

**Historic Preservation Commission Meeting  
City Hall - Council Chambers**

**December 11, 2025**

**6:30 PM**

**Agenda**

**PUBLIC NOTICE**

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next regular meeting of the Historic Preservation Commission of the City of Highland Park is scheduled to be held at the hour of 6:30 pm on December 11, 2025 at City Hall - Council Chambers, 1707 St Johns Avenue, Highland Park, Illinois, during which meeting it is anticipated that there will be a discussion of the following items.

**The Historic Preservation Commission has elected to conduct the meeting entirely in-person, and without opportunity for virtual viewing or participation. Please contact the Department of Community Development – Planning Division at (847) 432-0867 for up-to-date information on the conduct of the hearing.**

Individuals with questions or feedback about an agenda item may email the Staff Liaison Maddy Markle at [mmarkle@cityhpil.com](mailto:mmarkle@cityhpil.com). Comments and emails received prior to the Thursday before the scheduled meeting will be included in the meeting packet. Public comments received by 4:30 PM the day of the meeting will be read under Business from the Public. Any comments received during the meeting will be held until the end of the meeting. Individuals who wish to have their comments read into the public record are limited to 200 words or less. Public comments should be emailed and contain the following information:

- In the subject line, identify, “HPC (Date of Meeting)”
- Name
- Address (optional)
- City
- Phone (optional)
- Organization, agency representing, if applicable
- Topic or agenda item number of interest

All emails received will be acknowledged. Individuals with no access to email may leave a voice message with Maddy Markle at 847.926.1856.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this hearing, or who have questions about the accessibility of the meeting facilities, [email the City's ADA coordinator Emily Taub](#) or call at 847.926.1005.

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
  - A. November 13, 2025, Regular Meeting
- IV. Scheduled Business**
  - A. 3135 Priscilla Avenue — Preliminary Consideration of Landmark Nomination
  - B. 1373 Oakwood Avenue—Determination of Historic Significance
- V. Discussion Items**
  - A. Continued Discussion — Encouraging Historic Preservation
  - B. Introduction to 2026 Historic Preservation Awards
- VI. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)**
- VII. Other Business**
  - A. Next Regular Meeting Scheduled for January 8, 2026
- VIII. Staff Report**
- IX. Adjournment**

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**MINUTES OF A REGULAR MEETING  
HISTORIC PRESERVATION COMMISSION  
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

**MEETING DATE:** Monday, November 13, 2025

**MEETING LOCATION:** Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

**CALL TO ORDER**

At 6:31 p.m., Chairperson Pines called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

**ROLL CALL**

Commissioners Present: Chairperson Pines; Commissioners Ehrlich, Gonka, Greenbaum, Hartinger, Portman, & Weeder

Councilmember Absent: Blumberg

Student Council Absent: Koslow

Staff declared that a quorum was present.

Staff Present: Mayor Rotering, City Manager Neukirch, Director Fontane, Senior Planner Coleman, & Planner Markle

Others Present: Hart Passman, Corporation Counsel/Elrod Friedman LLP  
Gale Cerabona, Recorder

**APPROVAL OF MINUTES**

*Special Meeting of the Historic Preservation Commission – September 29, 2025*

Commissioner Gonka moved to approve the special meeting minutes of September 29, 2025. Commissioner Weeder seconded the motion.

On a voice vote

Voting Yea Chairperson Pines; Commissioners Gonka, Greenbaum, Hartinger, Portman, & Weeder

Voting Nay: None

Staff declared that the motion passed unanimously.

**SCHEDULED BUSINESS**

1. Certificate of Appropriateness/COA – 242 Linden Park Place

Planner Markle offered a presentation:

- Summary
  - Non-Contributing Structure – NC rating in the local Historic District
  - built in 1959 (formerly Ranch type in the Plain style)



1 Director Fontane suggested the HPC follow the discussion on encouraging/preserving historic presentation.  
2 He explained fees, taxes, etc.

3  
4 More HPC comments are:

- 5 • Commissioner Portman asked if all incentives are for existing homes and if this discussion is to  
6 encourage others to landmark their homes. Planner Markle said the HPC could decide which homes  
7 could/should be eligible for any potential preservation incentive.
- 8 • Commissioner Ehrlich thanked Staff as this information is very helpful. He would like to hear from  
9 Mayor Rotering and City Manager Neukirch.

10  
11 Mayor Rotering said she cannot speak on behalf of City Council. She shares the HPC's concerns and looks  
12 forward to incentivizing homeowners to preserve historic gems in Highland Park. Every idea is open and a  
13 starting point.

14  
15 Continued HPC comments are:

- 16 • Commissioner Gonka said he is interested in taxing people who are not interested in preserving  
17 historic homes. Properties are hurt due to high property tax rates. Mayor Rotering said this could be  
18 prioritized.
- 19 • Commissioner Weeder suggested taxing teardowns. Mayor Rotering said this happens with the  
20 demolition tax. She recommended that these issues be presented to City Council.
- 21 • Commissioner Greenbaum asked, and Mayor Rotering shared that her home is not landmarked. She  
22 explained the windows are not great, and it may be landmarked in the future.

23  
24 City Manager Neukirch discussed the process, and said City Council is looking for the HPC's feedback. She  
25 suggested forming a list of supported recommendations – and complimented Planner Markle and Senior  
26 Planner Coleman on the excellent presentation.

27  
28 Commissioner Ehrlich asked, and Mayor Rotering advised if the code is being changed, a vote by City Council  
29 is required. City Manager Neukirch stated corporate authorities can enact laws.

30  
31 It was decided the HPC could review each category in the presentation and offer feedback.

32  
33 Historic Rehabilitation Grants

- 34 • Commissioner Gonka believes it is not a good use of public funds. He would like to de-incentivize  
35 people from tearing down houses.
- 36 • Commissioner Greenbaum stated the amount needs to be significant.
- 37 • Commissioner Gonka believes the demolition tax should be a six-figure fine or 20% of the sale  
38 price.
- 39 • Commissioner Greenbaum identified that sometimes the HPC enacts a demolition delay, then City  
40 Council removes it.

41 Mayor Rotering asked to differentiate between teardowns.

42  
43 (continued)

- 44 • Commissioner Weeder said the whole City isn't surveyed yet.
- 45 • Commissioner Portman reminded that City Council is looking for feedback on incentives.
- 46 • Commissioner Ehrlich identified that incentives are layered in other cities/villages. He noted a best  
47 approach could be to mirror other cities/villages (Hinsdale, etc.).

- Commissioner Portman would like to decide which incentives are appropriate or not.

Director Fontane asked the HPC to look at the scope of the program; prioritize; how to encourage people to landmark their homes; public good of private preservation. He noted there are 77 landmarked homes in Highland Park. Director Fontane stressed that the HPC not delve into the surveys, as they aren't all completed.

(continued)

- Commissioner Greenbaum asked Mayor Rotering what it would take for her to landmark her home. Mayor Rotering said she doesn't know, and wonders what's to be gained. She stated education is key. Her home has been in the family and is a Tudor Eclectic style.
- Commissioner Ehrlich said the HPC should learn what people are doing to their homes. Incentives should be provided. There are a lot of Contributing Structures that haven't been landmarked. Mayor Rotering said preserving landscaping is another avenue.
- Commissioner Hartinger said the age of a home is a factor. People move here for the school system; may not be able to afford a \$2 million home. Homes built in the 1950s could be flagged to be historic homes.
- Commissioner Gonka asked, and Planner Markle replied there is no age (of a house noted) in the code to landmark a home. Senior Planner Coleman clarified that the 50 year cut-off is for Highland Park architectural surveys.

Mayor Rotering mentioned the Boy Built homes should be landmarked.

(continued)

- Commissioner Ehrlich said there are homes built in the 1980s that should be landmarked. He noted a landmarked home could be eligible for a grant.
- Commissioner Portman said educating people about a grant program is key. He referred to the model Elgin has for income eligibility, and noted a test of this would be appropriate.
- Commissioner Gonka said the burden is on the homeowner to present a COA to the HPC when someone wants to make a change to their house. He suggested a grant threshold could be a home with 85 year-old windows, etc.
- Commissioner Weeder said rehabilitation is so costly.
- Commissioner Greenbaum suggested seniors with a limited budget who own a landmarked home would be good candidates for a grant.

#### Local Property Tax Abatement

- Commissioner Gonka said this should be time-based for a property owner, not run with the land. He would like to see the abatement be honored only if funds are put back in the property.
- Commissioner Portman asked, and Director Fontane said this is for the local level (what Highland Park would enact) – not an assessment freeze. Property tax could be considered.
- Commissioner Hartinger asked, and Director Fontane said City Council would have to approve this.
- Commissioner Ehrlich said other taxpayers are paying the difference. He noted this is why a layered approach would work. People's income could change. Actual home examples (addresses) were discussed on what could have been – other than a teardown.

Mayor Rotering advised that Highland Park's portion is 7.7%. She shared her home was not maintained prior to purchasing it.

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(continued)

- Commissioner Gonka said abatements can be given to maintain the house. There could be a sliding scale based on income.
- Commissioner Portman said this would be helpful for the preservation tool box.
- Commissioner Gonka said money should be given back through preservation.
- Commissioner Greenbaum said the HPC wishes to preserve, and homeowners should benefit. She stated those who don't preserve should be fined.

Planner Markle advised tax abatement is a way to encourage people to landmark homes.

- Commissioner Gonka asked why a homeowner wouldn't go through the state program if they are going through the local program. He shared that his house is not locally landmarked, but he uses the state program. There was no benefit locally, as there was more red tape.

Director Fontane said the historic preservation program is a benefit. This is voluntary. There is a public good in private preservation; public value. Education on local landmarks is a value for the community. Local landmarks don't expire.

Chairperson Pines asked if anyone from the audience wishes to speak. The following came forward:

- Tom Hiller advised he lives in a Tudor Revival house. He said they crossed the 25% mark (of the state program) and shared that it was explained (by a representative from the state) that he should obtain a local landmark first.

Commissioner Gonka said a state landmarking could be attained without local landmarking.

Mr. Hiller concurs with Director Fontane.

Back to.....

#### Local Property Tax Abatement

- Commissioner Hartinger believes all categories/an armory should be provided. The end result is to retain the home; charge as much as is legally possible if someone wants to tear down the house. This would help developers think about homes rather than dollar amounts. No matter the income, most people would take free money. He wonders what the number would be to trigger people.

#### Land Use Incentive

- Commissioner Hartinger said people may not buy if they cannot add on. Offering options would be amazing.
- Commissioner Ehrlich stated other cities/villages already have a footprint. Working off of these is a start. These have worked for at least some villages. Highland Park could make this widely available.

Director Fontane said there's been a lot of feedback.

Chairperson Pines suggested this be studied, absorbed, and this discussion can be continued. It was stated the remaining categories would be discussed at a future meeting. He asked, and Director Fontane advised feedback would be provided to City Council.

