornamental turned or square posts.

The house at 2130 Sheridan Road is one of those built by the Highland Park Building Company in 1871. It is an excellent example of the Italianate style whose characteristic features include the wrap-around front porch, the tall windows and segmental arched window hoods, and the paneled frieze and paired scrolled brackets under the eaves. This

handsome house is illustrated in Berger and was included in the Illinois Historic Structures Survey.

QUEEN ANNE

The Queen Anne style is one of several styles popular in America from about 1880 to 1910. It was popularized by Richard Norman Shaw and other 19th century English architects and has roots in styles prevalent during the Elizabethan and Jacobean eras in England. It is characterized by asymmetry and irregularity in its overall shape, facade, and roof. It often has gables, dormers, towers, and wings, with a partial, full-width, or wraparound porch. A variety of materials and patterns are used to break up the surface of the walls. The earlier homes have milled porch columns and balustrades, while those after 1893 (reflecting the influence of the World's Columbian Exhibition in Chicago) often have classical columns and simpler square balusters. These later examples are called Free Classic Queen Anne style houses.



184 Moraine Road

The Palmer Montgomery house at 184 Moraine Road is an impressive and elaborate Queen Anne style house from among a few remaining buildings of one of Chicago's earliest, most prolific architects, W. W. Boyington. Marked by irregularity and asymmetry, the house features a projecting, bracketed front gable with bulls-eye window, and a prominent corner tower with conical roof. The front porch was reconstructed after the original had been removed at some earlier date. This house was ranked significant despite non-historic stone and stucco applied to the exterior wall surfaces.

Prallmere, the house at 126 Edgecliff Drive built in the early 1890s for Colonel F. S. Prall, is an excellent example of a Queen Anne style residence with substantial detail and good integrity. The house is marked by great irregularity of form and detail, with projecting gables, bays and dormers. Significant features include scallop shingles, dentil and bulls-eye moldings, wood ornament, and stained glass windows. This house has been ranked locally significant and may also be eligible for listing on the National Register for its architectural quality as well as its associations with Colonel Prall, if the aluminum siding were removed.



126 Edgecliff Drive

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 multi-light windows, commonly with

shutters. Ninety-seven buildings in the survey area fall within this group of styles. They include the most common of these, the Colonial Revival style, (67), Dutch Colonial Revival (14), Cape Cod (nine), Georgian Revival (five), and Classical Revival (three).

COLONIAL REVIVAL



2160 Linden Avenue

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

The Colonial Revival style is the most well-represented style in the survey area. Of 67 structures in this style, seven have been ranked locally significant: 2130 and 2160 Linden Avenue, both designed by Robert Seyfarth and listed on the Illinois Historic Structures Survey; 2455 Montgomery Avenue, 183 Moraine Road, and 2740 Oak Street, all listed on the Illinois Historic Structures Survey; 439 Orchard Lane, designed by W. D. Mann; and 2616 Roslyn Circle. The house at 183 Moraine Road is also a local Highland Park landmark.

The Seyfarth-designed house at 2160 Linden Avenue is a well-proportioned example of the Colonial Revival style. Built c. 1920, it is symmetrical in its massing, with a prominent entry portico with flat roof and fluted columns. The entry door is framed with sidelights and a transom. The six-over-six windows have operable louvered shutters.

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 building. Generally faced in wood clapboard or shingles, it is derived from early Dutch houses built in the northeastern United States in the 18th century. Dutch Colonial Revival houses were built over a long period, as were other Colonial Revival homes – from the 1880s through the 1950s. Most have a symmetrical front facade and a



2370 Woodpath

classical entry portico. Those with the gambrel facing the street tend to be earlier, dating from the late 19th and early 20th centuries, while those with side-facing gambrels and a broad front dormer were very popular during the 1920s.

There are 14 examples of the Dutch Colonial Revival style in the survey area, of which one, the house at 2370 Woodpath, is ranked locally significant. This house is an unusual example of this style. Built c. 1910, it has a prominent, front facing gambrel roof bay intersecting with two long, side-facing gambrel roof sections. The central gambrel has a round-arched canopy, a front oriel window with brackets, and a semicircular window in the gambrel end. This structure was included in the Illinois Historic Structures survey.

CAPE COD

The Cape Cod style house offered home buyers 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 multi-light windows and classical door and window surrounds.



2255 St. Johns Avenue

Although there are nine Cape Cod style houses in the survey area, all of them have been altered in some way from their original historic appearance, generally with the application of aluminum siding over original wood clapboard. Nonetheless, the house at 2255 St. Johns Avenue, built c. 1945, is a nicely detailed and very typical interpretation of this style. It has been illustrated even though it has aluminum siding in its dormer ends. This modest house is symmetrical around the front entrance, which has pilasters and an arched pediment. There are six-over-six double-hung sash windows with

board shutters. The side gable roof is pierced with three gable roofed dormers. The single-car garage wing is also original.

GEORGIAN REVIVAL

The Georgian Revival style, as practiced in Highland Park by several nationally prominent architects, is a grander variation on the Colonial Revival style. Georgian was the dominant style in England and in the colonial cities of the eastern United States for most of the 18th century. Typical

Georgian Revival homes are stately, rectangular, and often sheathed in red brick. This style was generally popular in the U.S. for estate houses from the turn of the century until the Depression. A Georgian facade is symmetrical and often emphasized by a pedimented projecting pavilion. Sometimes the front entrance, which is typically located in the center of the pavilion, is surrounded by a one-story, columned porch. A Palladian window (three-part window with a round-arched sash in the center, flanked by two, often shorter, double hung sashes) may be found above the pavilion. Other classical details, such as dentils, modillions, and pilasters, are prevalent. Georgian Revival homes generally do not have full temple fronts like Classical Revival residences.

There are five Georgian Revival houses in the survey area. All of them are on the Illinois Historic Structures survey and all are ranked locally significant. They include 2490 Montgomery Avenue, 291 Moraine Road, 325 Orchard Lane (designed by Robert Seyfarth), and 2295 and 2576 Sheridan Road.

The house at 2576 Sheridan Road, built c. 1915, is a particularly distinctive and carefully detailed example of this style. The principal facade of this 2½-story brick home is symmetrically arranged around a pedimented projecting bay with a classically detailed entry pavilion. Above the entry is a round-arched window with keystone, and the hipped roof sports two hipped roof dormers. Other details include stone string courses, dentils under the eaves, brick quoins, and multi-light upper sash. This house was given an outstanding rating on the Illinois Historic Structures Survey and may also be eligible for listing on the National Register of Historic Places.



2576 Sheridan Road

CLASSICAL REVIVAL

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

Because of the style's monumental nature, it was more typically used for public buildings such as banks and museums. There are, however, three residential structures in the survey area in this style, of which one, the Andrew Bloomfield house at 2275 Sheridan Road, is ranked locally significant.



2275 Sheridan Road

The Bloomfield house was designed in 1938 by William D. Mann. This house has the characteristic central, full-height, pedimented portico. The columns are square and fluted rather than of a classical order. The entrance is also pedimented, and surrounded by fluted pilasters, a fanlight, and dentil molding. There are brick quoins and multi-light windows, which are other classical features.

TUDOR REVIVAL

There are also historic revival styles that borrow from influences other than classical. One of the most common of these is the Tudor Revival style, 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.



2269 Egandale Road

The Tudor Revival style is the second most well-represented historic revival style in the survey area, with 29 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 29 examples of this style, ten have been ranked locally significant. They include 2219 Egandale Road, 195 Maple Avenue, and 2693 Sheridan Road, all designed by Robert Seyfarth; 2269 Egandale Road, designed by E. H. Klaber and E. A. Grunsfeld and listed on the Illinois Historic Structures Survey; 2426 Montgomery Avenue, 245

Moraine Road, and 2445 Woodbridge Lane, all listed on the Illinois Historic Structures Survey; 2720 Oak Street, designed by E. C. Norling; 2628 Roslyn Circle; and 2175 Sheridan Road.

The Hugo Sonnenschein House at 2269 Egandale Road is an exceptional Tudor Revival style home designed by noted architects Klaber and Grunsfeld. Built in 1927, it was rated outstanding on the Illinois Historic Structures survey. This steeply side gabled house has a central projecting two-story

bay also with gable roof. The garage wing has a steep hipped roof. Characteristic Tudor features include the recessed Tudor entry arch with limestone tabs, copper-roofed oriel window above it, prominent brick end chimney, and multi-light casement windows.



2693 Sheridan Road

Loosely classified as Tudor Revival is one of Robert Seyfarth's most original designs, the Samuel Holmes house at 2693 Sheridan Road. Built in 1928, this uniquely styled house has steeply pitched roofs, wood-shingled facades, multi-light casement windows, and a prominent end chimney. The house is sensitively sited within its natural surroundings after the ideals of the Prairie School. The landscape design was done by Jens Jensen and displays some of his characteristic rock work. The house is listed on the National Register of Historic Places.

the Henry Adamson House at 2219 Egandale Road. Built in 1926, this house has front-facing gabled wings flanking a long central section. Tudor features on the brick house include the half timbering, the Tudor style front entry, and multi-light leaded casement windows. The landscape design of this house is also by Jens Jensen. This house may be eligible for individual listing on the National Register.



2219 Egandale Road

A more traditional Tudor Revival Seyfarth design is

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



368 Moraine Road

doorway frequently located in the corner in a prominent cylindrical tower topped by a steep conical roof. Sometimes these homes, patterned after rural Norman farm houses, contain half timbering. 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 nine French Eclectic style houses in the survey area, three are ranked locally significant. They are 300 and 368 Moraine Road, and 2479 Woodbridge Lane.



2479 Woodbridge Lane

The house at 368 Moraine Road is an excellent example of the first subtype of French Eclectic architecture. Built in 1925, its principal mass is symmetrical with a limestone framed central entry. Second-floor paired casement windows have balconets with iron railings and through-the-cornice dormered roofs. There are oval windows on either side of the front door and a central dormer with oxeye window.

Another example of the French Eclectic style is the Fred L. Mandel house at 2479 Woodbridge Lane. Designed by David Saul Klafter and built in 1937, this house has a prominent circular tower with conical roof found in the Norman subtype of this style. This impressive house has multiple, steeply pitched, hipped roofs, and segmental and through-the-cornice dormers with multi-light casements throughout.

MISSION

The Mission style began in California in the 1890s when fashionable architects began looking to the colonial past of the Southwestern United States for inspiration. The Baroque-influenced, curved, parapeted gables and fanciful dormers of Spanish Mission churches became the identifying feature of this style. The Santa Fe and Southern Pacific Railroad adopted the style for their stations and resort hotels, which contributed to its spread eastward. The style was featured at the Panama California Exposition in San Diego in 1915, and examples could soon be found in builders' magazines. Ceramic tile roofs, stucco wall surfaces, wide, overhanging eaves with exposed rafter ends, and open porches with large, square piers are also typical features of the Mission style.

There are three Mission style structures in the survey area. They are all ranked locally significant in this survey and are particularly noteworthy. The structures at 2789 Oak Street and 2146 Sheridan Road are both included in the Illinois Historic Structures Survey, and the Oak Street structure is

listed on the National Register of Historic Places. The house at 2734 Roslyn Circle is a local Highland Park landmark.



2789 Oak Street

“Miralago,” at 2789 Oak Street, was built in c.1900 as the home of Calumet Baking Company president George Everhardt on the site of the old Port Clinton lighthouse. It features the characteristic Mission style parapeted gables on the building’s gable ends and on several projecting bays. The building is stucco and has an entrance portico with heavy, flared piers and an arched entry. The house was purchased in 1958 by the Highland Park Reform Jewish congregation now known as B’nai Torah. Miralago means “behold the lake” in Spanish.

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 School styles, looked to other areas of inspiration than the past for stylistic ideas. With the Prairie School style in particular, there was an intent to have architecture fit more into the rhythm of the surrounding natural landscape. As the century progressed, modernism took hold, first with 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 twenties. 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*.

The Craftsman style is well represented in the survey area, with 20 Craftsman style houses and one Craftsman Bungalow. The following three Craftsman style houses are ranked locally significant: 220 Moraine Road, a local Highland Park landmark and included in the Illinois Historic Structures

Survey; 2419 St. Johns Avenue, listed in the Illinois Historic Structures Survey; and 381 Orchard Lane, a remodeling of a c. 1875 Italianate house into the Craftsman style, also included in the Illinois Historic Structures Survey.