1  
2 (continued)  
3 • Commissioner Hartinger said if a demolition is granted, the code has to apply for new construction.  
4  
5 Director Fontane concluded these are incentives for historic properties; to encourage preservation – not to  
6 discourage, penalize; a different approach policy-wise.  
7  
8 Chairperson Pines thanked Planner Markle for the information.  
9  
10 Mayor Rotering thanked the HPC.  
11  
12 Commissioner Greenbaum said she would like to discuss the negative approach; change people’s minds to  
13 not tear down.  
14  
15 Commissioner Gonka said neighbors who protest encourage negative behavior. Having a big burden on the  
16 homeowner, if demolishing, is an incentive; maintaining current properties benefits the community. He  
17 noted City Staff/City Council do not want to discourage development.  
18  
19 City Manager Neukirch asked for all of the HPC’s ideas. She stated they will be compiled in a report. The  
20 dialogue can be continued at the next meeting. Staff and Legal Counsel will present same to City Council.  
21 City Manager Neukirch stressed that everything is on the table.  
22  
23 Everyone thanked the Mayor, City Manager Neukirch, etc. for attending tonight’s meeting.  
24

25 **BUSINESS FROM THE PUBLIC**

26 There was no Business from the Public.  
27

28 Senior Planner Coleman departed the meeting at 8:26 p.m.  
29

30 **OTHER BUSINESS**

31 **1. Commissioner/Open Meetings Act Training**

32 Mr. Hart Passman, Corporation Counsel, offered a presentation:

- 33 • Agenda
- 34 • Statutory & Legal Authority
- 35 • City Code Provisions
- 36 • Specific HPC Duties & Responsibilities
- 37 • Landmark Criteria
- 38 • What is “Integrity”?
- 39 • Demolition of Dwellings
  - 40 ○ New Code Provisions
  - 41 ○ Common Questions
- 42 • Establishing a Landmark
- 43 • Establishing a Historic District
- 44 • Certificate of Appropriateness
- 45 • Certificate of Economic Hardship
- 46 • Burden for Satisfying Standards
- 47 • Common Questions & Problems

- 1 • Procedure – Open Meetings Act
- 2 • Open Meetings Act: Email & Online Communication
- 3 • Public Forums & Social Media
- 4 • Open Meetings Act
  - 5 ○ Openness
  - 6 ○ Enforcement
- 7 • Commissioner Attendance Requirements
- 8 • Freedom Of Information Act/FOIA
  - 9 ○ General Rule
  - 10 ○ Private Email & Text Messages
- 11 • Robert’s Rules of Order
- 12 • Procedure – Robert’s Rules of Order
- 13 • Motions
- 14 • Procedure
  - 15 ○ Public Hearings
  - 16 ○ Public Comment

17  
18 Commissioner Greenbaum departed the meeting at 10:01 p.m.

19  
20 (continued)

- 21 • Ethics
  - 22 ○ City Guidelines
  - 23 ○ Guidelines
  - 24 ○ Enforcement

25  
26 **2. Next Regular Meeting is Scheduled for December 11, 2025**

27 It was noted the next regular HPC Meeting is scheduled for December 11, 2025.

28  
29 **STAFF REPORT**

30 Planner Markle advised that an article was written in The Highlander and has generated interest in  
31 landmarking homes.

32  
33 Planner Markle asked if the date of May 7, 2026, is okay for the Preservation Awards event.

34  
35 **ADJOURNMENT**

36 Commissioner Hartinger moved to adjourn at 10:16 p.m. Commissioner Weeder seconded the motion.

37  
38 On a voice vote

39 Voting Yea                    Chairperson Pines; Commissioners Ehrlich, Gonka, Hartinger, Portman, & Weeder  
40 Voting Nay:                None

41  
42 Staff declared that the motion passed unanimously.

43  
44 Respectfully Submitted,

45  
46 Gale Cerabona, Recorder

1 MINUTES OF SEPTEMBER 29, 2025, WERE APPROVED WITHOUT CORRECTIONS.

DRAFT

Date: 12.11.25  
 To: Historic Preservation Commission  
 From: Maddy Markle, Planner I  
 Subject: Preliminary Landmark Designation – 3135 Priscilla Avenue

<b>Location</b>	3135 Priscilla Avenue
<b>Historical Name</b>	H.W. KaDell House
<b>Historical Status</b>	Not Surveyed
<b>Structure</b>	Style: Contemporary Architect: George Fred Keck Builder: G. W. Lindstrom Built: 1941
<b>Petitioners</b>	Donna & Jordon Varichak 3135 Priscilla Avenue, Highland Park



*Figure 1. West Elevation, 1941*



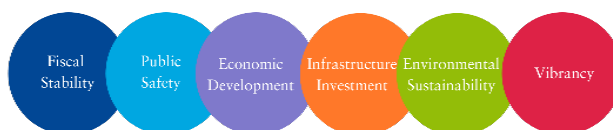
*Figure 2. South Elevation, 1941*



*Figure 3. West Elevation, 2025*



*Figure 4. South Elevation, 2025*



## Summary of the Nomination

The owners of 3135 Priscilla Avenue, Donna and Jordon Varichak, have nominated their property for a local landmark designation (see **Attachment 1**). They appreciate their home’s timeless floorplan and innovative solar design. The Varichak’s have lived in the home since 2018. The applicants believe their home is eligible for landmark nomination because it was designed by notable architect George Fred Keck, exemplifies innovative sustainable design, and has a clean aesthetic that has stood the test of time.

The residence at 3135 Priscilla Avenue, designed in 1941 by George Fred Keck, is a Contemporary Style Linear Ranch. It has a front gabled roof and asymmetrical façade. It is characterized by its integrated two-car garage, pitched roof with deep eaves, and large windows concentrated on the south elevation. The home is among the earliest in Highland Park (and the world) to bring together the modern principles of passive solar design. Existing Pictures have been compiled into Attachment 2.

## George Fred Keck

George Fred Keck designed over a thousand homes, 30 of which were in Highland Park. Keck’s homes in Highland Park were built between 1926 and 1968. He was the first American architect to observe the effects of passive solar heating and to apply them to single family residences. He rose to fame at the 1933 Century of Progress International Exposition with his dodecagon all-glass “House of Tomorrow.”<sup>1</sup> In 1933 the Chicago Tribune wrote,

*“In planning, in shape, in decoration and in furnishing this is a dwelling which presents a radically different face to the house-minded world.”*

Keck observed that the glass house retained massive amounts of heat, even in the Chicago winter. This observation led him to start designing homes intentionally around the sun. According to some sources Keck was the first American architect to draw shading diagrams based on solar geometry, and the first to calculate a building’s solar heat gain. Keck’s shade plans and window placements could save a client 20% on their winter heating bill.<sup>2</sup>

Keck’s design style adapted modernist European aesthetics for an American consumer who would have been more familiar with the Prairie Style. Robert Boyce, architectural historian, describes Keck’s work as:

*“high-quality solar residences, which combined the aesthetics and engineering of the International Style and organic architecture, and in laying the ground work for their acceptance that he most influenced American architectural design.”<sup>3</sup>*

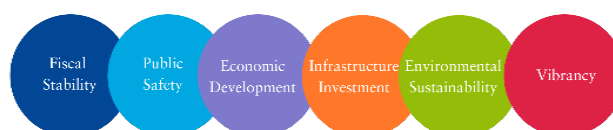
Keck’s interpretation of the Contemporary Style is recognizable by its functionalism, horizontality, simplicity, use of light, and open plan. All of these elements are present at 3135 Priscilla Avenue.

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<sup>1</sup> White, Megan. (2017). *He saw the future: George Fred Keck and the House of Tomorrow*. National Trust for Historic Preservation. <https://savingplaces.org/stories/george-fred-keck-the-mastermind-behind-the-house-of-tomorrow>

<sup>2</sup> Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.

<sup>3</sup> Boyce, R. (1993). *Keck and Keck*.



Keck's design philosophy still remains relevant today and continues to inform sustainable design best practices.

## Passive Solar Design

Henry KaDell, the original owner of 3135 Priscilla Avenue, told Keck “*We like the solar type of construction and prefer south exposure for all main rooms... We are very much interested in automatic radiant floor type of heating...*” (see **Attachment 3**). With these requests in mind, Keck designed a long, linear ranch with all the main rooms oriented south.

Large windows line the southern elevation and are shaded by deep eave overhangs. The windows on the home's other elevations are significantly smaller. This was intended to keep the home shaded in the summer and light-filled in the winter. During the summer, the sun sits at a high angle in the southern sky and cannot reach the southern windows because of the deep overhangs. This reduces cooling costs. Operable casement windows kept the house cool by providing cross ventilation (see **Attachment 4 and 5**).

In the winter, the sun is positioned lower in the southern sky and is able to shine into the house. This traps heat in the house and reduces heating costs. Heat is further retained by thick insulation and double-glazed thermopane windows. Keck specified that the ceiling at 3135 Priscilla Avenue should have 3 inches of rock wool insulation (see **Attachment 6**), as opposed to the one inch of ceiling insulation that was typical during this time period.<sup>4</sup>

Thicker roof insulation and south-oriented double-glazed windows may seem like common sense energy saving measures, but the reason one can recognize these interventions as “common sense” today is because Keck pioneered them in the 1940s. Keck essentially invented the modern framework for sustainable design 30 years before it became popular.<sup>5</sup>

## Radiant Heat

Keck installed a radiant floor heating system at 3135 Priscilla Avenue. Iron heating pipes, through which hot water flowed, were laid beneath the floor, and covered with sand and concrete and reinforced by wire mesh (see **Attachment 7**). In 1941 radiant floor heat was a rarity in the United States, as it was only used by Frank Lloyd Wright, who adapted the idea from Korean architecture.<sup>6</sup> Two decades after the completion of the KaDell House, radiant heat would become popular.<sup>7</sup> Again, Keck proved to be decades ahead of his time.

## Materials

Historic materials are included in **Attachment 6**.

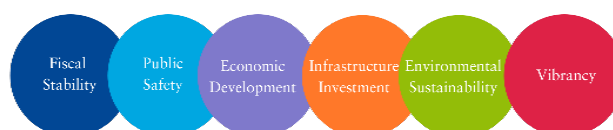
- Slab concrete foundation,
- Fir wood balloon frame with brick veneer

<sup>4</sup> Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.

<sup>5</sup> Drueding, Meghan. (2018). *Edge of Tomorrow: The Unexpected Path of five “Homes of the Future” from 1933-34* | National Trust for Historic Preservation. <https://savingplaces.org/stories/edge-of-tomorrow-the-unexpected-path-of-five-houses-of-the-future-from-the-1933-worlds-fair>

<sup>6</sup> Boyce, R. (1993). *Keck and Keck*.

<sup>7</sup> Kim, H. (2023). Korean heat radiated: from Frank Lloyd Wright's Usonian houses to postwar mass-produced houses in America. *Architectural Research Quarterly*, 27(2), 109–128. <https://doi.org/10.1017/s1359135523000167>



- Cement floors 4” thick (3” concrete/1” monolithic)
- Floors laid on gravel fill over iron floor heating pipes and reinforced with wire mesh.
- Double-glazed themopane windows
- Rock wool insulation
- Plywood wall coverings (interior)
- Weatherwood ceiling tile (interior)

Present materials (as stated by applicant in Landmark Nomination, see **Attachment 1**).