2419 St. Johns Avenue

The house at 2419 St. Johns Avenue was built c. 1910 and is a grand example of the Craftsman style with excellent integrity. Its stucco exterior has wood horizontal banding. The front entry and side porticos have a rafter-tailed, arbor-type roof supported by heavy, classical columns. There are wide, overhanging eaves with exposed rafters, and rows of wood and leaded, multi-light casements throughout.

PRAIRIE SCHOOL



440 Moraine Road

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 three Prairie School buildings in the survey area, of which two are ranked locally significant. They are 440 Moraine Road and 2575 St. Johns Avenue, both on the Illinois Historic Structures Survey.



2575 St. Johns Avenue

Built c. 1910, 440 Moraine Road built. It is an interesting example of a house with the characteristic massing of the Prairie School combined with some Classical Revival detailing. The low, rectangular box form of the Prairie School is evident, together with the broad, overhanging eaves, ceramic tile roof, and the bands of multi-light casement windows. The entry porch is Classical Revival in feel with its classical columns, brick corner supports, and balustrade atop a flat roof.

A later example of the Prairie School style is the C. M. Garland house at 2575 St. Johns Avenue, built in 1925. Horizontal emphasis in this house is seen in the various flat roofs with wide overhangs. The rough stone facade has corner quoins and paired decorative stone tabs under the eaves. Heavy brackets support the main entrance canopy. There are many multi-light windows throughout.

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. One building in the survey area has been classified as Late Prairie and was ranked locally significant. It is at 2300 Sheridan Road and was designed by Fridstein & Fitch in 1963.

INTERNATIONAL STYLE

The International Style was originally developed in Europe in the 1910s and 1920s by Le Corbusier, Walter Gropius, and Ludwig Mies van der Rohe. 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 a number of very fine examples ranging from 1936 through the 1980s. There are seven that have been ranked locally significant, of which six were built after 1952. Despite their relatively young age, they are recognized as being particularly noteworthy in architectural design. They include 344 Bloom Street, designed in 1936 by John Van Bergen; 2238 Egandale Road, 1956, designed by Roy Binkley; two Keck and Keck houses, at 151 Maple Avenue (1956) and 2595 St. Johns Avenue (1969); two Henry Newhouse designs, at 241 Melba Lane (1959); and 2441 Woodbridge Lane (1956); and 65 Vine Avenue, designed by Arnold Schaffner in 1963.



344 Bloom



151 Maple Avenue

The Dr. George B. Lake house at 344 Bloom Street is an interesting International style design by an architect better known for his Prairie School style work. John Van Bergen designed this house in 1936. It is geometric in form, with simple wood and stucco sections stacked irregularly. Vertical multi-light casement windows wrap around the corners. There is a flat roof and projecting wood lintels that reinforce the horizontality of the structure. This house may be eligible for listing on the National Register of Historic Places.

The Robert D. Misch house at 151 Maple Avenue is an excellent example of the International Style by nationally recognized modern architects George Fred and William Keck. This house is very low and boxy, with a flat roof. Its wall surfaces alternate between solids and window walls. There are narrow clerestory windows at the roof line and stacks of louvers for ventilation, a feature common to many Keck houses. An open carport is attached. This house may also be eligible for listing on the National Register of Historic Places.



2238 Egandale Road

Built in the same year is the S. H. Fraerman house at 2238 Egandale Road. Designed by Roy Binkley, this house is much longer than the Keck and Keck house, but has the same International style characteristics: the low, rectangular form with flat roof and alternating solid and window walls. Some walls have stacked brickwork. An open breezeway connects house and garage sections.

LATER 20TH CENTURY STYLES

The term Contemporary is somewhat imprecise but, for that reason, has been used to classify a style dating from the mid-1940s that incorporates some of the tenets of modernism, but often with less rectangular form and occasionally with some ornament. Nineteen structures have been classified as Contemporary and none of those are ranked locally significant. Although one house dates from c. 1924, the others are from 1948 through the 1980s. All but four are 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 28 Neo-Traditional houses in the survey area, most built since the 1980s, and all are non-contributing.

In the survey area there are 18 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.

19TH CENTURY VERNACULAR HOUSE TYPES

A relatively small number of homes in the survey area (63 or 14%) may be defined as 19th century vernacular house types. They range in construction date from c. 1875, the earliest houses in the area, through Gable Front houses, some of which were actually built until the 1920s. Some older types have been classified by form or plan such as T-Form and L-Form. Unfortunately, often because of their simplicity, the historic character of many of these housing types has not been fully appreciated. Consequently, many have been greatly altered.

GABLE FRONT HOUSES AND COTTAGES

The Gable Front house and Gable Front cottage comprise a vernacular house type from the late 19th and early 20th centuries 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 house or 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. Often the porch extends the full width of the front of the house. A Gable Front house is two or more stories tall, while a cottage is 1 to 1½ stories. It was a simple type for local builders to construct and is therefore common.



150 Edgecliff Drive

The Gable Front is the most common 19th century vernacular type, with 35 Gable Front houses and two Gable Front Cottages. Of these, only 150 Edgecliff Drive and 371 Vine Avenue have been ranked locally significant.

The house at 150 Edgecliff Drive, built c. 1885, was ranked locally significant because it is a well-preserved example of a type that has almost always undergone many alterations and additions over the years. Simple in form, this house retains its original clapboard siding and has some Queen Anne features such as the fish scaled and diamond-shingles in the

front gable, the diamond shaped window in the gable end, and exposed rafters under the side eaves. The full front porch has a half wall that supports square posts.

L-PLAN AND CROSS-PLAN

Some simple vernacular house types are based on general massing and overall floor plan. L-Plan houses and cottages have an L-plan as one single integrated whole. The L-Plan houses are 2½ stories tall and have gable roofs that intersect at a right angle, with their roof ridges at the same height. Cottages are 1½ stories tall. Cross-Plan houses are based on a plan shaped like a cross.



382 Bloom Street

There are two L-Plan houses, two L-Plan cottages, and one Cross-Plan house in the survey area. Of these, the cottage at 382 Bloom Street is a particularly charming example of this early vernacular type home and is ranked locally significant. Built c. 1880, this small house displays the L-Plan configuration. Adding to its appeal are the Queen Anne features, which include the patterned shingles in the front gable and the wrap-around porch with turned columns and scrolled brackets. Many of the windows retain historic wood, four-light storm windows.

FOUR OVER FOUR

The Four over Four is a two-story, rectangular house whose name is taken from the arrangement of rooms on the interior. Its floor plan has paired rooms on either side of a central hallway on both floors (thus there are four rooms over four rooms). It can be distinguished on the exterior because of the odd number of windows across the front. This house type is generally larger than some of the vernacular house types found in the oldest part of Illinois communities. Many were built by prosperous owners who had architectural details of popular high styles of the time applied to their houses. Although there is only one example of this type in the survey area, it has been ranked locally significant and was rated outstanding in the Illinois Historic Structures Survey.



217 Moraine Road

The house at 217 Moraine Road, built in 1901, is a good example of this simple type. It is two stories high, with hipped roof. Applied detail is Classical Revival, with Ionic pilasters at the building's corners, classical window surrounds, oxe-eye windows on the second floor, and dentils under the roof eaves.

OTHER VERNACULAR HOUSE TYPES

There are some other late 19th century vernacular types represented in the survey area but they have no exceptional or well preserved examples. These include the Gabled Ell, a type commonly built

between 1870 and 1920. Their floor plans were either L-shaped, with a porch in the interior corner of the L, or T-shaped, with the projecting stem toward the street. Typically there is an entrance in this corner of the ell. There are two Gabled Ell houses in the survey area dating from c. 1875 and c. 1895 and both are ranked contributing.

The Gambrel Front house is similar to the Gable Front, except that the principal roof is a gambrel shape, not a gable. A gambrel roof has two flat surfaces on each side of a central ridge and each is at a different pitch. This type of roof generally characterizes the Dutch Colonial Revival Style. The examples classified as the Gambrel Front type have no other characteristics of that particular high style. There are five examples of the Gambrel Front house in the survey area all dating from c. 1910 and all ranked contributing.

The Pyramidal cottage is a small, one-story house, usually square in plan, and characterized by a hipped roof with four equal-sized planes that meet at a peak in the center. There is one Pyramidal cottage in the survey area dating from c. 1900 and it is ranked non-contributing due to alterations.

Side Gable houses have gable-roofed ends at the sides of the structure. There are 12 examples of Side Gable houses in the survey area, dating generally from the early part of the 20th century. None have been ranked significant.

POPULAR 20TH CENTURY HOUSE TYPES



2064 Linden Avenue

Popular 20th century house types are 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. Other types include the Shed style, so called because of its roof type. Of the 114 examples of popular 20th century types, the Ranch is the most numerous in the survey area, with 51 examples.

AMERICAN FOURSQUARE

American Foursquare houses are simple, usually symmetrical houses that began to appear at the turn of the century. The house is typically square or nearly square in plan with four equal-sized rooms in each corner. The type became popular in house building because it was practical and comfortable for the working and middle classes. These houses were inexpensive to build since they did not have any of the elaborate features such as turrets and turned ornament that were fashionable in the late 19th century. The house is usually two to 2½ stories tall, two to three bays wide, with a hipped or pyramidal roof, dormers, a full-width front porch with classical or squared-off columns and piers,

and overhanging eaves. Plan book and catalog companies featured many Foursquare designs between 1900 and 1925.

Of the ten American Foursquare type houses in the survey area, only one, at 2064 Linden Avenue, has been ranked locally significant. It was also rated outstanding in the Illinois Historic Structures Survey. This house, built c. 1910, is a good example of this type with few alterations. It is 2½ stories with a hipped roof and hipped roof dormer. The full front porch has square columns and there is a frieze under the roof eaves. There are leaded upper sashes in the second-floor windows. Unfortunately, this house is in a deteriorated condition.

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.



340 Temple Avenue

There are 20 Bungalows in the survey area. However, most of them have been altered by enclosing porches, replacing front steps and railings, and making other changes that detract from the original historic character of this often modest type. Only one has been ranked locally significant, the house at 340 Temple Avenue.

The house at 340 Temple Avenue is a simple, 1½-story Bungalow with a cross gable roof. It has some particularly nice features, including the half-timbering and diamond window in the gable ends, the square, brick porch supports, and the ribbon casement windows with transoms. The front steps and wrought iron railing are not original.

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.



2736 Port Clinton Road

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. Contemporary Ranch houses are very simple, and tend to have hipped or gabled roofs and deep overhangs. International Style houses generally have flat roofs and a greater amount of

glass. 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.

There are 51 Ranch type houses in the survey area, almost all of them built during the decade of the 1950s. Many of them are architect-designed. However, only two, the Sinesio Zagnoli house at 2736 Port Clinton Road and the Paul Rosenblum house at 2401 St. Johns Avenue, have been ranked locally significant. One other, at 457 Moraine Road, was included in the Illinois Historic Structures survey.

The Zagnoli house was designed by Elgin architect Elmer Gylleck and built in 1950. This Ranch house has an L-Plan, with low pitched intersecting gable roofs and a carport with a flared roof. Exterior material is stone and wood siding, and there are stacked and picture windows wrapping the corners of the house.



2401 St. Johns Avenue

The Rosenblum House at 2401 St. Johns Avenue was designed by noted local architects Dubin and Dubin and was built in 1956. This Ranch type house has a very long and low profile, with very shallow gable roofs with broad overhanging eaves and clerestory windows tucked under them. Late Prairie style influence is evident in the use of random course, stone-clad exterior walls.

OTHER POPULAR HOUSE TYPES

There are several other popular house types represented in the survey area. However, none of them have been ranked 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 ten examples in the survey area built between c. 1930 and 1956.

The Split Level began to emerge 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 20 examples in the survey area, with only two of them having been built before 1952.

Multi-directional shed roofs were used by architects and builders from about 1965 through the 1980s in a common type called Shed style in this survey. Diagonal or vertical brown-stained wood siding and aluminum sliding windows were commonly used. There are two examples in the survey area, both built in the 1970s.

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.