- Non-historic Hardy board and stucco exterior
- Non-historic rubber modified bitumen roof
- Non-historic gutters
- Non-historic windows, doors and trim
- Non-historic garage doors

## Alterations

Roofing, siding, windows and doors are all replacement material. The roofline was extended over the front porch and a post was added in 2014 (see **Attachment 8**).

The home has largely retained its original footprint, floorplan, massing and foundation. The home’s massing, geometry (roof pitch, fenestration, solid-to-void ratio), and orientation clearly resemble that which was originally designed by Keck in 1941.

## Ownership

The house at 3135 Priscilla Avenue was originally constructed for Harold and Gladys KaDell, who were highly involved in the design process. They asked Keck to build them a “six room house and two car garage... (in the) solar type of construction” (see **Attachment 3**). Cross breeze ventilation, a southern building orientation and radiant heat were all specific requests from the KaDells. It’s clear the KaDells took an interest in sustainability and were familiar with Keck’s work.

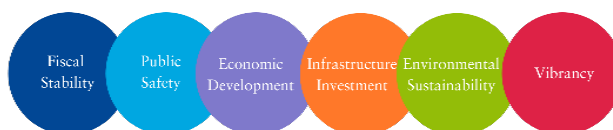
Harold KaDell was a founder of the Deringer Metallurgical Corporation, a company that specialized in creating metal components (see **Attachment 9**). The 1950 Census indicates that Gladys KaDell was a homemaker (see **Attachment 10**).

### Chain of Title

- 1941 - 1966 Harold and Gladys KaDell
- 1966-1968 Harry and Mary Hart
- 1968-1987 Jay and Anni Curtice
- 1987--2014 Owen McCall and Harriet Smith
- 2018-Present Donna and Jordon Varichak

## Landmark Criteria

The home at 3135 Priscilla Avenue may meet the following Landmark Criteria: **1, 4, 5 and 6**.



**Sec. 24.015 Criteria for Landmark Designation.**

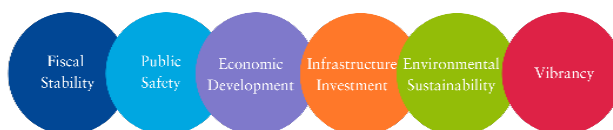
The following is a list of the criteria to be considered in the designation of a Property, Structure, Area, Object, or Landscape of Significance as a Landmark:

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

**Landmark Nomination Process Outline**

The landmark process is initiated when a nomination form is submitted to the Historic Preservation Commission. At this point, the property owner has already been sent a letter stating the time, place, and intent of this meeting where the nomination will be considered. The owner has provided consent to the landmark designation, so the next steps are as follows:

- (1) The Commission should consider and discuss the landmark nomination. If the HPC finds that the property (a) meets two or more Landmark Criteria set forth in Section 24.015 of the City Code, and (b) has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation, then the Commission should direct Staff to draft a Resolution making a preliminary Landmark Designation recommendation.
- (2) The Commission should consider the resolution making the preliminary recommendation. Should the HPC adopt the resolution making a preliminary Landmark Designation recommendation, the house becomes a “Regulated Structure” with the associated protections against demolition and alterations.

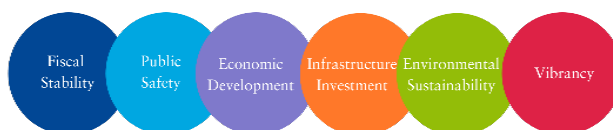


- (3) Staff will draft a Planning Report evaluating the relationship of the proposed designation to the City’s Comprehensive Plan and the effect of the proposed designation on the surrounding neighborhood. The Planning Report will be presented to the Commission following the adoption of the Resolution making the preliminary recommendation.
- (4) At a subsequent meeting, the Commission shall review the Planning Report, Findings of Fact, and make a determination to recommend a landmark designation to City Council.
- (5) The City Council will consider the findings, recommendations, and official record of the Historical Preservation Commission and may, by an Ordinance duly adopted, designate the subject property as a Local Landmark.

### **Recommended Action**

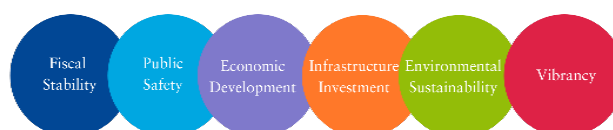
The Historic Preservation Commission is asked to discuss and consider the preliminary landmark designation for 3135 Priscilla Avenue. If the nomination is to be given a positive recommendation for approval, the Commission must find that the structure meets two or more of the criteria set forth in Section 24.015 and have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

If the nomination is given a positive recommendation, the Commission is asked to consider A Resolution Making a Preliminary Landmark Designation Recommendation for 3135 Priscilla Avenue. Should the Commission adopt the resolution making a preliminary Landmark Designation recommendation, the house becomes a “Regulated Structure” with the associated protections against demolition and alteration.



**Attachments:**

1. Landmark Nomination
2. Current Conditions
3. KaDell Requests for Keck, 1941
4. Elevations and Details, 1941
5. Floor Plan, 1941
6. Material Specifications, 1941
7. Radiant Heat Plan, 1941
8. Approved Porch Alterations, 2014
9. KaDell Business License, 1950
10. Census, 1950
11. 3135 Priscilla Under Construction, 1941
12. Building Permit for New Construction, 1941
13. Chain of Title Documentation
14. Keck's Hand-Drawn Elevations, 1941
15. Real Estate Listing, 1968
16. Architectural Forum Article, 1942



Keck and Keck – 3135 Priscilla Avenue, Highland Park, IL – Current Owners since 2018: Donna & Jordon Varichak

Originally built in 1941, the Keck and Keck “H.W. KaDell” home had an original address of 1953 Priscilla Avenue, which was later changed to 3135 Priscilla Avenue.

George F. Keck was the first architect to pioneer passive solar house design. This architecturally significant residential mid-century modern ranch home utilized passive solar heating and was built with radiant heated floors installed under the concrete slab. The orientation of the home is to the south, incorporating large windows, angled roof lines and overhangs. With a modern aesthetic, a simplicity in design and an open floor plan, it integrates a connection between the interior and the surrounding natural landscape.

*“Simplicity in design with,” as William Keck says, a “plain, clean, simple look about it” with sharp, clean edges and lack of ornamentation such as scalloped edges.” Atomic Ranch – August 13, 2025*

*In 1980, the University of Illinois awarded both brothers its inaugural Illinois Medal in Architecture. Over the course of their career, the Keck & Keck firm designed over 300 homes. While their names may not enjoy the same household recognition as their peers, their legacy continues in having formed a major part of Modernism’s development in the Midwest. They remain an inspiring example of creative and efficient approaches to passive solar design.*

Although the home has gone through a few owners and interior changes made throughout the years, the overall footprint and integrity of the house has remained the same modernism style, where modern meets timeless.

Legal Description: Lot 5 and Lot 6 (except the south ½ thereof) in block 2 in Highland Park Woodlands, a subdivision of the East ½ of the Northwest ¼ of section 15, Township 43 North, Range 12, East of the third principal meridian (except the Northeast ¼ of the Northeast ¼ of the Northwest ¼ of said Section 15) according to the Plat thereof recorded June 22, 1935, as document 414033, in Lake County Illinois

The reason our home is eligible for landmark designation:

- 1) Designed by notable architects, George and William Keck (Keck and Keck).
- 2) A modern and innovative styled home built in 1941, embodies a place-maker in history with distinguishing characteristics including passive solar, large windows and a clean design.
- 3) The compact footprint is designed to stand the test of time.

Original 1941 materials: (see M73-026 client file)

Slab concrete foundation, building constructed of frame and brick with attached, 2 car garage. Cement floors 4” thick (3” concrete/1” monolithic) cement finished with a trowel. Floors laid on sand or gravel fill over the floor heating pipes and reinforced with 4” x 4” x12 ga electrically welded wire mesh.

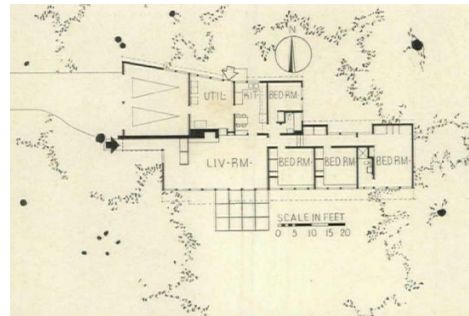
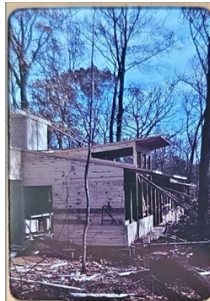
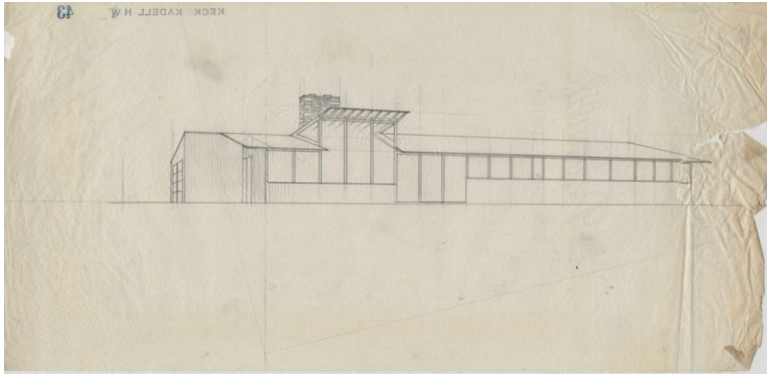
All framing lumber #1 common Fir, free from loose or large knots, shakes, excess sap or other defects. Framing lumber shall have no more than 12-15% moisture content.

2014 materials:

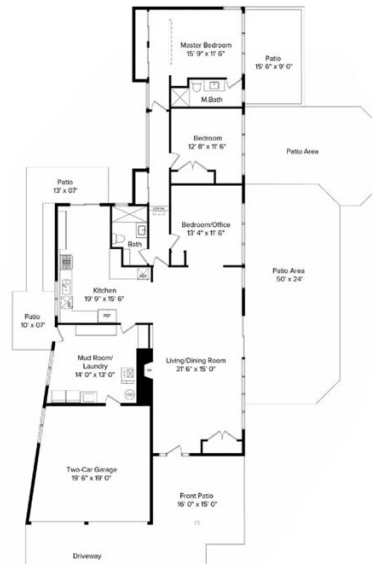
Retained original foundation, incorporated Hardie board and stucco exterior, rubber modified bitumen roof, gutters, new windows, doors and trim.



1941:



2025:



**West Elevation**



**South Elevation**

South Elevation



**South Elevation**



**North Elevation**

O

(X)

General Considerations  
We want a <sup>white</sup> 6 room house and 2 car garage. We like either white finished hollow tile or cement blocks or wood. We like the solar type of construction and prefer South exposure for all main rooms with cross ventilation in all bedrooms. We are very much interested in automatic radiant floor type of heating utilizing either gas or oil & preferably the former if not too expensive. House should be termite proofed. We want a completely automatic water softener.