PLAN BOOK AND PRE-CUT CATALOG HOUSES

The introduction of plan book and pre-cut catalog homes brought new opportunities to home buyers who wanted the latest home styles and trends but could not afford an architect to design their new home. Builders or owners could purchase designs from a number of mail order companies who produced plans and designs, and pre-cut catalog companies provided the materials necessary for building the house. These houses were appealing to buyers: the houses could be chosen out of a catalog, were reasonably priced, and could be built on any site. Pre-cut catalog houses could be constructed rapidly since the materials were produced and sized at the catalog company's mills and shipped to the site. Sears, Roebuck and Company, Chicago, Illinois (1908-1940), was one of the most successful of the "pre-cut" catalog companies, selling over 30,000 houses by 1925 and nearly 50,000 by 1930. At the sales office, customers selected a plan from the many designs offered in the catalog. After an order was placed, a service representative was assigned, a construction manual provided, and a shipping schedule set up. Soon after, the owners would either hire a local contractor to build the house or build the house themselves.



2734 Roslyn Lane

“The Alhambra,” a Mission style house featured in the 1918 Sears Catalog and in other editions up until 1929, can be found at 2734 Roslyn Lane. This house is a local Highland Park landmark and has been ranked locally significant in this survey. Built in 1922, this house is stucco and has the characteristic parapet of the Mission style. A comparison with the original catalog illustration shows some alterations

to the front porch. The parapet appears to have been removed and windows installed to enclose it. Also, the ceramic tile roof has been removed. Despite these changes, however, the house remains an interesting example of this rare Sears design.



Sears, Roebuck & Company “Alhambra” model.

MULTI-FAMILY HOUSING TYPES



2780 Laretta Avenue

There is a mix of multi-family housing types in the survey area, including a historic flat building, duplex, and coach house, which are all ranked as contributing structures; a more recent rowhouse complex; and 13 small apartment buildings. The rowhouses and all but one of the apartment buildings are rated non-contributing. The difference between a flat building and a duplex is that in a flat building the individual apartment units are stacked, whereas in a duplex they are side by side.

The apartment building at 2780 Laretta Avenue was designed by Jones and Duncan and built in 1948. A two-story brick building with a flat roof, it displays the simplicity of the Art Moderne style with horizontal banding at the roof line, and windows that wrap around the corners.

COMMERCIAL STRUCTURES

The commercial building as a distinct architectural form developed at the end of the 19th century and stayed generally the same until the age of the automobile. Commercial buildings, set within traditional business districts, usually fit on an entire lot, are built up to the sidewalk, and are often joined to neighboring buildings by party walls. In *The Buildings of Main Street*, Richard Longstreth

has developed a classification system for historic commercial structures built within compact business districts prior to the 1950s that is based on their massing. He classifies most commercial structures under four stories tall as either One- or Two-Part Commercial Blocks, regardless of architectural stylistic elements. The distinction between a One- and a Two-Part Commercial Block is whether there is a strong horizontal cornice, string course, or other architectural feature that visually divides the facade into one or two stacked horizontal bands. Two- or more story Commercial Blocks are usually divided into two separate zones, reflecting the different uses of the interior. The ground-floor level contains public places such as a store or lobby, while the upper stories have more private uses such as apartments or offices. Longstreth uses a few other massing types, of which the Enframed Block can be found in the survey area. This survey classifies all commercial buildings first by the massing types defined by Longstreth, with architectural style considered as “details.”

There are 17 commercial structures in the survey area. Three of these are One-Part Commercial



409 Temple Avenue

Blocks and four are Two-Part Commercial Blocks. Although most of these are historic buildings, they have been altered so that none are ranked significant. There is one Enframed Block in the survey area, the 1936 Union Hall at 409 Temple Avenue, that is ranked locally significant. This rectangular stone structure has a ceramic tile hipped roof and stylized Classical Revival details. The entrance is recessed and framed with stone banding. There are limestone corner quoins and cornice, in which is inscribed “Labor Temple” and “Labore est Orare.”

The other commercial structures in the survey area include an auto repair garage, a Drive-In, and a Freestanding commercial building. None are ranked significant.

OTHER STRUCTURES



Elm Place School (Sheridan Road facade)

There are three schools in the survey area, Elm Place Middle School at 2031 Sheridan Road, Highland Park High School at 488 Vine Street, and Indian Trails School at 2075 St. Johns Avenue. Of these, Elm Place School is ranked locally significant. The school itself was founded in 1870. However, the oldest sections still standing date from 1924, 1927, and 1930 and were designed by William D. Mann in a stylized version of the Italian Renaissance Revival style. This two-story brick building is long and low in its overall appearance. Its center section is symmetrical around a central, pedimented

entry bay. Flanking this is an arcade topped with a continuous balcony. Other features include corbeling and exposed rafter tails. A modern addition was designed by Loebel Schlossman Bennett & Dart in 1970.

The oldest sections of Highland Park High School are two 1912 three-story Tudor Revival structures. They were built as additions to the original 1901 structure, which was demolished and replaced by the 1954 Vine Street section also designed by Loebel, Schlossman & Bennett. Indian Trails School is not historic.

Another structure that has been ranked locally significant is the B'nai Torah Temple at 2787 Oak Street. Built in 1966, this building is a personalized expression of a structure using the kinds of modern materials advanced in the International style. It has a hexagonal sanctuary of brick and elliptical clerestory windows surrounded by low, rectangular, brick and glass wings. The generally rounded shape is typical of a 1960s sensibility in Expressionism.



2787 Oak (B'nai Torah)

Other structures in the survey area include the George B. Prindle Water Works Plant at 10 Park Avenue, built in 1930 in the Classical Revival style and ranked contributing; and the North Shore Yacht club, next to the water plant at the end of Park

Avenue, built c. 1960, and ranked non-contributing. There are also two bridges in the survey area from c.1930, both ranked contributing.

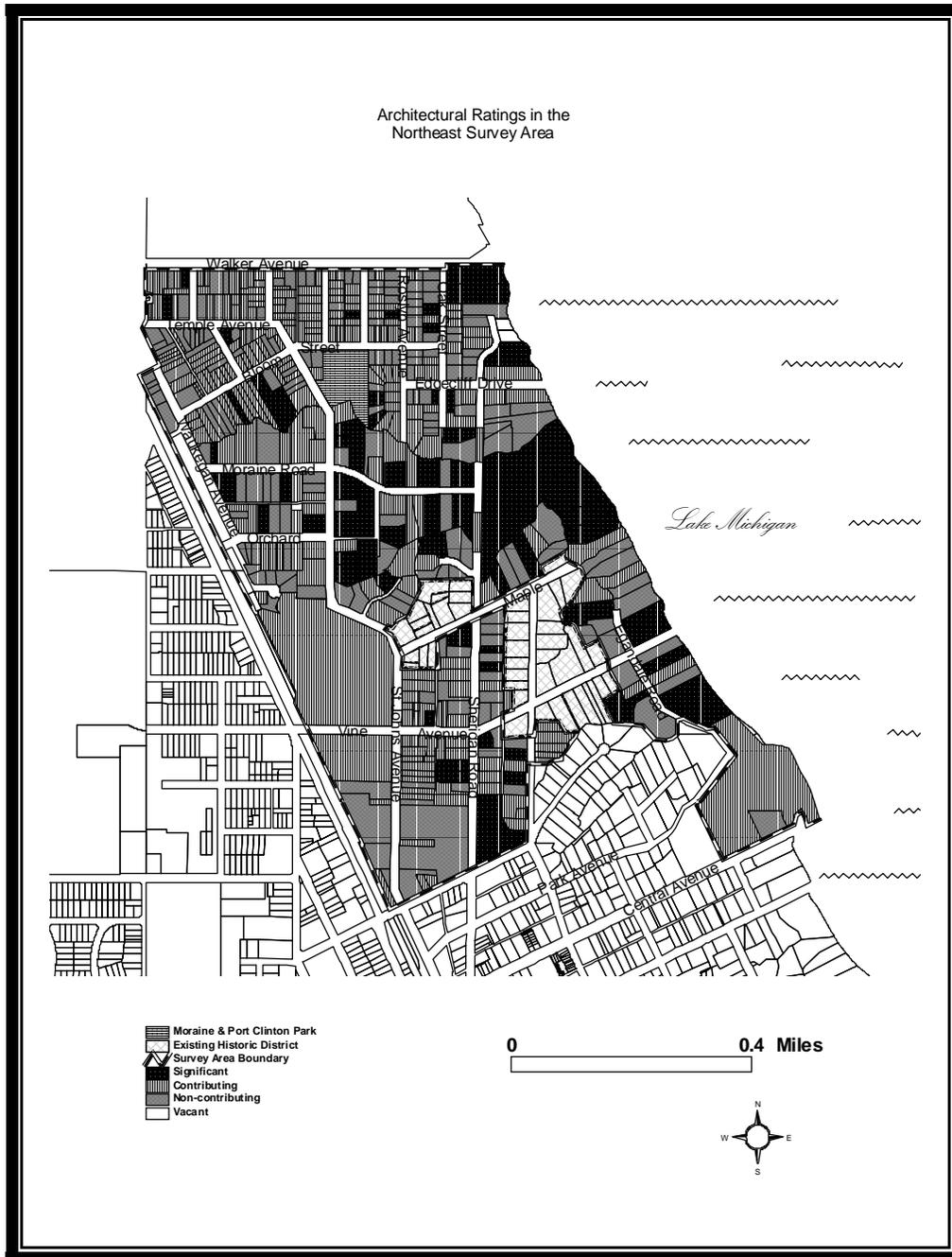
There are two parks in the survey area, Moraine Park on the east side of the 2400 block of Sheridan Road, and Port Clinton Park at St. Johns Avenue and Bloom Street. Moraine Park is located on the former site of the Moraine Hotel, designed by W. W. Boyington and built in 1900. Of the four secondary structures in the park recorded in this survey, only one is a contributing structure. It is the historic stone bridge at the base of the ravine and the stone walkway that leads to the beach. This is all that remains of the Moraine Hotel grounds, demolished in 1971. There are no contributing structures in Port Clinton Park.



Stone walkway in Moraine Park

CONCLUSION

The Northeast Survey Area displays a wide variety of architectural styles and types spanning a 130-year period. As is true in so much of Highland Park, many are designed by locally and even nationally well-regarded architects. There are a few architecturally significant homes in early historic styles and types from the 19th century, and more in historic revival styles and non-historic styles from the modern period in the first half of the 20th century.



The survey area contains a total of 482 properties with 475 principal structures and 211 secondary structures. (There are five vacant parcels and two parks.) If the entire survey area were designated a local historic district, 61% (296) of the properties would be considered contributing to the character of the historic district and 184 (38%) would be non-contributing. If a National Register historic district were created here, 287 properties, or 60%, would be contributing and 193 properties, or 40% non-contributing. A National Register district generally does not include anything less than 50 years old.

There are 60 structures in the survey area that have been ranked as significant – 12% 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. The significant structures in the northeast survey area are generally scattered throughout the survey area, although there are some smaller clusters along Moraine Road between St. Johns Avenue and Sheridan Road, and along the lakefront south of Moraine Park. Nonetheless, this report recommends a renewed effort to increase individual landmark designations in the area rather than create any new historic districts with strict geographic boundaries.

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 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 Northeast Survey Area has 60 significant rated buildings, of which only three are currently designated local landmarks and two are listed on the National Register. The others should be considered as potential candidates for landmark designation. Twenty-four of the 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 five 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 HCC that this will not be an obstacle. The eligible structures include:

- The Dr. George B. Lake House, 344 Bloom Street, designed by John Van Bergen in 1936, an unusual iteration of the International Style for this well known Prairie School architect.
- Prallmere, 126 Edgecliff Drive, a Queen Anne style house built in the early 1890s for Colonel F. S. Prall.
- The Henry Adamson House, 2219 Egandale Road, a handsome 1926 Tudor Revival House designed by Robert Seyfarth with landscape design by Jens Jensen.
- The Robert D. Misch House, 151 Maple Avenue, an excellent example of the International Style from 1956 by nationally recognized modern architects Keck & Keck.
- 2576 Sheridan Road, an outstanding example of the Georgian Revival style from c. 1915.