We want fluorescent lighting thruout. To be <sup>in</sup> built flush with ceiling for general illumination. Location of additional lighting for kitchen etc and an adequate number of electric outlets to be determined later.

Because of lack of sewer system, it will be necessary to have a septic tank installation. Copper screens for all windows that would be opened and permanently installed if advisable. Natural finish woodwork thruout.

(2)

We want brass plumbing if needed  
in view of water softener!

We want a completely automatic and  
adequate hot water supply.

We want the recently developed  
double glass in all windows.

The utility room must be dry at all  
times because of its uses.

That portion of roof over living room  
to be used as a sun deck later  
if feasible.

One way  
Microphone connections between  
both children's rooms and the  
maid's room and living room

Telephone to be somewhere in rear  
of house - probably in the kitchen.

One set of double chimes instead of  
door bells or buzzers.

Bedding closet large enough to hold  
extra pillows, down quilts & etc.  
Large deep linen closet. Locked medicine  
cabinet.

(3)

(X)

### Living-Dining Room

about 14' x 40' with lowest acceptable ceiling. An efficient wood burning ventrating type fireplace with ash dump to basement and a damper that can be closed tightly to prevent drafts in room when fireplace is not in use. Movable screen or curtain between living and dining room.

Built in book case with shelves for several sizes of books - about 200, and shelf for current magazines. Wood storage space - possibly under built in seat that could also be used for card tables and small game equipment.

Built in buffet in dining room end

(4)

(x)

Kitchen

8 cu ft

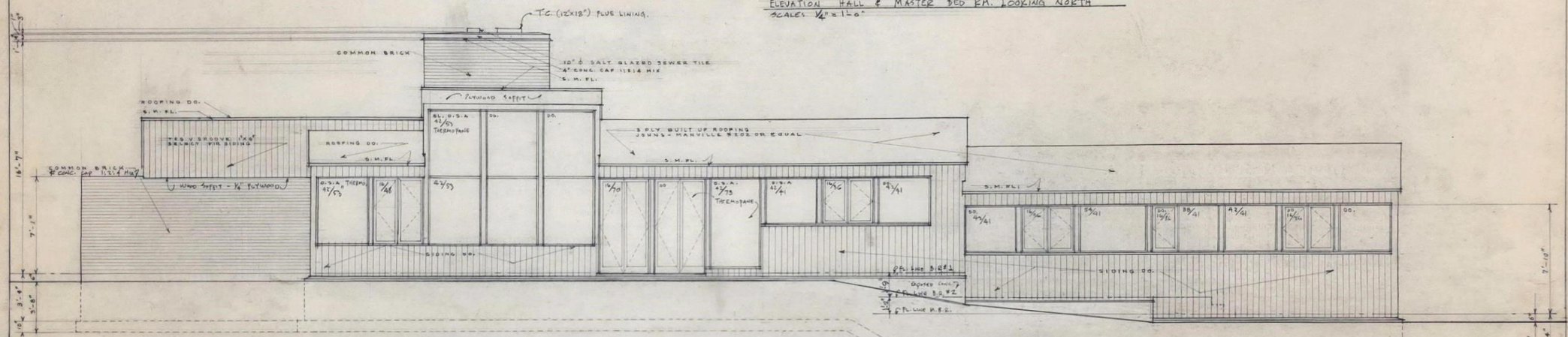
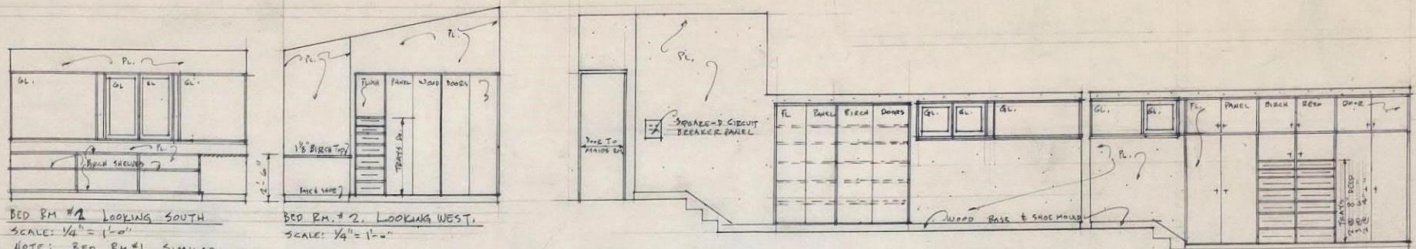
spaces for electric refrigerator and gas stove of sufficient depth to make these come flush with cupboards. Ventilating fan.

Storage space for odd shaped dishes and large cooking & serving utensils. Utility cupboard for cleaning equipment.

Breakfast Nook (5)

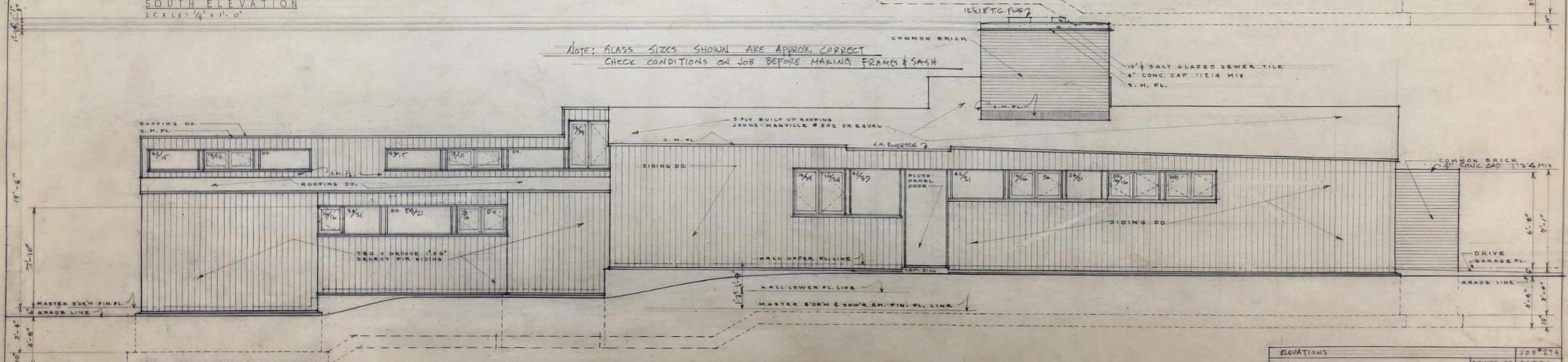
LN

Built in seats for 4 people. Convenient access to dining room so it can be used as a serving pantry!



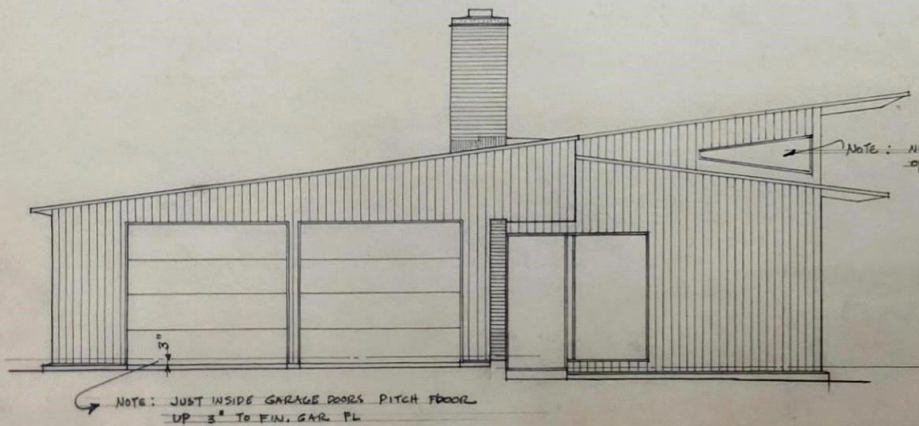
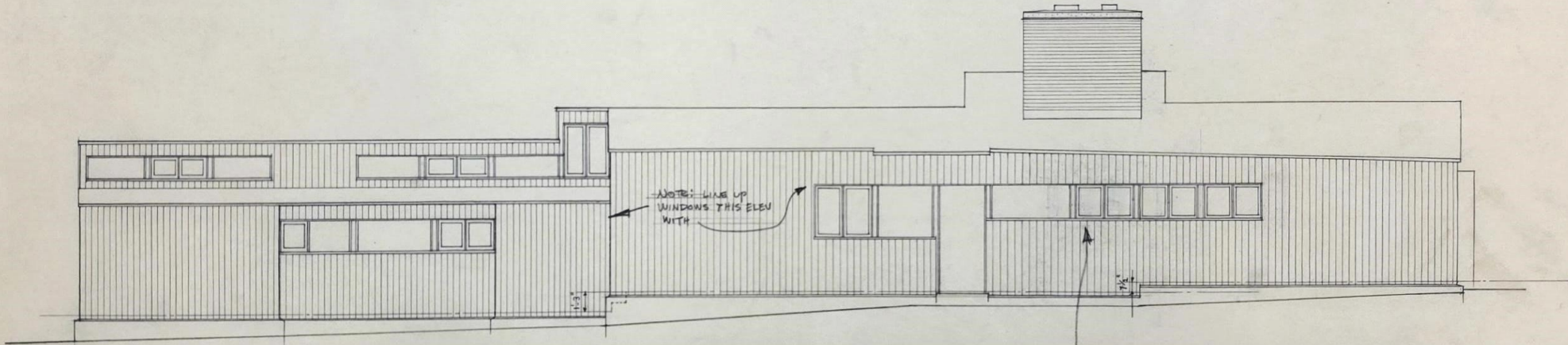
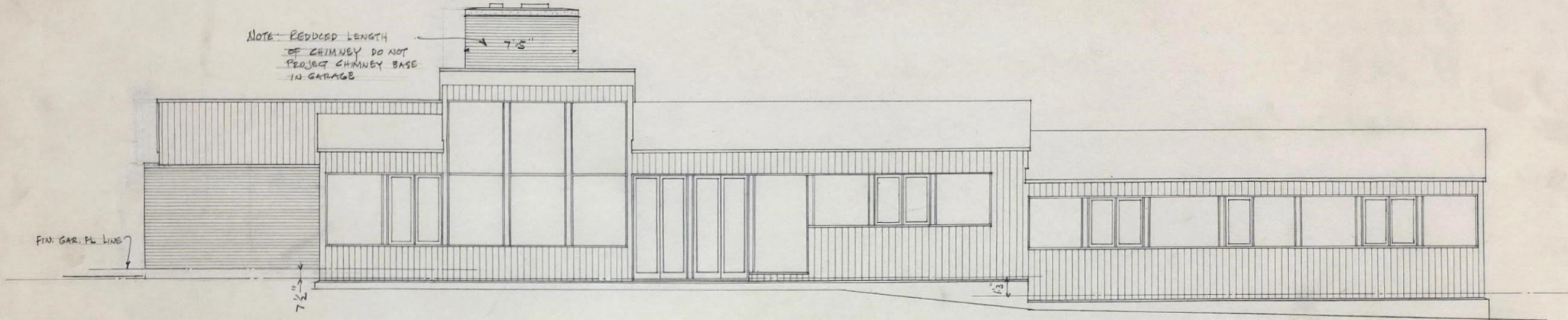
SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

NOTE: GLASS SIZES SHOWN ARE APPROX. CORRECT  
CHECK CONDITIONS ON JOB BEFORE MAKING FRAMES & SASH



NORTH ELEVATION  
SCALE 1/4" = 1'-0"

ELEVATIONS		JOB # 274
HOUSE FOR	MR. H. W. KA DELL	DESK BY TALS
MRS. M. W. KA DELL	MRS. M. W. KA DELL	PIRANT 28 APR 41
MRS. M. W. KA DELL	MRS. M. W. KA DELL	
GEORGE FRED KECK	ARCHITECT	DRESSER BY SLEET
212 NORTH MICHIGAN, CHICAGO		3

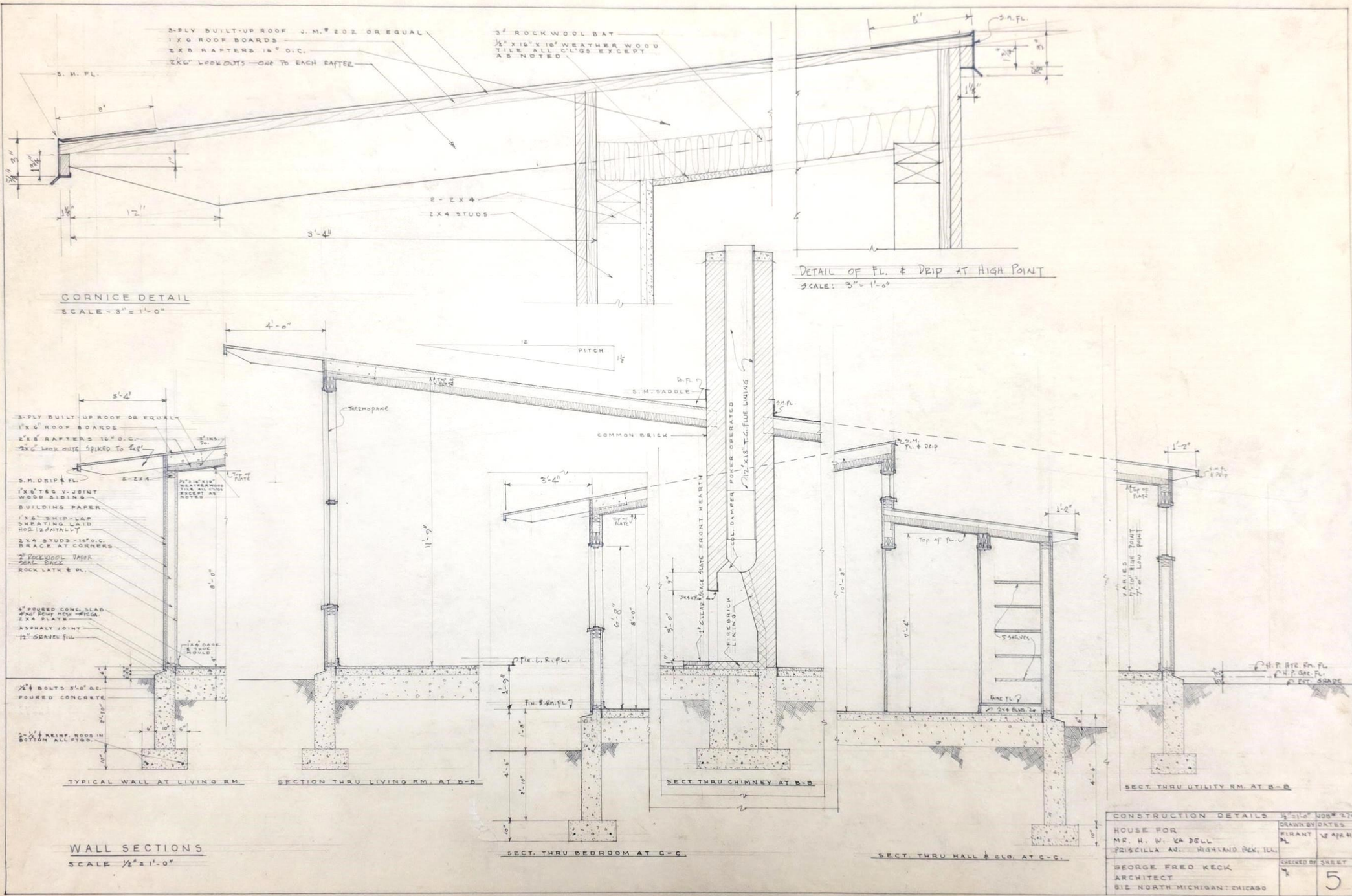


NOTE: NEW THERMO PANE SIZE OPP. SIDE SIMILAR

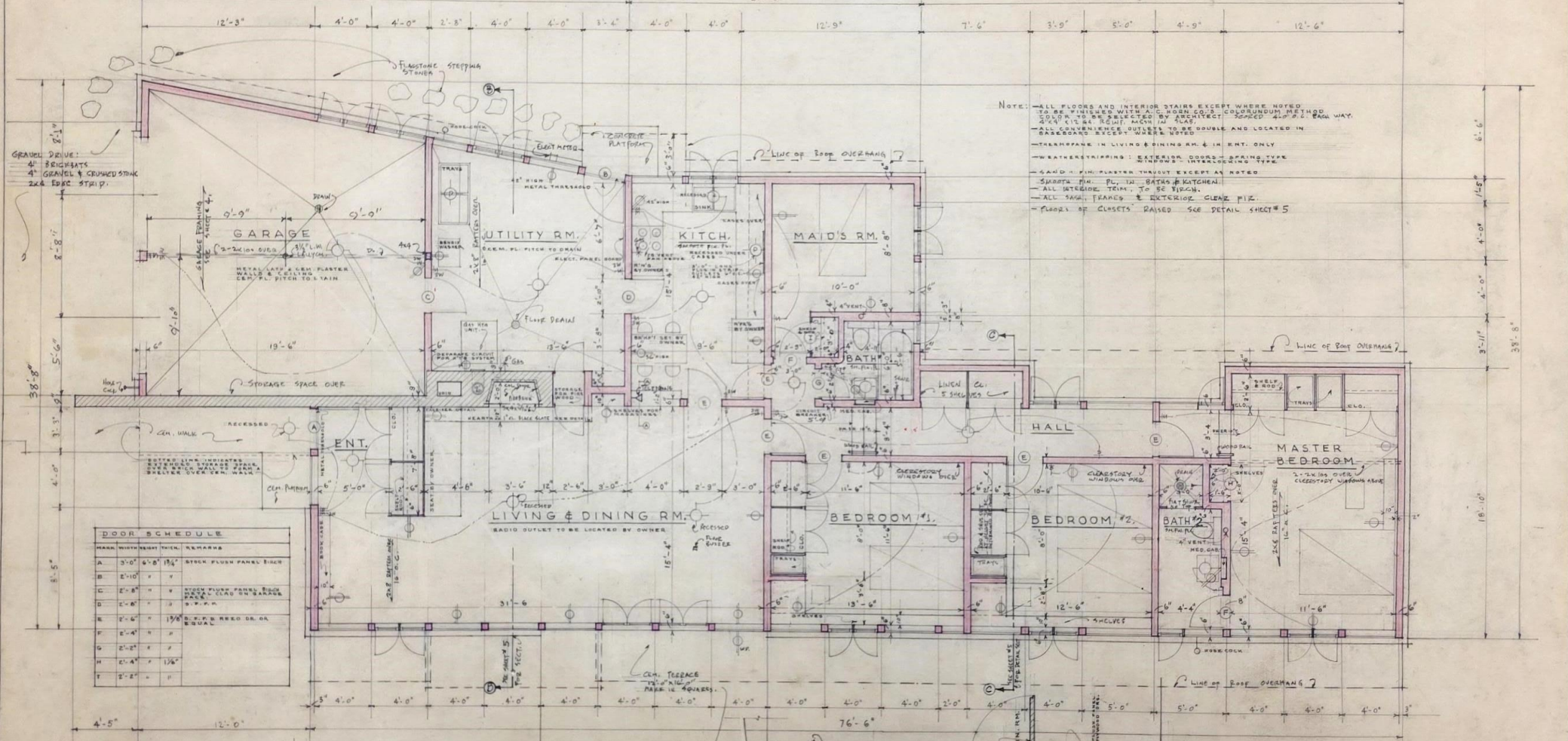
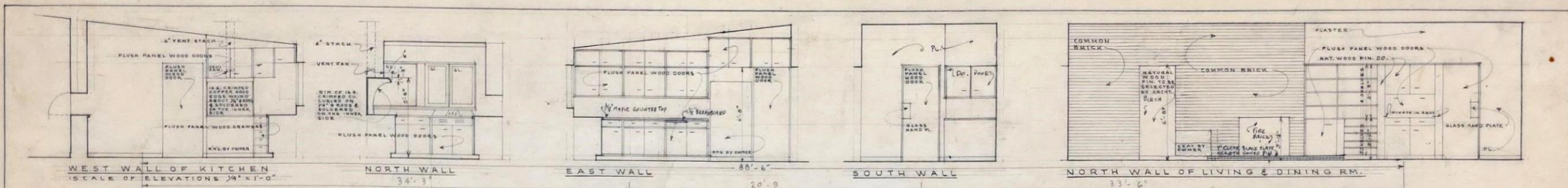
NOTE: ALL OTHER GLASS AS SHOWN IN ORIGINAL DRAWINGS EXCEPT UTILITY ROOM

REV. ELEVATIONS		JOB #274	
HOUSE FOR	MR. H. W. KADELL	DRAWN BY	DATES
PRISCILLA AVE HIGHLAND PARK, ILL.		CHD BY	SHEET NO.
GEORGE FRED KECK		3A	
ARCHITECT		612 N. MICHIGAN AV. CHICAGO, ILL.	