CONSIDER THE DESIGNATION OF THEMATIC HISTORIC DISTRICTS

There are not any concentrations of significant buildings large enough to warrant designation of new historic districts. The last report, written for the South Central survey area, suggested the possibility of two thematic districts that would incorporate multiple buildings on scattered sites. One was a “Buildings by Architect Robert E. Seyfarth” district that incorporates all the buildings in Highland Park designed by this prolific and highly regarded local architect. The other would be a thematic nomination of modernist structures in the International, Miesian, Late Prairie, and Contemporary styles. There are a number of significant buildings in this report that would add to such thematic districts.

There are believed to be 52 houses by Seyfarth still standing in Highland Park, more than any other architect of comparable significance. In this survey area there are eight: 2219 Egandale Road; 2130, 2144; and 2160 Linden Avenue; 195 Maple Avenue; 246 Melba Lane; 325 Orchard Lane; and 2693 Sheridan Road.

There is a strong collection of International style houses in the survey area, including the nationally recognized work of Keck and Keck. These include 344 Bloom Street (1936) by John Van Bergen; 2238 Egandale Road (1956) by Roy Binkley; 151 Maple Avenue (1956) by Keck & Keck; 241 Melba Lane (1959) by Henry Newhouse; 2595 St. Johns Avenue (1969) by Keck & Keck; 65 Vine Avenue (1963) by Arnold Schaffner; and 2441 Woodbridge Lane (1956) by Henry Newhouse.

This is the third intensive survey completed under the city's survey program. The others were Central East and the Deerfield Road/Central Avenue area in 1999, and the South Central survey area in 2001. The importance of this survey work will be realized as additional landmark designations result.

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CREDITS

This report was prepared by Historic Certification Consultants, 1105 West Chicago Avenue, Chicago, IL 60622, under contract to the City of Highland Park Historic Preservation Commission. The individual data forms for each building surveyed are in binders on file with the Highland Park Historic Preservation Commission in the Community Development Department.

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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			

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

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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:
LIST OF SIGNIFICANT RATED BUILDINGS

LIST OF SIGNIFICANT RATED BUILDINGS

344 Bloom Street
Dr. George B. Lake House
International Style
1936

150 Edgecliff Drive
Gable Front
c. 1885

2269 Egandale Road
Hugo Sonnenschein House
International Style
1927

2064 Linden Avenue
American Foursquare
c. 1910

151 Maple Lane
Robert D. Misch House
International Style
1956

2426 Montgomery Avenue
Tudor Revival
c. 1920

183 Moraine Road
Follansbee House
Colonial Revival
1914

220 Moraine Road
Gordon Buchanan House
Craftsman
1907

300 Moraine Road
S. Goodman House
French Eclectic
1925

455 Moraine Road
Queen Anne
c. 1895

2787 Oak Street
Synagogue
1966

382 Bloom Street
L-Plan Cottage
c. 1880

2219 Egandale Road
Henry Adamson House
Tudor Revival
1926

2340 Egandale Road
Harold M. Marks House
French Eclectic
1929

2130 Linden Avenue
George McBride House
Colonial Revival
c. 1912

195 Maple Lane
Mrs. John A. Bunnell House
Tudor Revival
1924

2455 Montgomery Avenue
Colonial Revival
c. 1900

184 Moraine Road
Palmer Montgomery House
Queen Anne
1892

245 Moraine Road
Wilbur L. Lafean House
Tudor Revival
c. 1915

368 Moraine Road
S. Ruwitch House
French Eclectic
1925

2720 Oak Street
Tudor Revival
1931

2789 Oak Street
Miralago
Mission
c. 1900

126 Edgecliff Drive
Prallmere
Queen Anne
c. 1890

2238 Egandale Road
S. H. Fraerman House
International Style
1956

2780 Laretta Avenue
Apartment
1948

2160 Linden Avenue
Colonial Revival
c. 1920

241 Melba Lane
Leo A. Goldstein House
International Style
1959

2490 Montgomery Avenue
Georgian Revival
c. 1910

217 Moraine Road
Four Over Four
1901

291 Moraine Road
A. J. Kreuzkamp House
Georgian Revival
1925

440 Moraine Road
Prairie School
c. 1910

2740 Oak Street
John Wdell House
Colonial Revival
1924

325 Orchard Lane
Verde Vista
Georgian Revival
1905

381 Orchard Lane Craftsman c. 1875	439 Orchard Lane W. A. Gibson House Colonial Revival 1926	2736 Port Clinton Avenue Sinesio Zagnoli House Ranch 1950
2616 Roslyn Circle Colonial Revival 1924	2628 Roslyn Circle Tudor Revival c. 1930	2734 Roslyn Lane H. J. Carlson House Mission 1922
2031 Sheridan Road Elm Place School School/Italian Renaissance 1924, 1927	2130 Sheridan Road Italianate 1871	2146 Sheridan Road Mission c. 1920
2175 Sheridan Road Tudor Revival c. 1920	2275 Sheridan Road Andrew Bloomfield House Classical Revival 1938	2295 Sheridan Road Georgian Revival c. 1920
2300 Sheridan Road Jack Hoffman House Late Prairie 1963	2576 Sheridan Road Georgian Revival c. 1915	2693 Sheridan Road Samuel Holmes House Tudor Revival 1928
2401 St. Johns Avenue Paul Rosenblum House Ranch 1956	2419 St. Johns Avenue Craftsman c. 1910	2575 St. Johns Avenue C. M. Garland House Prairie School 1925
2595 St. Johns Avenue Daniel Besser House International Style 1969	340 Temple Avenue Bungalow c. 1910	409 Temple Avenue Enframed Block 1936
65 Vine Avenue Jerome Factor House International Style 1963	371 Vine Avenue Gable Front c. 1890	2370 Wood Path Carl Pfanstiel House Dutch Colonial Revival c. 1910
2441 Woodbridge Lane Irving B. Harris House International Style 1956	2445 Woodbridge Lane Lawrence Stein House Tudor Revival 1929	2479 Woodbridge Lane Fred L. Mandel House French Eclectic 1937

APPENDIX C:
INVENTORY OF ARCHITECTURAL RESOURCES

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
141	BLOOM	ST	Ranch		c. 1950		NC	NC	N	
146	BLOOM	ST	Ranch		1955	Catchpole, Richard	NC	NC	N	
171	BLOOM	ST	Colonial Revival		1937	Newhouse & Bernham	C	C	N	
179	BLOOM	ST	Colonial Revival		1937		C	C	N	
180	BLOOM	ST	Split-Level		1965	Warton, Michael	NC	NC	N	
187	BLOOM	ST	Colonial Revival		1937	Newhouse & Bernham	C	C	N	
188	BLOOM	ST	Ranch		1955	Dang & Pavlovich	NC	NC	N	
198	BLOOM	ST	Colonial Revival		1954	Vignocchi, Roger	NC	NC	N	
221	BLOOM	ST	Colonial Revival		c. 1920		C	C	N	
225	BLOOM	ST	American Foursquare		c. 1915		C	C	N	
229	BLOOM	ST	American Foursquare		c. 1915		C	C	N	
257	BLOOM	ST	Minimal Traditional	Colonial Revival	1947		C	C	N	
260	BLOOM	ST	Shed Style		1970s		NC	NC	N	
271	BLOOM	ST	Minimal Traditional	Tudor Revival	1947		C	C	N	
299	BLOOM	ST	Bungalow		1927		C	C	N	
303	BLOOM	ST	Minimal Traditional		1955		NC	NC	N	
309	BLOOM	ST	No style		c. 1910		NC	NC	N	
315	BLOOM	ST	Gable Front		c. 1910		C	C	N	
318	BLOOM	ST	No style		c. 1910		C	C	N	
325	BLOOM	ST	Colonial Revival		c. 1920		C	C	N	
328	BLOOM	ST	Ranch		1954		NC	NC	N	
335	BLOOM	ST	Bungalow		c. 1920		C	C	N	

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
344	BLOOM	ST	International Style		1936	Van Bergen, John S.	S	C	Y	
345	BLOOM	ST	Bungalow		c. 1915		C	C	N	
350	BLOOM	ST	Gable Front		c. 1900		C	C	N	
362	BLOOM	ST	Gable Front		c. 1875		C	C	N	
367	BLOOM	ST	Bungalow		c. 1910		C	C	N	
368	BLOOM	ST	Gable Front		c. 1870		C	C	N	
375	BLOOM	ST	Bungalow		c. 1910		C	C	N	
376	BLOOM	ST	L-Plan		c. 1880		C	C	N	
382	BLOOM	ST	L-Plan Cottage	Queen Anne	c. 1880		S	C	N	
383	BLOOM	ST	Bungalow		c. 1910		C	C	N	
388	BLOOM	ST	Gambrel Front		c. 1910		C	C	N	
391	BLOOM	ST	Bungalow		c. 1910		C	C	N	
396	BLOOM	ST	Dutch Colonial Revival		c. 1910		C	C	N	
397	BLOOM	ST	American Foursquare		c. 1910		C	C	N	
405	BLOOM	ST	Gambrel Front		c. 1910		C	C	N	
406	BLOOM	ST	Gable Front		c. 1900		NC	NC	N	
414	BLOOM	ST	No style		c. 1875		NC	NC	N	
415	BLOOM	ST	Gable Front		c. 1900		C	C	N	
419	BLOOM	ST	Gable Front Cottage		c. 1890		C	C	N	
420	BLOOM	ST	Gable Front		c. 1890		NC	NC	N	
425	BLOOM	ST	No style		c. 1875		NC	NC	N	

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Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
426	BLOOM	ST	Minimal Traditional	Colonial Revival	1936		C	C	N	
122	EDGECLIFF	DR	Contemporary		1977	Braun, Gustav	NC	NC	N	
126	EDGECLIFF	DR	Queen Anne		c. 1890		S	C	Y	Berger, IHSS
150	EDGECLIFF	DR	Gable Front	Queen Anne	c. 1885		S	C	N	
151	EDGECLIFF	DR	Craftsman		c. 1910		C	C	N	
154	EDGECLIFF	DR	No style		c. 1915		NC	NC	N	
165	EDGECLIFF	DR	Craftsman		c. 1920		C	C	N	IHSS
170	EDGECLIFF	DR	Minimal Traditional		1956		NC	NC	N	
176	EDGECLIFF	DR	Side Gable		c. 1920		NC	NC	N	
2219	EGANDALE	RD	Tudor Revival		1926	Seyfarth, Robert E.	S	C	Y	
2220	EGANDALE	RD	Colonial Revival		1953	Ticknor, James H.	NC	NC	N	
2233	EGANDALE	RD	Ranch		1955	Morris, Sydney H. & Associates	NC	NC	N	
2238	EGANDALE	RD	International Style		1956	Binkley, Roy	S	NC	N	
2248	EGANDALE	RD	Craftsman	Tudor Revival	c. 1927	Meuer, William D.	C	C	N	IHSS
2255	EGANDALE	RD	Contemporary		c. 1924	Lowenstein, Edward	C	NC	N	
2269	EGANDALE	RD	Tudor Revival		1927	Klauer, E. H. & E. A. Grunsfeld	S	C	N	IHSS
2320	EGANDALE	RD	International Style		1970s		NC	NC	N	
2340	EGANDALE	RD	French Eclectic		1929	Wolcott & Work	S	C	N	IHSS
2345	EGANDALE	RD	International Style		1960s		NC	NC	N	
2365	EGANDALE	RD	Contemporary		1980s		NC	NC	N	
2366	EGANDALE	RD	Colonial Revival		1947		C	C	N	

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Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2385	EGANDALE	RD	No style		c. 1920		C	C	N	
2401	EGANDALE	RD	International Style		1980s		NC	NC	N	-
2413	EGANDALE	RD	Neo-Traditional		1990s		NC	NC	N	
2423	EGANDALE	RD	French Eclectic		c. 1920		C	C	N	IHSS
469	ELM	PL	Colonial Revival		c. 1920		C	C	N	
477	ELM	PL	Italianate		c. 1875		C	C	N	
535	ELM	PL	Two Part Commercial Block		c. 1890		C	C	N	
2714	FORT SHERIDAN	AV	Minimal Traditional		1948		C	C	N	
2715	FORT SHERIDAN	AV	Tudor Revival		c. 1935		C	C	N	
2720	FORT SHERIDAN	AV	Colonial Revival		c. 1940		C	C	N	
2725	FORT SHERIDAN	AV	Gabled Ell	Gothic Revival	c. 1875		C	C	N	
2732	FORT SHERIDAN	AV	Bungalow		c. 1915		C	C	N	
2735	FORT SHERIDAN	AV	American Foursquare		c. 1910		C	C	N	
2744	FORT SHERIDAN	AV	Gable Front		c. 1905		C	C	N	
2747	FORT SHERIDAN	AV	Colonial Revival	Neo-Tudor Revival	1960s		NC	NC	N	
2754	FORT SHERIDAN	AV	Minimal Traditional		c. 1945		C	C	N	
2755	FORT SHERIDAN	AV	Colonial Revival		c. 1925		C	C	N	
2765	FORT SHERIDAN	AV	Bungalow		c. 1920		C	C	N	
2770	FORT SHERIDAN	AV	Bungalow		1920		C	C	N	
2775	FORT SHERIDAN	AV	Colonial Revival		c. 1920		C	C	N	
2784	FORT SHERIDAN	AV	Cape Cod		c. 1940		C	NC	N	

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Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2787	FORT SHERIDAN	AV	Ranch		c. 1920		C	C	N	
2750	LAURETTA	AV	Apartment		1955	Jones & Duncan	NC	NC	N	
2764	LAURETTA	AV	Dutch Colonial Revival		1924		C	C	N	
2765	LAURETTA	AV	Gable Front		c. 1910		C	C	N	
2780	LAURETTA	AV	Apartment	Art Moderne	1948	Jones & Duncan	S	C	N	
2064	LINDEN	AV	American Foursquare	Colonial Revival	c. 1910		S	C	N	IHSS
2066	LINDEN	AV	Coach House		c. 1910		C	C	N	
2078	LINDEN	AV	Craftsman		c. 1915		C	C	N	
2100	LINDEN	AV	Craftsman		c. 1915		C	C	N	
2114	LINDEN	AV	Split-Level		1956	Fitch, Schiller & Frank	NC	NC	N	
2130	LINDEN	AV	Colonial Revival		c. 1913	Seyfarth, Robert E.	S	C	N	IHSS
2144	LINDEN	AV	Colonial Revival		c. 1914	Seyfarth, Robert E.	C	C	N	IHSS
2153	LINDEN	AV	American Foursquare	Craftsman	c. 1910		NC	NC	N	
2159	LINDEN	AV	Dutch Colonial Revival		c. 1900		C	C	N	IHSS
2160	LINDEN	AV	Colonial Revival		c. 1915	Seyfarth, Robert E.	S	C	N	IHSS
2171	LINDEN	AV	Craftsman		c. 1910		C	C	N	IHSS
2172	LINDEN	AV	Neo-Traditional		1990s		NC	NC	N	
2185	LINDEN	AV	Dutch Colonial Revival		1924		C	C	N	IHSS
2199	LINDEN	AV	Colonial Revival		c. 1915		C	C	N	
2673	LOGAN	ST	Cape Cod		1937	Whitehead, Theodore	C	C	N	

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Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2676	LOGAN	ST	Ranch		1953	Lunardi, Bruno	NC	NC	N	
2679	LOGAN	ST	Bungalow		1924		NC	NC	N	
2684	LOGAN	ST	Dutch Colonial Revival		1927		C	C	N	
2687	LOGAN	ST	Second Empire		c. 1875		C	C	N	IHSS
2690	LOGAN	ST	No style		c. 1915		C	C	N	
2698	LOGAN	ST	Cape Cod		1931		C	C	N	
2704	LOGAN	ST	L-Plan Cottage		c. 1890		NC	NC	N	
151	MAPLE	AV	International Style		1956	Keck & Keck	S	NC	Y	
165	MAPLE	AV	International Style		1953	Newhouse, H. L.	NC	NC	N	
185	MAPLE	AV	International Style		1970s		NC	NC	N	
195	MAPLE	AV	Tudor Revival		1924	Seyfarth, Robert E.	S	C	N	
211	MAPLE	AV	Split-Level		1957	Yost & Taylor	NC	NC	N	
228	MAPLE	AV	Ranch		1955	Rosen, Nathan R.	NC	NC	N	
294	MAPLE	AV	Ranch		1966		NC	NC	N	
225	MELBA	LN	Colonial Revival		1965	Footlik-Rose Assoc.	NC	NC	N	
235	MELBA	LN	Ranch	Contemporary	1965	Schwartz, Milton	NC	NC	N	
240	MELBA	LN	Split-Level		1962	Mahor, R. H. & A. H. Nemordni	NC	NC	N	
241	MELBA	LN	International Style		1959	Newhouse, Henry L.	S	NC	N	
244	MELBA	LN	Split-Level		1966	Designer Building Corp.	NC	NC	N	
246	MELBA	LN	Colonial Revival		1912	Seyfarth, Robert E.	C	C	N	
2426	MONTGOMERY	AV	Tudor Revival		c. 1920		S	C	N	IHSS

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Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2427	MONTGOMERY	AV	Neo-Traditional		2001	Fraerman Associates Arch.	NC	NC	N	
2455	MONTGOMERY	AV	Colonial Revival		c. 1900		S	C	N	IHSS
2465	MONTGOMERY	AV	Ranch		1974	Marks, Edward	NC	NC	N	
2490	MONTGOMERY	AV	Georgian Revival		c. 1910		S	C	N	IHSS
183	MORaine	RD	Colonial Revival		1914		S	C	N	IHSS, HP Landmark
184	MORaine	RD	Queen Anne		1892	Boyington, W. W.	S	C	N	Berger
192	MORaine	RD	Ranch		1955	Jones & Duncan	NC	NC	N	
201	MORaine	RD	Ranch		1956	Johnson, Harry N.	NC	NC	N	
217	MORaine	RD	Four over Four	Classical Revival	1901		S	C	N	IHSS
220	MORaine	RD	Craftsman	Tudor Revival	1907		S	C	N	IHSS, HP Landmark
230	MORaine	RD	Monterey		1950	Lederer, Greta	C	C	N	
235	MORaine	RD	No style		1948		C	C	N	
240	MORaine	RD	Colonial Revival		1950		C	C	N	
245	MORaine	RD	Tudor Revival		c. 1915	Perkins, Frederick W.	S	C	N	IHSS
256	MORaine	RD	Colonial Revival		c. 1920		C	C	N	IHSS
257	MORaine	RD	Tudor Revival		c. 1910		C	C	N	
268	MORaine	RD	Colonial Revival		c. 1910		C	C	N	
279	MORaine	RD	Colonial Revival		c. 1920		C	C	N	
283	MORaine	RD	Ranch		1965	George, Charles V.	NC	NC	N	
291	MORaine	RD	Georgian Revival		1925		S	C	N	IHSS

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299	MORaine	RD	Colonial Revival		1964	Benoliel, Phillip K.	NC	NC	N	
300	MORaine	RD	French Eclectic		1925		S	C	N	
333	MORaine	RD	Ranch	Colonial Revival	1952	Newhouse, H. L.	C	C	N	
340	MORaine	RD	Ranch	Colonial Revival	1957	Marks, Edward	NC	NC	N	
350	MORaine	RD	French Eclectic		c. 1920		C	C	N	IHSS
351	MORaine	RD	Tudor Revival		1924		C	C	N	IHSS
365	MORaine	RD	Colonial Revival		c. 1920		C	C	N	
368	MORaine	RD	French Eclectic		1925		S	C	N	
382	MORaine	RD	Split-Level		1957	Shayman & Salk	NC	NC	N	
387	MORaine	RD	Contemporary		1970s		NC	NC	N	
390	MORaine	RD	Split-Level		1958	Shayman & Salk	NC	NC	N	
404	MORaine	RD	-		-	-	NC	NC	-	
405	MORaine	RD	Tudor Revival		1927		C	C	N	
419	MORaine	RD	Contemporary		1951	Jones & Duncan	C	C	N	
420?	MORaine	RD	-		-	-	NC	NC	-	
439	MORaine	RD	Classical Revival		c. 1910		C	C	N	
440	MORaine	RD	Prairie School	Classical Revival	c. 1910		S	C	N	IHSS
455	MORaine	RD	Queen Anne		c. 1895		S	C	N	IHSS
457	MORaine	RD	Ranch		1959	Dodels, Harvey	NC	NC	N	IHSS
445	NAIDA	TER	Neo-Traditional		1990s		NC	NC	N	
455	NAIDA	TER	Neo-Traditional		1990s		NC	NC	N	
458	NAIDA	TER	Neo-Traditional		1990s		NC	NC	N	

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Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
465	NAIDA	TER	Contemporary		1980s		NC	NC	N	
468	NAIDA	TER	Craftsman		c. 1910		C	C	N	
475	NAIDA	TER	Neo-Traditional		1990s		NC	NC	N	
485	NAIDA	TER	Neo-Traditional		1980s		NC	NC	N	
2580	OAK	ST	Gable Front	Queen Anne	c. 1895		C	C	N	
2586	OAK	ST	Ranch		1958	Handler, Ronald	NC	NC	N	
2594	OAK	ST	Ranch		c. 1955		NC	NC	N	
2604	OAK	ST	Ranch		c. 1955		NC	NC	N	
2612	OAK	ST	Bungalow	Tudor Revival	c. 1925		C	C	N	
2665	OAK	ST	No style		c. 1925		NC	NC	N	
2674	OAK	ST	Ranch		1951	Schnuff, James	C	C	N	
2679	OAK	ST	Ranch		1956	Apler, Max	NC	NC	N	
2680	OAK	ST	No style		1951	Kincaid, James	NC	NC	N	
2691	OAK	ST	Colonial Revival		c. 1910		C	C	N	
2703	OAK	ST	Colonial Revival		1960s		NC	NC	N	
2710	OAK	ST	Contemporary		1970s		NC	NC	N	
2715	OAK	ST	Contemporary		1957	Com, Com & Moses	NC	NC	N	
2720	OAK	ST	Tudor Revival	French Eclectic	1931	Norling, E. C.	S	C	N	
2725	OAK	ST	Ranch		1951	Del Bianco, A. J.	C	C	N	
2730	OAK	ST	Colonial Revival		1928		C	C	N	
2735	OAK	ST	Ranch		1950	Del Bianco, A. J.	C	C	N	
2740	OAK	ST	Colonial Revival	Craftsman	1924		S	C	N	IHSS

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2745	OAK	ST	Ranch		1950	Del Bianco, A. J.	C	C	N	
2756	OAK	ST	Colonial Revival		1977	Schwartz	NC	NC	N	
2776	OAK	ST	Art Moderne		1954	Conville, John	NC	NC	N	
2787	OAK	ST	Synagogue	International Style	1966		S	N	N	
2789	OAK	ST	Mission		c. 1900		S	C	Y	Berger, IHSS
325	ORCHARD	LN	Georgian Revival		1905	Seyfarth, Robert E.	S	C	N	Berger, IHSS
334	ORCHARD	LN	Craftsman		c. 1915		C	C	N	
381	ORCHARD	LN	Craftsman		c. 1875		S	C	N	IHSS
396	ORCHARD	LN	Colonial Revival		c. 1920		C	C	N	
397	ORCHARD	LN	Craftsman		c. 1910		C	C	N	
397.5	ORCHARD	LN	Side Gable		c. 1910		NC	NC	N	
411	ORCHARD	LN	Colonial Revival		c. 1920		NC	NC	N	
412	ORCHARD	LN	Neo-Traditional		1950	Jones & Duncan	NC	NC	N	
420	ORCHARD	LN	Minimal Traditional		1950	Houlihan, Ray E.	C	C	N	
425	ORCHARD	LN	Colonial Revival		c. 1920		NC	NC	N	
428	ORCHARD	LN	Ranch		1952	Marx & Lutz	C	C	N	
436	ORCHARD	LN	Colonial Revival		1924		C	C	N	
439	ORCHARD	LN	Colonial Revival		1926	Mann, W. D.	S	C	N	
450	ORCHARD	LN	Contemporary		1967	Kohn, Michael K.	NC	NC	N	
451	ORCHARD	LN	Tudor Revival		1924		C	C	N	
454	ORCHARD	LN	Split-Level		1959	Hirsch & Lowenstein	NC	NC	N	
461	ORCHARD	LN	Tudor Revival		1927		C	C	N	