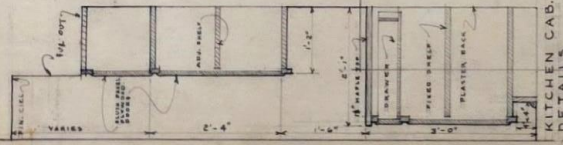
CONSTRUCTION DETAILS		1/2" = 1'-0"	JOB # 374
HOUSE FOR	MR. H. W. KA DELL	DRAWN BY	DATE
FRISCILLA	ARCH. HIGHLAND PARK, ILL.	PIRANT	12 APR 41
GEORGE FRED KECK	ARCHITECT	CHECKED BY	SHEET
812 NORTH MICHIGAN, CHICAGO			5



NOTE: ALL FLOORS AND INTERIOR STAIRS EXCEPT WHERE NOTED TO BE FILLED WITH A CONCRETE OR CONCRETEUM METHOD 2000 C.I. 4" AGG. IN 4" SLAB.  
 ALL CONCRETE DOUBLES AND LOCATED IN PARALLEL LINES UNLESS NOTED  
 TRAMPING IN LIVING & DINING RM. & IN ENT. ONLY  
 WEATHERSTAIRING: EXTERIOR DOORS - SPRING TYPE  
 ALL DOOR FRAMES - EXTERIOR - CLEAR FIN.  
 FLOOR OF CLOSETS RAISED SEE DETAIL SHEET # 5

DOOR SCHEDULE			
MARK	WIDTH	THICK.	REMARKS
A	3'-0"	6'-8"	1 1/2" BRK. FLUSH PANEL BRK.
B	2'-10"	"	"
C	2'-8"	"	WOOD FLUSH PANEL BRK. BRK. PANEL CLOS. ON GARAGE
D	2'-8"	"	"
E	2'-6"	1 1/2"	B.P. & BRK. OR BR. OR EQUAL
F	2'-4"	"	"
G	2'-2"	"	"
H	2'-4"	1 1/2"	"
T	2'-2"	"	"

FLOOR PLAN  
SCALE 1/4" = 1'-0"



KITCHEN CAB. DETAILS  
SCALE 1/2" = 1'-0"

FLOOR PLAN		JOB # 274
HOUSE FOR	MR. H. W. KA DELL	DRAWN BY JAMES
PRISCILLA AV.	HIGHLAND PARK, ILL.	EXPIRANT 28 APR 41
GEORGE FRED KECK	ARCHITECT	CHECKED BY SHEET
512 NORTH MICHIGAN, CHICAGO		2

SPECIFICATIONS

House for  
Mr. H. W. KaBell  
Priscilla Avenue  
Highland Park, Illinois

Job #274

George Fred Keck, Architect  
612 North Michigan Avenue  
Chicago, Illinois

April 28, 1941

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GENERAL: All work included under these headings shall be subject to the A.I.A. General Conditions of the entire operation.

The drawings and specifications are intended to cooperate. Anything shown on the drawings and not included or mentioned in the specifications, or vice versa, or anything not expressly set forth in either, but which is reasonably implied, shall be furnished as though specifically shown in both.

The sub-contractors for each portion of the work shall meet with all requirements of State and Federal Old Age Pension, Social Security Laws and State Sales Tax.

The sub-contractors for each portion of the work shall be required to carry insurance in a company satisfactory to the owner covering workmen's compensation and public liability insurance in accordance with the requirements of the state and shall furnish a certificate of insurance showing same to be in effect before proceeding with the work.

The entire operation shall comply in all respects with the requirements of the F.H.A.

EXCAVATION: Excavate to dimensions as shown on the drawings. Excess excavation if any, shall be removed by this contractor. Rough and finish grading shall be brought to the levels shown. The establishing of the finish grading and the staking out of the house shall be done under the supervision of the Architect. Top soil shall be removed from entire house area plus five feet all around and piled separately to be used for finish grading.

All footings shall have level and undisturbed bottoms.

Excavation shall be carried under all portions of the building to at least 16" below finish L.R. floor, 8" below garage floor.

MASONRY: This Contractor shall furnish all appliances, etc. necessary to carry out his contract.

All cement shall be an approved brand of Portland cement.

All sand shall be clean sharp sand, free from foreign matter.

The concrete mix shall be one part Portland cement, three parts sand and five parts clean washed gravel or crushed stone. Gravel sizes shall be from 1/4" to 3/4" for all concrete work.

Mortar for the brickwork shall be a prepared mortar-Brixment, or equal.

Brick shall be hard burned select common brick for face of fireplace and chimney.

Hard burned fire brick shall be used for the fireplace.

The sub-hearth shall be poured concrete reinforced as shown. The finish hearth shall be 1" clear black slate with honed finish.

Cement floors shall be 4" thick, 3" of concrete and 1" monolithic cement topping finished with a trowel. The finish shall consist of one part Portland cement and two parts sand with just enough water to float a trowel. The finish topping shall be finished with A. C. Horn Co.'s. "Colorundum" of color selected by Owner. The floor shall be marked off in squares as shown. Floors shall be laid on sand or gravel fill over the floor heating pipes, and shall be reinforced with 4" x 4" x 12 ga. electrically welded wire mesh.

Footings shall be as shown on the drawings.

Provide boxes for mixing all mortar and concrete if no mechanical mixer is used. No concrete or mortar shall be mixed on the ground or floors.

All masonry work shall be protected from freezing or too rapid drying. All frozen work shall be taken down and rebuilt.

All chases or openings for pipes, etc. shall be ascertained by this contractor. Cutting where necessary shall be done by the contractor who erected the work.

Install clean-out doors, anchor bolts, I-beams, lally columns, etc. as provided for under the heading, "Iron and Steel".

The flue for the heating system and fireplace shall be terra cotta flue lining of sizes shown. The flue for the heating unit shall be salt glazed sewer tile.

IRON AND STEEL: All work shall be thoroughly cleaned of rust and painted one coat of red lead.

Provide all anchors, clean-out doors, clips, ties, bolts, I-beams, plates and lally columns and other usual carpenters and masons building iron.

All steel shall conform with the A.I.S.C. Specifications.

SHEET METAL AND ROOFING: All flashings, drip, counter-flashings, etc., shall be 28 ga. galvanized copper bearing sheet steel, Toncan or equal.

This contractor shall guarantee, in writing, the flashings for two years.

Line the garage side of door between the garage and house with 26 ga. copper bearing sheet steel.

Roof to be Johns-Manville #202 or equal.

CARPENTRY AND MILLWORK: The carpenter shall furnish all rough or dressed lumber and millwork. He shall provide all necessary wood blocks, nailing strips, plugs, door bucks, etc., and see that they are built in as required by the other contractors.

He shall cut and frame timbers and woodwork as required by the other trades for the completion of their work.

He shall furnish and erect temporary doors, putting the building under lock and key as soon as possible.

All materials shall be the best of their respective kinds. All lumber shall be thoroughly seasoned or kiln dried and shall be protected from the weather.

All framing lumber shall be #1 common Fir, free from loose or large knots, shakes, excess sap or other defects, and shall be of sizes shown. Framing lumber shall have not more than twelve to fifteen percent moisture content.

All members shall be anchored and accurately fitted together.

Double studs around all openings.

In no case shall any members come within 2" of the face of the chimney. Insulate with rock wool at these points as a fire stop.

All joists shall have at least 4" of bearing surface.

Plates and sills shall be halved together at all corners and splices.

Roof boards, sheathing ~~boards~~ shall be 1" x 6" #2 common ship lap nailed to every bearing and breaking joints at every third board.

Exterior door frames shall be 1-3/4" fir. Interior door frames shall be 7/8" birch with loose stop mouldings. All finish doors shall be as scheduled on plans.

This contractor shall furnish full screens, 16 mesh copper, for all operating windows, full screens for all doors.

Storm doors and windows shall be provided for exterior doors except those marked thermopane.

All interior trim shall be birch. Shelving of fir or pine.

Kitchen cabinets shall be of wood as detailed.

There shall be a 4" base board in all of the rooms with shoe moulding as detailed. Trim shall be of sizes shown.

The finish hardware shall be selected by the Architect and Owner. The allowance for this hardware shall be \$200.00. This amount does not cover the cost of installation, but shall include the medicine cabinets. This shall also include bathroom accessories. These shall be "Hall-Mack" or equal.

The medicine cabinets for the bathroom shall be Morton Cabinets with 18" x 20" plain mirror and metal frame or equal.

This contractor shall furnish and install Sprayoflake Brand or equal refrigeration type rock wool with waterproof vapor seal paper back 3" thick on all ceilings. The outside walls shall be insulated same as above, except 2" thick.

Windows shall be as detailed. All fixed glass shall be set up in white lead putty.

Weatherstrip all windows and doors with Protex (or equal) interlocking type weatherstripping on windows, spring type on doors.

All drawers shall have dovetail fronts.

PAINTING: All work must be clean and dry before any paint is applied.

No coat of paint shall be applied before the under one is perfectly dry.

Samples of finishes shall be approved by the Architect.

Paint shall be as manufactured by the Pratt and Lambert Co. or equal. All paint must be brought to the building in the original containers. No dilution will be allowed unless where specifically directed.

An allowance of \$700.00 shall be made for painting. Finishes of rooms shall be decided at a later date by the Owner.

Siding and window frames to be primed with Pratt and Lamberts "Okene."

The water system shall be so laid out with proper pitch to drain the system.

Supply lines shall be as follows:

Kitchen sink .....	3/4"	Bathroom .....	3/4"
Lavatory .....	1/2"	Tub Branch .....	1/2"
W. C. ....	1/2"	Laundry Trays .....	3/4"

FIXTURE LIST

UTILITY ROOM:

2 part Shelfon laundry tray with swing spout faucet, supplies, stoppers, trap.

KITCHEN:

Kohler K-5590-H 42" Wellwin double compartment sink with combination fitting, with hose, duostrainers and trap.

BATH 1:

K-556-C - 5 1/2' Recess Cosmopolitan bath with K-7500 shower and bath fitting, K-9710-rod and white duck curtain.

K-2720-B 22 x 19" acid resisting Hampton wall hung lavatory with combination fitting, supplies and trap.

K-3705-PB "Wellworth" reverse trap closet with K-4706 sheet covered seat and cover.

BATH 2:

K-3705-PB "Wellworth" closet same as above

K-2720-B 22 x 19" Hampton lavatory same as above.

SHOWER STALL:

Fiat Cadet 36 x 36 shower stall with two valve shower, curtain rod and white duck curtain. Stonetex receptor, white baked enamel finish.

NOTE: Unless otherwise specified, all exposed metal parts on fixtures to be chromium plated.

Tub shall be installed on a Lucke leak-proof tub hanger.

PROTECTION OF FIXTURES: Kohler "Protex" powder shall be used as a paste for protection of all fixtures.

Goods other than the listed fixtures shall not be substituted without the approval of the Architect.

HEATING

GENERAL: All work included under this heading shall be subject to the A.I.A. General Conditions of the entire operation. The sub-contractor for this portion of the work is required to refer especially thereto.

This specification and the accompanying drawings are intended to provide a complete and perfectly working heating system. Anything shown on the drawings and not specified, or vice versa, or any detail omitted which is necessary to the proper installation and completion of the system must be supplied and installed by this Contractor without extra charge. This Contractor will be held strictly responsible for the quality of the materials and labor furnished, and for the proper installation of the system. He must employ none but competent workmen on the operation. All cutting and repairing of other work necessary for the installation of the heating system must be done by the Contractor who erected that work.

GLAZING: All glass shall be bedded in the best grade of putty recommended for wood sash. All glass shown as D.S.A. shall be Libby-Owens-Ford double strength, a quality glass. This shall be labeled.

Thermopane shall be as manufactured by the Libby-Owens-Ford Company.

PLUMBING: All work under this heading shall conform with the local or State regulations.