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466	ORCHARD	LN	Split-Level		1959	Hirsch & Lowenstein	NC	NC	N	
	PARK	AV	Yacht Club		c. 1960		NC	C	N	
10	PARK	AV	Water Treatment Plant	Classical Revival	1930		C	C	N	
2712	PORT CLINTON	RD	Minimal Traditional		c. 1930		C	C	N	
2713	PORT CLINTON	RD	Minimal Traditional	Colonial Revival	1937	Newhouse & Bernham	C	C	N	
2725	PORT CLINTON	RD	Ranch		1955	Lunardi, Bruno	NC	NC	N	
2726	PORT CLINTON	RD	Cape Cod		c. 1930		C	C	N	
2736	PORT CLINTON	RD	Ranch	Contemporary	1950	Gylleck, Elmer	S	C	N	
2737	PORT CLINTON	RD	Colonial Revival		c. 1920		C	C	N	
2745	PORT CLINTON	RD	Ranch		1951	Bruns, B. J.	C	C	N	
2746	PORT CLINTON	RD	Bungalow		c. 1925		C	C	N	
2749	PORT CLINTON	RD	Ranch		c. 1950		C	C	N	
2754	PORT CLINTON	RD	Side Gable		c. 1925		C	C	N	
2765	PORT CLINTON	RD	Ranch		1955	Lunardi, Bruno	NC	NC	N	
2775	PORT CLINTON	RD	Ranch		1956	Bernardi, Irving	NC	NC	N	
2788	PORT CLINTON	RD	Colonial Revival		c. 1920		C	C	N	
2794	PORT CLINTON	RD	Ranch		c. 1955		NC	NC	N	
21	RIPARIAN	RD	Ranch	Colonial Revival	1950	Jones & Duncan	C	C	N	
30	RIPARIAN	RD	Neo-Traditional		2000		NC	NC	N	
85	RIPARIAN	RD	Ranch	Craftsman	c. 1950		C	C	N	
90	RIPARIAN	RD	International Style		1959	Taylor, Crombie	NC	NC	N	
2608	ROSLYN	CIR	Contemporary		1948		C	C	N	

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Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2612	ROSLYN	CIR	Dutch Colonial Revival		c. 1925		C	C	N	
2615	ROSLYN	CIR	Colonial Revival		c. 1925		C	C	N	
2616	ROSLYN	CIR	Colonial Revival	Tudor Revival	1924		S	C	N	
2620	ROSLYN	CIR	Colonial Revival		c. 1955		NC	NC	N	
2626	ROSLYN	CIR	Ranch		1950		C	C	N	
2628	ROSLYN	CIR	Tudor Revival		c. 1930		S	C	N	
2630	ROSLYN	CIR	Split-Level		1970s		NC	NC	N	
2632	ROSLYN	CIR	Side Gable	Tudor Revival	c. 1945		C	C	N	
2637	ROSLYN	CIR	Tudor Revival		c. 1920		C	C	N	
2640	ROSLYN	CIR	French Eclectic		c. 1930		C	C	N	
2644	ROSLYN	CIR	Colonial Revival		c. 1920		C	C	N	
2587	ROSLYN	LN	Tudor Revival		1926		C	C	N	
2611	ROSLYN	LN	Split-Level	Colonial Revival	1948	Jones & Duncan	C	C	N	
2660	ROSLYN	LN	Tudor Revival		1930		C	C	N	
2661	ROSLYN	LN	International Style		1956	Footlik & Rose	NC	NC	N	
2675	ROSLYN	LN	Ranch		1954	Jones & Duncan	NC	NC	N	
2680	ROSLYN	LN	No style		1948	Friedman, Alschuler & Sincere	NC	NC	N	
2709	ROSLYN	LN	Ranch	Colonial Revival	1948	Garling House Plan Ser.	C	C	N	
2710	ROSLYN	LN	Dutch Colonial Revival		1937	Newhouse & Burnham	C	C	N	
2724	ROSLYN	LN	Gable Front		c. 1900		C	C	N	

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Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2725	ROSLYN	LN	Split-Level		1957	Bruns, B. J.	NC	NC	N	
2734	ROSLYN	LN	Mission		1922		S	C	N	HP Landmark
2741	ROSLYN	LN	Colonial Revival		1967	Grethen, Jerry	NC	NC	N	
2746	ROSLYN	LN	Gable Front		c. 1890		C	C	N	
2754	ROSLYN	LN	Split-Level		1954	Hirsh, Robert A.	NC	NC	N	
2755	ROSLYN	LN	Mansard		1968	Simonds, William N.	NC	NC	N	
2765	ROSLYN	LN	International Style		1967	Anovitz Associates	NC	NC	N	
2766	ROSLYN	LN	Split-Level		1954	Hirsh, Robert A.	NC	NC	N	
2773	ROSLYN	LN	Contemporary		1963		NC	NC	N	
2776	ROSLYN	LN	Split-Level		1954	Hirsh, Robert A.	NC	NC	N	
2787	ROSLYN	LN	Ranch		1950	Forsythe, Malcom C.	C	C	N	
2788	ROSLYN	LN	Ranch		1954	Professional Design	NC	NC	N	
	SHERIDAN	RD	Bridge		c. 1930		C	C	N	
	SHERIDAN	RD	Bridge		c. 1930		C	C	N	
2031	SHERIDAN	RD	School	Italian Renaissance	1924,1927	Mann, W. D.	S	C	N	
2100	SHERIDAN	RD	Colonial Revival		c. 1915		C	C	N	IHSS
2116	SHERIDAN	RD	Tudor Revival		c. 1915		C	C	N	
2119	SHERIDAN	RD	Tudor Revival		c. 1920		C	C	N	
2120	SHERIDAN	RD	No style		1964	Braun, Gustav	NC	NC	N	
2129	SHERIDAN	RD	Craftsman	Colonial Revival	c. 1915		C	C	N	
2130	SHERIDAN	RD	Italianate		1871		S	C	N	Berger, IHSS

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2145	SHERIDAN	RD	Dutch Colonial Revival		1874		C	C	N	Berger, IHSS
2146	SHERIDAN	RD	Mission		c. 1920		S	C	N	IHSS
2160	SHERIDAN	RD	Colonial Revival		1936	Huszagh, Ralph	C	C	N	
2163	SHERIDAN	RD	No style		1956	Franck, Louis Click	NC	NC	N	
2175	SHERIDAN	RD	Tudor Revival		c. 1920		S	C	N	
2176	SHERIDAN	RD	Tudor Revival		c. 1885		C	C	N	IHSS
2200	SHERIDAN	RD	Tudor Revival		c. 1920		C	C	N	
2213	SHERIDAN	RD	Split-Level		1956	Shayman & Salk	NC	NC	N	
2220	SHERIDAN	RD	Neo-Traditional		1980s		NC	NC	N	
2232	SHERIDAN	RD	International Style		1980s		NC	NC	N	
2239	SHERIDAN	RD	Italianate (Demolished)	Queen Anne	-		NC	-	-	
2244	SHERIDAN	RD	Colonial Revival		1916	Marshall & Fox	C	C	N	
2245	SHERIDAN	RD	Colonial Revival		1933		C	C	N	
2259	SHERIDAN	RD	Neo-Traditional		1990s		NC	NC	N	
2260	SHERIDAN	RD	Colonial Revival		c. 1915		C	C	N	
2275	SHERIDAN	RD	Classical Revival		1938	Mann, W. D.	S	C	N	
2278	SHERIDAN	RD	Craftsman		c. 1900		C	C	N	IHSS
2285	SHERIDAN	RD	Contemporary		1966	McMasters, D. W.	NC	NC	N	
2292	SHERIDAN	RD	Colonial Revival		1967	Hjort, Glenn	NC	NC	N	
2295	SHERIDAN	RD	Georgian Revival		c. 1920		S	C	N	IHSS
2300	SHERIDAN	RD	Late Prairie		1963	Fridstein & Fitch	S	NC	N	

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2313	SHERIDAN	RD	Neo-Traditional		1990s		NC	NC	N	
2323	SHERIDAN	RD	Neo-Traditional		1990s		NC	NC	N	
2400	SHERIDAN	RD	Colonial Revival		c. 1955		NC	NC	N	
2501	SHERIDAN	RD	Park		-		-	-	-	
2560	SHERIDAN	RD	Shed Style		1970s		NC	NC	N	
2569	SHERIDAN	RD	Cape Cod		1956	Kohn, R. B. (owner)	NC	NC	N	
2576	SHERIDAN	RD	Georgian Revival		c. 1915		S	C	Y	IHSS
2579	SHERIDAN	RD	Neo-Traditional		1990s		NC	NC	N	
2589	SHERIDAN	RD	Ranch	Colonial Revival	c. 1955		NC	NC	N	
2600	SHERIDAN	RD	Classical Revival		1939	Quinn, Edwin J.	C	C	N	
2616	SHERIDAN	RD	Colonial Revival		1954	Arnold, Robert S.	NC	NC	N	
2622	SHERIDAN	RD	Queen Anne		c. 1890		C	C	N	
2661	SHERIDAN	RD	Tudor Revival		c. 1940		C	C	N	
2662	SHERIDAN	RD	Colonial Revival		c. 1900		NC	NC	N	IHSS
2674	SHERIDAN	RD	Split-Level		1959	Braun, Gustav	NC	NC	N	
2684	SHERIDAN	RD	Neo-Traditional		1990s	Braun, Gustav	NC	NC	N	
2693	SHERIDAN	RD	Tudor Revival		1928	Seyfarth, Robert E.	S	C	Y	Berger, NR
2700	SHERIDAN	RD	Colonial Revival		1948	Marx & Lutz	C	C	N	
2714	SHERIDAN	RD	Queen Anne		c. 1890		C	C	N	
2736	SHERIDAN	RD	Neo-Traditional		1980s	Bagnnolo, Joeseph W.	NC	NC	N	
2744	SHERIDAN	RD	Ranch		1954	Bagnnolo, Joseph W.	NC	NC	N	
2008	ST JOHNS	AV	Freestanding		1970s		NC	NC	N	

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2020-2030	ST JOHNS	AV	Apartment	Contemporary	1960s		NC	NC	N	
2023	ST JOHNS	AV	Apartment	Neo-Traditional	1990s		NC	NC	N	
2045	ST JOHNS	AV	Side Gable		c. 1910		C	c	N	
2046-2086	ST JOHNS	AV	Apartment	Contemporary	1969	Jessen, Robert & Assoc.	NC	NC	N	
2075	ST JOHNS	AV	School	Contemporary	1956		NC	NC	N	
2100	ST JOHNS	AV	Gable Front	Italianate	c. 1875		C	C	N	
2101-2103	ST JOHNS	AV	Apartment	Contemporary	1960s		NC	NC	N	
2106-2120	ST JOHNS	AV	Rowhouse	Colonial Revival	1950s		NC	NC	N	
2107	ST JOHNS	AV	Gable Front		c. 1890		C	C	N	
2113	ST JOHNS	AV	Gable Front		c. 1910		C	C	N	
2121	ST JOHNS	AV	Apartment	Contemporary	1960s		NC	NC	N	
2129	ST JOHNS	AV	Ranch		1951	Maiwurn, R. W.	C	C	N	
2139	ST JOHNS	AV	Tudor Revival		c. 1915		C	C	N	
2145	ST JOHNS	AV	American Foursquare		c. 1910		C	C	N	
2155	ST JOHNS	AV	Side Gable	Colonial Revival	1926		C	C	N	
2157	ST JOHNS	AV	Gable Front		c. 1890		C	C	N	
2165	ST JOHNS	AV	Cape Cod		1932		C	C	N	
2229	ST JOHNS	AV	Cross Plan	Shingle	c. 1890		C	C	N	IHSS
2237	ST JOHNS	AV	Ranch		1956	Lonardi, Bruno	NC	NC	N	
2243	ST JOHNS	AV	Gable Front		c. 1890		C	C	N	

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2255	ST JOHNS	AV	Cape Cod		c. 1945		C	C	N	
2269	ST JOHNS	AV	Craftsman		c. 1920		C	C	N	
2374	ST JOHNS	AV	Neo-Traditional		1980s		NC	NC	N	
2401	ST JOHNS	AV	Ranch	Contemporary; Late Prairie	1956	Dubin & Dubin	S	NC	N	
2404	ST JOHNS	AV	Tudor Revival		c. 1920		C	C	N	IHSS
2419	ST JOHNS	AV	Craftsman		c. 1910		S	C	N	IHSS
2424	ST JOHNS	AV	Colonial Revival		c. 1920		C	C	N	
2480	ST JOHNS	AV	Craftsman Bungalow		c. 1910		C	C	N	
2485	ST JOHNS	AV	Ranch	Colonial Revival	1957	Jones, Duncan & Norman	NC	NC	N	
2494	ST JOHNS	AV	Apartments		c. 1910		C	C	N	
2506	ST JOHNS	AV	Neo-Traditional		2000		NC	NC	N	
2575	ST JOHNS	AV	Prairie School		1925		S	C	N	IHSS
2595	ST JOHNS	AV	International Style		1969	Keck & Keck	S	NC	N	
2599	ST JOHNS	AV	French Eclectic		1924		C	C	N	IHSS
2600	ST JOHNS	AV	French Eclectic		c. 1920		C	C	N	IHSS
2627	ST JOHNS	AV	Park		-		-	-	-	
2640	ST JOHNS	AV	Tudor Revival		1930	Allison, L. J.	C	C	N	
2648	ST JOHNS	AV	Neo-Traditional		2000s		NC	NC	N	
2655	ST JOHNS	AV	Side Gable		c. 1910		C	C	N	
2656	ST JOHNS	AV	Neo-Traditional		1990s		NC	NC	N	
2660	ST JOHNS	AV	Gable Front		c. 1905		C	C	N	

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2668	ST JOHNS	AV	Gable Front		c. 1900		NC	NC	N	
2674	ST JOHNS	AV	Gambrel Front		c. 1910		C	C	N	
2675	ST JOHNS	AV	No style		c. 1915		NC	NC	N	
2682	ST JOHNS	AV	Gambrel Front		c. 1910		C	C	N	
2721	ST JOHNS	AV	No style		c. 1895		C	C	N	
2725	ST JOHNS	AV	Flats	Craftsman; Prairie School	c. 1925		C	C	N	
2731	ST JOHNS	AV	American Foursquare		c. 1900		C	C	N	
2743	ST JOHNS	AV	Side Gable		c. 1900		C	C	N	
2745-2751	ST JOHNS	AV	Apartment	Contemporary	1970s		NC	NC	N	
2748	ST JOHNS	AV	Bungalow		1926		C	C	N	
2754	ST JOHNS	AV	Bungalow		1928		C	C	N	
2755	ST JOHNS	AV	Gable Front		c. 1900		C	C	N	
2766	ST JOHNS	AV	Gable Front Cottage		c. 1900		C	C	N	
2767	ST JOHNS	AV	L-Plan		c. 1895		C	C	N	
2771	ST JOHNS	AV	Gable Front		c. 1895		C	C	N	
2772	ST JOHNS	AV	Colonial Revival		1961		NC	NC	N	
2779?	ST JOHNS	AV	-		-	-	NC	NC	-	
2786	ST JOHNS	AV	Contemporary		1950		C	C	N	
2787	ST JOHNS	AV	Colonial Revival		1932		C	C	N	
300	TEMPLE	AV	Dutch Colonial Revival		1924		C	C	N	

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
303	TEMPLE	AV	Dutch Colonial Revival		c. 1920		NC	NC	N	
311	TEMPLE	AV	Dutch Colonial Revival		c. 1920		C	C	N	
318	TEMPLE	AV	Apartment		1960		NC	NC	N	
321	TEMPLE	AV	American Foursquare		1921		C	C	N	
322	TEMPLE	AV	Gabled Ell		c. 1895		C	C	N	
330	TEMPLE	AV	No style		1960s		NC	NC	N	
333	TEMPLE	AV	Dutch Colonial Revival		c. 1920		C	C	N	
335	TEMPLE	AV	Dutch Colonial Revival		c. 1920		C	C	N	
340	TEMPLE	AV	Bungalow		c. 1910		S	C	N	
345	TEMPLE	AV	Gable Front		c. 1890		C	C	N	
351	TEMPLE	AV	Gable Front		c. 1895		NC	NC	N	
361	TEMPLE	AV	Duplex		c. 1910		C	C	N	
364	TEMPLE	AV	Prairie School		c. 1910		NC	NC	N	
369	TEMPLE	AV	Apartment		1960s		NC	NC	N	
370	TEMPLE	AV	Pyramidal Cottage/Pyramidal Hip Cottage		c. 1900		NC	NC	N	
376	TEMPLE	AV	Bungalow		c. 1915		C	C	N	
382	TEMPLE	AV	Gable Front		c. 1890		NC	NC	N	
388	TEMPLE	AV	American Foursquare		c. 1900		NC	NC	N	

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
396	TEMPLE	AV	Freestanding	Contemporary	1955	Jones & Duncan	NC	NC	N	
399	TEMPLE	AV	Italianate		c. 1880		C	C	N	
400	TEMPLE	AV	Gable Front		c. 1875		C	C	N	
409	TEMPLE	AV	Enframed Block	Classical Revival	1936	Flinn, R. W. & D. D. Corrough	S	C	N	
416	TEMPLE	AV	No style		c. 1900		NC	NC	N	
417	TEMPLE	AV	Gable Front		c. 1910		C	C	N	
429	TEMPLE	AV	Two Part Commercial Block		c. 1895		C	C	N	
431	TEMPLE	AV	One Part Commercial Block		c. 1935		C	C	N	
106	VINE	AV	Neo-Traditional		1990s		NC	NC	N	
111	VINE	AV	Contemporary		1970s		NC	NC	N	
135	VINE	AV	Neo-Traditional		1985	F/W Associates	NC	NC	N	
269	VINE	AV	Colonial Revival		1936	Mann, W. D.	C	C	N	
287	VINE	AV	Split-Level		1957	Shayman & Salk	NC	NC	N	
288	VINE	AV	Neo-Traditional		1980s		NC	NC	N	
349	VINE	AV	Side Gable		c. 1910		C	C	N	
353	VINE	AV	Side Gable		c. 1910		C	C	N	
360	VINE	AV	Colonial Revival		1936	Huszagh, Ralph	C	C	N	
370	VINE	AV	Craftsman		c. 1915		C	C	N	
371	VINE	AV	Gable Front	Queen Anne	c. 1890		S	C	N	
375	VINE	AV	Craftsman		c. 1915		C	C	N	

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
384	VINE	AV	Colonial Revival		c. 1920		C	C	N	
385	VINE	AV	Gable Front		c. 1895		C	C	N	
393	VINE	AV	Queen Anne		c. 1885		C	C	N	IHSS
396	VINE	AV	Colonial Revival		c. 1920		C	C	N	
400	VINE	AV	Colonial Revival		1926	Rice, J. L.	C	C	N	
60	VINE	AV	Tudor Revival		c. 1925		NC	NC	N	
65	VINE	AV	International Style		1963	Schaffner, Arnold	S	NC	N	
387	VINE	ST	Side Gable		c. 1910		C	C	N	
488	VINE	ST	School	Tudor Revival	1912		C	C	N	
130	WALKER	AV	Colonial Revival		1926		C	C	N	
140	WALKER	AV	Ranch		1954	Jones & Duncan	NC	NC	N	
166	WALKER	AV	Ranch		1954	Parker, Guy Chas.	NC	NC	N	
176	WALKER	AV	Cape Cod		1954		NC	NC	N	
210	WALKER	AV	Neo-Traditional		1990s		NC	NC	N	
220	WALKER	AV	Neo-Traditional		1990s		NC	NC	N	
228	WALKER	AV	-		-	-	NC	NC	-	
276	WALKER	AV	Cape Cod		1952		C	C	N	
288	WALKER	AV	No style		c. 1920		C	C	N	
296	WALKER	AV	Bungalow		c. 1915		C	C	N	
302	WALKER	AV	Bungalow		1924		C	C	N	
310	WALKER	AV	Apartment		1957	Jones & Duncan	NC	NC	N	
318	WALKER	AV	Apartment		1967	Ritacca, Amedeo	NC	NC	N	

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
328	WALKER	AV	Gambrel Front		c. 1910		C	C	N	IHSS
332	WALKER	AV	Gable Front		c. 1900		C	C	N	
360	WALKER	AV	Split-Level		1951		C	c	N	
366	WALKER	AV	Colonial Revival		c. 1920		NC	C	N	
376	WALKER	AV	Gable Front		c. 1895		C	C	N	
386	WALKER	AV	Gable Front		c. 1895		C	C	N	
390	WALKER	AV	Gable Front		c. 1895		C	C	N	
76	WALKER	AV	Colonial Revival		1958	Anderson, A. F.	NC	NC	N	
86	WALKER	AV	Ranch		1951	Forsythe, M. C.	NC	NC	N	
2473	WAUKEGAN	AV	Contemporary		1967		NC	NC	N	
2485	WAUKEGAN	AV	Tudor Revival		1925		C	C	N	
2575	WAUKEGAN	AV	Craftsman		c. 1910		C	C	N	
2585	WAUKEGAN	AV	Side Gable		c. 1915		C	C	N	
2595	WAUKEGAN	AV	Ranch	Colonial Revival	1950s		C	C	N	
2600	WAUKEGAN	AV	Freestanding		1970s		NC	NC	N	
2631	WAUKEGAN	AV	One Part Commercial Block		1925		C	C	N	
2641	WAUKEGAN	AV	Drive-in		1960s		NC	NC	N	
2642	WAUKEGAN	AV	Two Part Commercial Block		1969	Maxey, Champ R.	NC	NC	N	
2648	WAUKEGAN	AV	Freestanding		c. 1955		NC	NC	N	
2652	WAUKEGAN	AV	One Part Commercial Block		c. 1925	Larson, Emil L.	NC	NC	N	

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2659	WAUKEGAN	AV	Gable Front		c. 1905		C	C	N	
2665	WAUKEGAN	AV	Freestanding		1969	Mazzetta, Aldo by J. Duncan	NC	NC	N	
2666	WAUKEGAN	AV	Garage		1965		NC	NC	N	
2669	WAUKEGAN	AV	Bungalow		c. 1895		C	C	N	
2675	WAUKEGAN	AV	Gable Front		c. 1895		C	C	N	
2679	WAUKEGAN	AV	Freestanding		1974	Lunardi, Bruno	NC	NC	N	
2685	WAUKEGAN	AV	Freestanding		1960s		NC	NC	N	
2687-2695	WAUKEGAN	AV	Two Part Commercial Block		1924		NC	NC	N	
2340	WOOD PATH		Neo-Traditional		2000s		NC	NC	N	
2349	WOOD PATH		Colonial Revival		c. 1915		C	C	N	
2350	WOOD PATH		Neo-Traditional		2000s		NC	NC	N	
2360	WOOD PATH		Craftsman		c. 1920		C	C	N	
2367	WOOD PATH		Split-Level		1958	Shayman & Salk	NC	NC	N	
2370	WOOD PATH		Dutch Colonial Revival		c. 1910	Riddle & Riddle	S	C	N	IHSS
2375	WOOD PATH		Contemporary		1958	Shayman & Salk	NC	NC	N	
2385	WOOD PATH		Craftsman		c. 1920		C	C	N	
2390	WOOD PATH		International Style		1949	Frederick, Edwin	C	C	N	
2420	WOODBIDGE	LN	Colonial Revival		1937	Mann, William D.	C	C	N	
2425	WOODBIDGE	LN	Ranch		1955	Newhouse, Henry L.	NC	NC	N	
2430	WOODBIDGE	LN	Contemporary		1965	Moses, I.	NC	NC	N	

INVENTORY OF ARCHITECTURAL RESOURCES

Street #	Street Name		Architectural Class/Type	Details	Date	Architect	Rating	NR District	Ind. NR Eligible	Surveyed
2441	WOODBIDGE	LN	International Style		1956	Newhouse, Henry L.	S	C	N	
2445	WOODBIDGE	LN	Tudor Revival		1929		S	C	N	IHSS
2479	WOODBIDGE	LN	French Eclectic		1937	Klafter, David Saul	S	C	N	

KEY TO INVENTORY ABBREVIATIONS:

Local Ratings

- S – Significant
- C – Contributing
- NC – Non-contributing

Individual National Register Eligibility

- Y – Yes; the property is eligible but may or may not be listed
- N – No; the property was deemed ineligible for listing on the National Register