This contractor shall inform the other contractors concerned, of size and location of all chases, openings, supports, etc. which his work may require and shall be responsible for the construction of same. He shall arrange for the cutting of the structural members etc. which shall be avoided wherever possible but where unavoidable, must be done by the contractor who erected the work.

This contractor shall guarantee his work in writing and make good any defects in workmanship or materials which may develop within one year from date of completion and acceptance.

Heavy weight cast iron pipe shall be used for all soil and vent lines. Vent lines where passing through the roofing shall be flashed with 6 lb. sheet lead. These vents shall be located as inconspicuously as possible.

Cast iron pipe shall be used under the floors.

All supply pipe shall be Mueller copper pipe of sizes necessary with Mueller "streamline" fittings.

ALTERNATE: Galvanized iron copper bearing pipe shall be used for all supply lines. Pipe shall be cut squarely and the burr reamed out before connecting to the maleable galvanized iron fittings.

This contractor must guarantee the absence of water hammer in the system.

The soil line to the septic tank shall be salt glazed terra cotta pipe laid with cement joints composed of one part Portland cement and one part sand. The hub joints shall be completely filled.

Provide and install a septic tank complete with field tile of either reinforced concrete or copper bearing steel (asphalt coated) of sufficient size to adequately care for the house (minimum 500 gal.). Provide for possible overflow to prevent backing up into the house.

Joints in cast iron pipe shall be caulked with oakum and then poured full to the hub with pure soft pig lead, using one pound to each inch of diameter of pipe.

Clean-outs, readily accessible, shall be placed on all horizontal lines and at the base of all risers.

Waste pipe shall be as follows:

W. C.....	4"	Tub .....	1 1/2"
Sink .....	1 1/2"	Lav. ....	1 1/4"

A complete water supply system shall be installed to all fixtures. A six inch space shall be maintained between the hot and cold water supply lines.

Domestic hot water to be heated in the boiler. Connections to be made by plumber. PROVIDE & INSTALL 45 GAL. INSULATED (1") DOMESTIC HOT WATER STORAGE TANK.

Allowance: Allow \$1,000.00 for the heating system.

On completion, this Contractor shall adjust all apparatus and test the entire system in the presence of the Architect. All fuel necessary for the test will be furnished by the Owner.

GUARANTEE: This Contractor shall guarantee in writing, a complete and noiseless operation throughout the entire heating system. He shall further guarantee that the system will fully heat the building to 70 degrees Fahrenheit when 10° below zero outside, and shall make good without cost to the Owner any defects in material or workmanship which may develop in his work within one year after completion and acceptance thereof.

Domestic hot water to be heated in the boiler. Connections to be made by plumber.

TEMPORARY INSTALLATION: The heating unit and such outlets as may be necessary, shall be installed in time to keep the temperature throughout the building above the freezing-point during the period of construction and subsequent drying.

PROTECTION: All materials on the ground or set in place must be properly protected. Should damage occur to the same, or any injury be done to any portion of the building, by this Contractor, it shall be made good at his expense.

ELECTRIC WORK: The electric work shall comply with the local or State ordinances, the National Electric Code and the requirements of the local public service company furnishing the current.

This Contractor shall guarantee his work for one year.

All materials shall be new stock and must comply with the Underwriters Laboratory standards.

Not more than 16 sockets or 1000 watts will be allowed on one circuit. One spare circuit shall be supplied on the electrical panel.

All wire shall be in approved type thin wall conduit and concealed in the walls or floors. Wire to be insulated copper #14 B. & S. ga.

All feeders shall be 25% heavier than the required load.

Switches shall be tumbler type with bakelite plates on all switches and convenience outlets. Convenience outlets unless otherwise noted, shall be in the baseboard.

A separate circuit shall be installed for the heating system to prevent the possibility of dimming of the lights.

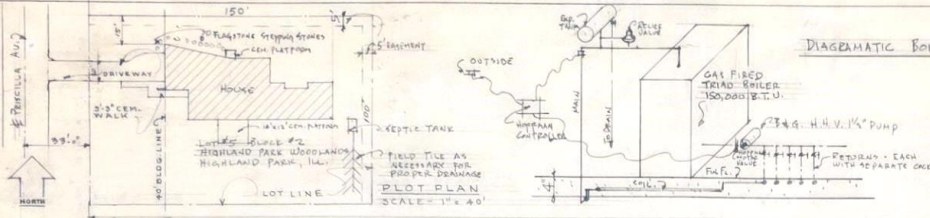
An electric bell and buzzer with the required transformer from the front and rear doors shall be included with the bells ringing in the kitchen.

A radio outlet complete with aerial, ground and electricity shall be installed where directed by Owner.

Electric fixtures shall be bought by the Architect but hung by this contractor. He shall allow the sum of \$75.00 for fixtures.

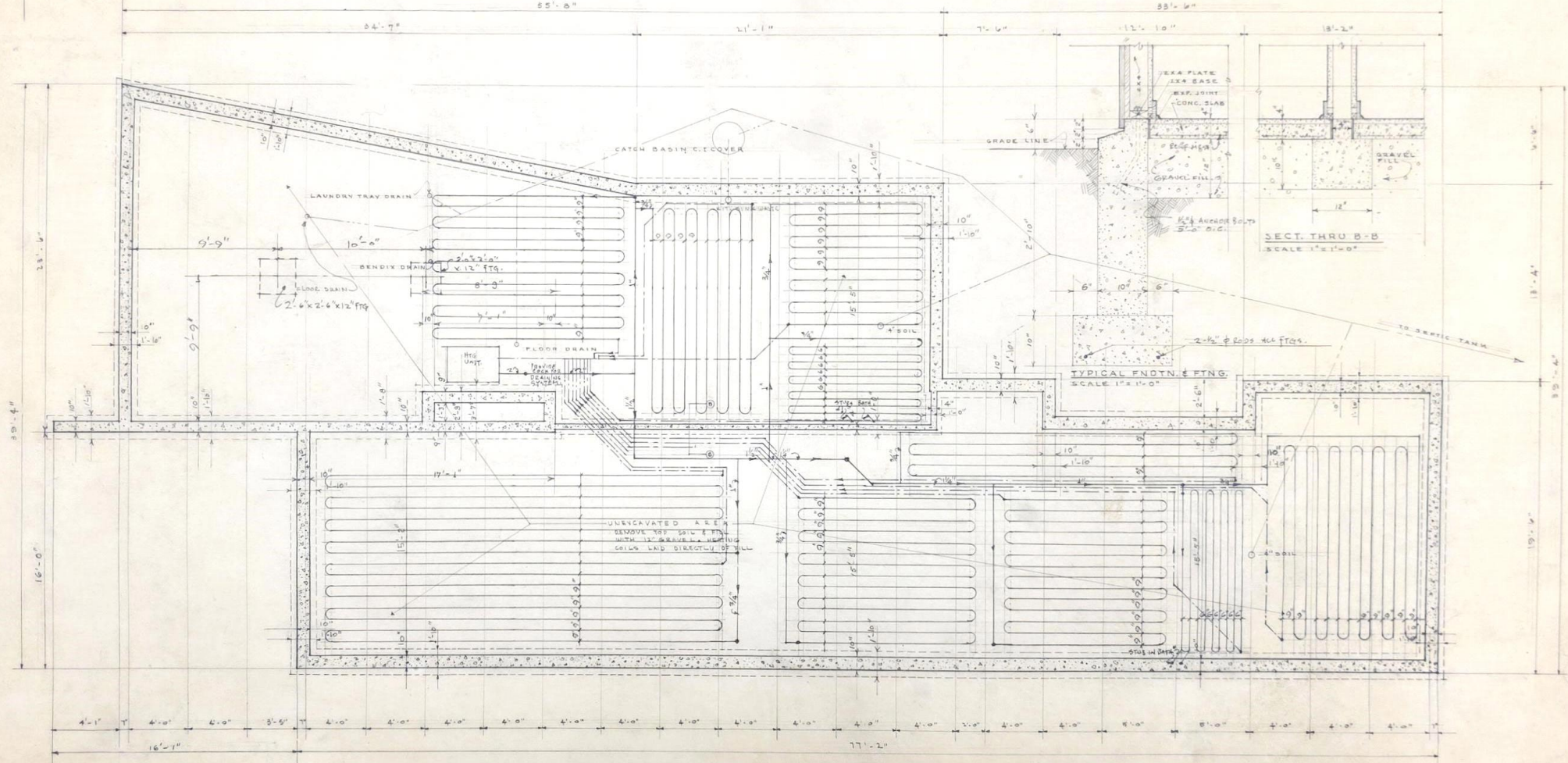
A square-D circuit breaker shall be installed where shown on the plans. This shall have four circuits.

TELEPHONE TO BE RUN IN CONDUIT WHERE SHOWN ON PLAN.



DIAGRAMATIC BOILER INSTALLATION

- NOTES: HEATING:
1. ALL COILS TO BE GENUINE BYERS WEST IRON PIPE.
  2. ALL JOINTS UNDER SLAB TO BE WELDED USING WELDING COMPANIES. BEADS SHALL HAVE 1/8" RADIUS.
  3. SYSTEM TO BE TESTED HYDROSTATICALLY TO 200 PSI & HELD UNDER TEST FOR ONE HOUR BEFORE POURING THE CONCRETE SLAB.
  4. MAINS TO RUN UNDER THE SLAB. COILS TO BE BEDDED IN BOTTOM OF SLAB. COILS SET DEAD LEVEL. RETURNS TO BE IN TOP OF SLAB. SYSTEM TO VENT BACK THRU RETURNS TO UNIT.
  5. PROVIDE 3/4" DOMESTIC HOT WATER HEATER.



FOUNDATION PLAN  
SCALE 1/4" = 1'-0"

- GENERAL NOTES:
- ALL FOOTINGS TO HAVE 2" MIN. REINFORCING BARS IN BOTTOM AS SHOWN IN SECTIONS
  - FOUNDATIONS & FOOTINGS TO BE POURED CONCRETE
  - FOR RADIANT FLOOR PANEL HEATING SEE HEATING LAYOUT
  - SEPTIC TANK TO BE COMPLETE WITH DRAIN TILE LAID IN APPROVED MANNER. SYSTEM TO BE SO LAID OUT AS TO PREVENT BACK-UP INTO THE HOUSE IN CASE OF OVERLOAD.

FOUNDATION PLAN	HEATING DIAGRAM	REV#	DATE
HOUSE FOR MR. H. W. KA DELL TRISCILLA AV. HIGHLAND PARK, ILL.	DRANK BY S.E. R. MINANT	1	08 APR 41
GEORGE FRED KICK ARCHITECT 672 W. BETH MICHIGAN CHICAGO	CHECKED BY 1		

2009 IRC: Section R106.3.1 Plans on Job  
Required. A copy of approved plans shall be  
kept on site of the building or work and shall be  
made available when required by the Building  
Official at the time of inspection.

Section 890.1380 Storm Water Drainage  
Required. Footing drains, storm water drains, roof  
drains, paved area drains, yard drains, courtyard  
drains and similar drains shall be connected to the  
City of Highland Park storm sewer system or to  
another approved point of discharge.