National Register District

- C – Contributing
- NC – Non-contributing

Listed on Existing Survey

- IHSS – Illinois Historic Sites Survey
- NR – Individually listed on the National Register
- HP – Highland Park Local Landmark Survey
- HPL – Highland Park Landscape Survey

ATTACHMENT C

SAMPLE SURVEY ENTRIES

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 1781 Beverly Pl Highland Park Illinois 60035 United States
County: Lake
Historic name: N/A
Present name: N/A
Local place name: Sunset Terrace Subdivision
Visible from public right of way: Yes
Ownership: Private
Owner/Address: N/A
Land unit size: 0.17 acres
Site/Setting: 41-foot setback, front asphalt driveway, period hedges



Lat/Long: 42.184979800000200, -87.8129263245368900 [WGS84]

UTM: Zone 16T, 432870.4867 mE, 4670634.4613 mN

Parcel No. 16-22-408-059

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1970-1979 , documented 1979*	Architect: Nat Homes / Gus Braun
Original or Significant Owners: TR6039, 1st National Bank of Lake Forest	Builder: The Old Mill Group
Significant Date/Period: 1920-1971	Developer: None
Areas of Significance: Architecture Community Planning and Development	

Architectural Information

Category: building, Single-family residence	Style: Minimal Traditional	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: frame	Exterior Material(s): original brick veneer, replacement vinyl siding	
Stories: 2, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: N/A, rectangular	Roof Type: Low side gable	
Foundation: undetermined	Windows: original Aluminum-Clad 1/1 double-hung sashes	
General condition: Good	Chimney(s): one brick offset left straddle ridge	
Basement:	Porch: single-story single-bay Entry Porch	

Historical Summary:

Permit #22595 was issued to Patrick Garrity, The Old Mill Group, 3580 Old Mill Road, Highland Park, on behalf of the owner - TR6039, 1st National Bank of Lake Forest, on July 5, 1979 to construct a brick and aluminum siding-clad single family house at an estimated cost of \$60,000. The architect was listed as Nat Home/Gus Braun, Northfield, and the contractor as The Old Mill Group, Inc.

Status (Current Listing or Designation)

National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
 Eligible as contributing resource
 Not eligible / non-contributing
 Not determined

Level of potential eligibility

- National
 State
 Local

Landmark potential

- National
 State
 Local

Description/Remarks

This is a 2-story single-family residence in the Minimal Traditional style built in 1979. The structural system is frame. The foundation is undetermined. Exterior walls are original brick veneer and replacement vinyl siding. The building has a low side gable roof clad in replacement asphalt shingles. There is one offset left, straddle ridge, brick chimney. Windows are original aluminum-clad, 1/1 double-hung sashes. There is a single-story, single-bay entry porch characterized by an integrated (under the main) roof clad in asphalt shingles with square wood posts. Six-panel door with full 5-light sidelights

Date source: Highland Park Building Permits

Survey and Recorder		
Project: Sunset Terrace Survey	Sequence/Key no.:	Survey Date: March 22, 2021
Prepared By: Andrew Elders, Benjamin Historic Certifications	Report Title/Name: Sunset Terrace Architectural Resources Survey	Previous Surveys: None
Inventoried: 10/29/2020 12:14:11 pm Last updated: 07/09/2021 4:37:57 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

HISTORIC RESOURCE INVENTORY FORM

Resource Address: 1869 Crescent Ct Highland Park Illinois 60035 United States
County: Lake
Historic name:
Present name: My Blue Heaven
Local place name:
Visible from public right of way: Yes
Ownership:
Owner/Address:
Land unit size:
Site/Setting: Gated property with gravel drive at one side and paver drive on the other side; on cul-de-sac residential street.



Lat/Long: 42.1863448742241760, -87.7865195822090000 [WGS84]

UTM: Zone 16T, 435052.5037 mE, 4670765.5899 mN

Parcel No.

Historical Information

Historic Function:	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1980-1989 , documented 1982*	Architect: Ernest A. (Tony) Grunsfeld, III
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, Single-family residence	Style: International	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural: masonry	Exterior Material(s): original brick	
Stories: 2, Bays:	Roof Material:	
Form or Plan: , L	Roof Type: Flat	
Foundation: poured concrete	Windows: original aluminum 1 casements	
General condition: Excellent	Chimney(s):	
Basement:	Porch:	

Historical Summary:

(This section is currently blank in the provided image.)

Status (Current Listing or Designation)

National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation
 Individually eligible
 Eligible as contributing resource
 Not eligible / non-contributing
 Not determined

Level of potential eligibility
 National
 State
 Local

Landmark potential
 National
 State
 Local

Eligibility: Local Significance Rating is SIGNIFICANT. Property would be Contributing to a local historic district.



Description/Remarks

This is a 2-story single-family residence in the International style built in 1982. The structural system is masonry. The foundation is poured concrete. Exterior walls are original brick. Full-height glass wall at front entry. The building has a flat roof. Windows are original aluminum, 1-light casements. Also aluminum sliding windows. Front entry at grade in full-height glass wall.

Date source: Susan Benjamin, Real estate listings

Survey and Recorder		
Project: Highland Park, Illinois	Sequence/Key no.:	Survey Date: March 13, 2020
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Central East / Central Avenue + Deerfield Road Survey Update	Previous Surveys: 1999 Central East Survey
Inventoried: 12/05/2019 4:42:27 pm Last updated: 06/30/2020 5:49:54 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - multiple dwelling"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="minor alterations and addition(s)"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="detached garage"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Italianate"/>	PLAN	<input type="text" value="rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="c. 1875"/>	ROOF TYPE	<input type="text" value="Hipped"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="surveyor"/>	FOUNDATION	<input type="text" value="Brick"/>
WALL MATERIAL (current)	<input type="text" value="Brick (painted)"/>	PORCH	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text" value="Vinyl"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="double hung"/>
		WINDOW CONFIG	<input type="text" value="1/1"/>

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO	
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LANDSCAPE	Midblock on south side of residential street; side driveway; front sidewalk; similar setback; mature trees
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PHOTO INFORMATION

ROLL1	23
FRAMES1	1,28
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	K:\Historic Preservation\SU

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/27/2005
SURVEYAREA	Bob-o-link

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

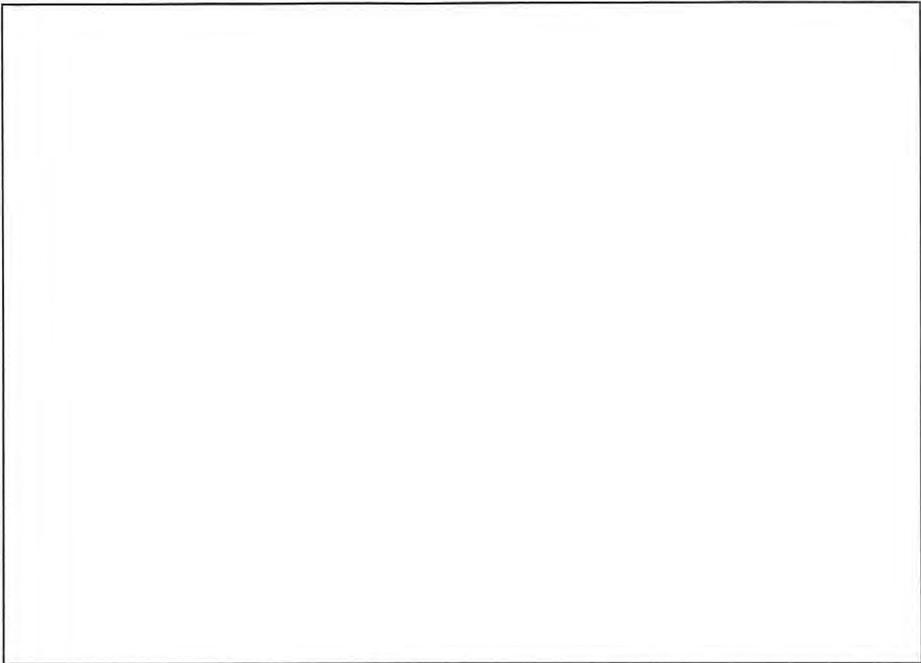
ARCHITECTURAL CLASSIFICATION	<input type="text" value="French Eclectic"/>	PLAN	<input type="text" value="irregular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="1927"/>	ROOF TYPE	<input type="text" value="Multi-gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Slate"/>
DATESOURCE	<input type="text" value="building permit"/>	FOUNDATION	<input type="text" value="Not visible"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="Front entry"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text" value="Metal"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text" value="Vinyl"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="casement"/>
		WINDOW CONFIG	<input type="text" value="multi-light"/>

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME Venning, Frank L. House
COMMON NAME
PERMIT NO 1340
COST \$23,000
ARCHITECT Granger & Bollenbacher
ARCHITECT2
BUILDER Cadenhead Co.
ARCHITECT SOURCE building permit



HISTORIC INFO

LANDSCAPE Midblock; access by driveway; set behind 375 Woodlawn; rear ravine overlook; mature trees

PHOTO INFORMATION

ROLL1 8
FRAMES1 32
ROLL2
FRAMES2
ROLL3
FRAMES3
DIGITAL PHOTO ID e:\woodland0381.jpg

SURVEY INFORMATION

PREPARER Kristin Martin
PREPARER ORGANIZATION Granacki Historic Consultants
SURVEYDATE 4/9/03
SURVEYAREA Braeside Survey Area

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y OR N)

Criteria

CONTRIBUTING to a NR district?
(C or NC)

Contributing secondary structure?
(C or NC)

LISTED ON EXISTING SURVEY?
(IHSS, NR, etc.)



GENERAL INFORMATION

CATEGORY

CONDITION

INTEGRITY

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION

HISTORIC FUNCTION

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

OVERALL SHAPE OR PLAN

ARCHITECTURAL CLASSIFICATION

NO. OF STORIES

ORIGINAL CONSTRUCTION DATE

WINDOW MATERIAL, TYPE(S)

DATE SOURCE

EXTERIOR WALLS (current)

PORCH

EXTERIOR WALLS (original)

ROOF (type and materials)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

COST

ADDITIONAL INFORMATION:

Reason for Significance: Good example of the Queen Anne style that is not particularly prevalent in Highland Park.

SURVEY AREA:

AREA

LANDSCAPE FEATURES

Corner lot; uniform setback; askew placement on lot; mature trees; side driveway that wraps around the rear of the house and to side street; mature trees

PHOTOGRAPHIC INFORMATION:

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

PREPARER

ORGANIZATION

DATE

850 DEAN AV

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

STREET # 850

STREET DEAN AV

ADDITIONAL PHOTOS OR INFORMATION



City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #
DIRECTION
STREET
ABB
PIN

LOCAL SIGNIFICANCE RATING
POTENTIAL IND NR? (Y OR N)
Criteria
CONTRIBUTING to a NR district?
(C or NC)
Contributing secondary structure?
(C or NC)
LISTED ON EXISTING SURVEY?
(IHSS, NR, etc.)



GENERAL INFORMATION

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

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION OVERALL SHAPE OR PLAN
ARCHITECTURAL CLASSIFICATION2 NO. OF STORIES
ORIGINAL CONSTRUCTION DATE WINDOW MATERIAL, TYPE(S)
DATE SOURCE casement multi-light
EXTERIOR WALLS (current) PORCH
EXTERIOR WALLS (original) ROOF (type and materials)
Ceramic Tile
FOUNDATION
SIGNIFICANT FEATURES
ALTERATION(S)



RESEARCH INFORMATION

HIST NAME
ARCHITECT

COMMON NAME
BUILDER

COST

ADDITIONAL INFORMATION:

SURVEY AREA:

AREA

LANDSCAPE FEATURES

PHOTOGRAPHIC INFORMATION:

ROLL NO. FRAME NO.
ROLL NO. FRAME NO.
ROLL NO. FRAME NO.

PREPARER
ORGANIZATION
DATE

1081 SHERIDAN RD

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

STREET # 1081
STREET SHERIDAN ROAD

ADDITIONAL PHOTOS OR INFORMATION

Patterned white-washed brick; full height tower with arched windows, small arched windows, and topped with a vent; entablatured entry on tower flanked by wrought iron lantern; projecting bay w/full height bay windows; bracketed oriel window; beehive brickwork; wrought iron grates on 1st floor wood multi-light casement windows