H. P. Ordinance Sec. 171.350 - Plumbing Walls  
Any wall which contains any plumbing lines, stacks,  
branches or risers, any one of which is at least 1/2"  
minimum diameter in size, shall consist of not less than  
2" by 6" framing members. Any measures necessary to  
protect such plumbing from freezing shall be the  
responsibility of the architect or engineer. Drilling and  
notching shall comply with the 2009 IRC and IRC.

Notice: Do not exceed scope of demolition  
on plans. Section 170.040 of the Highland  
Park Code provides penalties of up to 90%  
of the value of the house for unauthorized  
demolition.

Smoke detectors shall be installed in each bedroom  
for new construction, within 15-feet outside of any  
bedroom, at the top of every stair on each floor  
level, and within 10-feet of any furnace, with no less  
than one detector on each floor level, per Section  
91.005 of the Highland Park Code.

3135 Priscilla  
BSFE-14-0277  
NOV 26 2014  
BUILDING DEPT.  
CITY OF HIGHLAND PARK

Shall meet City of Highland Park  
Ordinance Sec. 94.404 "Tree  
Preservation & Construction"  
For questions, call 847-926-1604

Insulation shall comply with the  
2012 International Energy  
Conservation Code  
Section R402

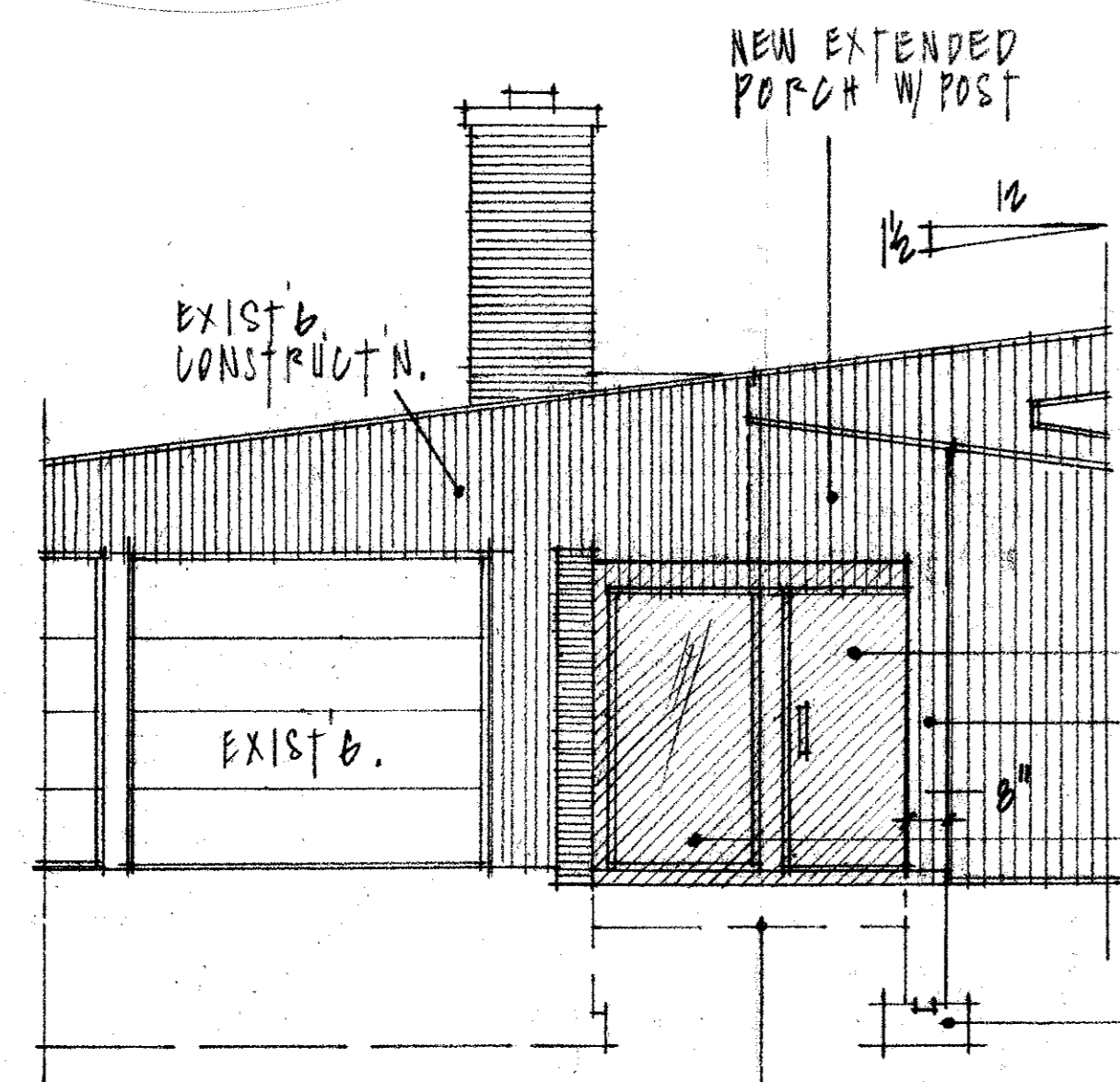
Glazing in hazardous  
locations shall comply with  
2009 IRC Section R308

EXTERIOR LIGHTING shall  
comply with Highland Park  
ordinance 150.605

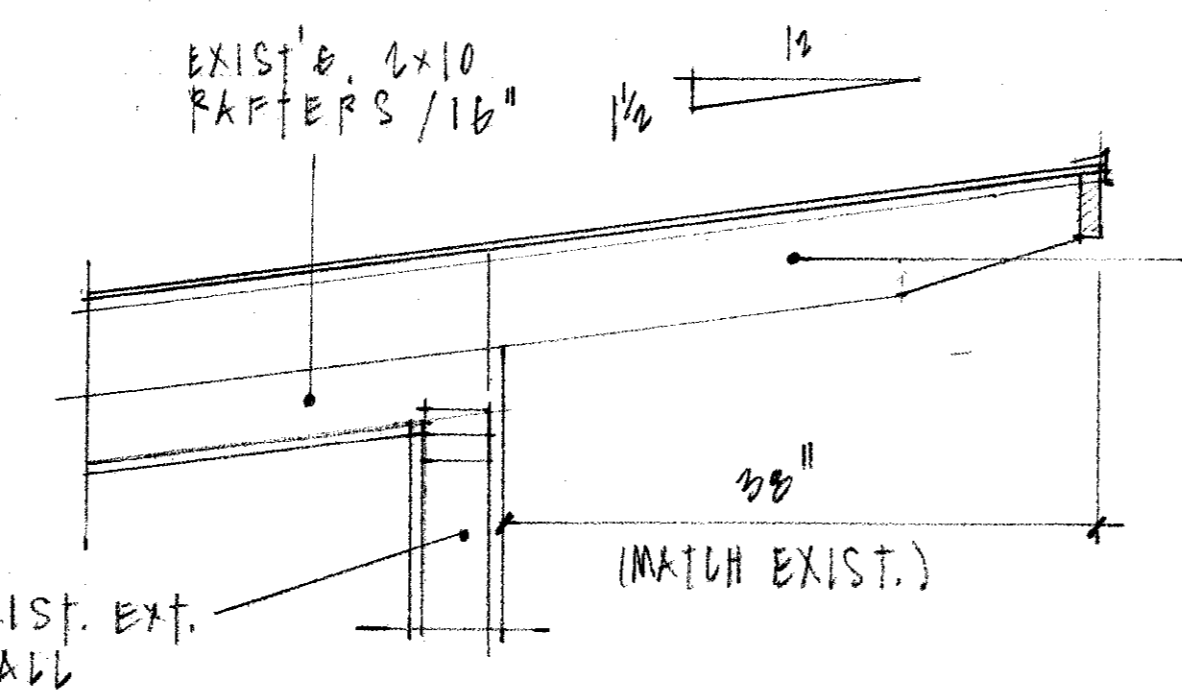
Shall provide Gutters  
& Downspouts per  
2009 IRC Sec. R-801.3  
Proof Drainage

- 1.0 GENERAL DATA**  
1.1 All work shall be performed in accordance with all applicable local, state, and national codes and ordinances and all authorities having jurisdiction.  
1.2 The General Contractor shall verify all dimensions and/or discrepancies in the work and notify the architect prior to any construction or be responsible for same.  
1.3 On site verification of all dimensions shall be the responsibility of each subcontractor.  
1.4 All work shall be performed in a workmanlike manner.  
1.5 Each contractor shall include labor, materials, tools, equipment, etc. for the complete construction of the work indicated and specified by the drawings and specifications.  
1.6 Materials specified shall be used. Substitutions must be approved by the owner prior to any installation.  
1.7 Each subcontractor shall amend and make good at his own cost, any defects or faults in his workmanship and/or material.  
1.8 Each contractor shall clean up debris throughout the building site which has been affected by his work.
- 2.0 EXCAVATION AND SITE WORK**  
2.1 Compacted Fill shall be placed in lifts not exceeding 9" loose thickness and be of an approved granular material compacted to a minimum 95% dry density per ASTM D-1557-70. Excavation is limited to the new Covered Front Stoop Construction.  
2.2 All footings shall bear on undisturbed soil or approved compacted fill, either of which must have a minimum bearing capacity of 3,000 PSF.  
2.3 All footings shall extend a minimum of 3'6" below the top of finished grade as shown on the drawings.  
2.4 Site excavation shall be in accordance with a licensed soils engineer and be approved by the village.
- 3.0 CONCRETE**  
3.1 All concrete construction shall comply with ACI 318, Building Code Requirements for Reinforced Concrete and ASTM C150. All concrete must attain a 28 day compressive strength of 3,500 PSI. Concrete shall be limited to the new Covered Front Stoop Construction.  
3.2 The General Contractor shall provide heaters where required to maintain the proper curing temperature for work poured in 30 degree F or below temperatures.  
3.3 Pour all concrete wing walls monolithically with foundation walls.
- 4.0 CARPENTRY**  
4.1 Stress grade lumber shall conform to the "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS" NDLMA Latest Edition with a fiber stress in bending (Fb) of 1,150 PSI repetitive and a modulus of elasticity "E" = 1,400,000, Hem-Fir #2 or equal.  
4.2 Use metal hangers to connect joists/rafters to flush headers.  
4.3 Provide solid blocking at mid-span of all joists or at 7'-0" O.C. maximum.  
4.4 Roof Sheathing shall be 1 X 6 T&G to match existing.  
4.5 Install metal soffit vents as shown on the porch detail.  
4.6 Wall sheathing shall be 1/2" cdx plywood unless noted otherwise.
- 5.0 MOISTURE CONTROL**  
5.1 All concealed flashing shall be a minimum of 26 gauge sheet metal. Provide 36" wide ice and water shield at all repaired eaves with a minimum 6" overlap.  
5.2 All exterior perimeter caulking shall be water and weathertight. Elastic caulking shall be non-staining polysulfide, acrylic, silicone, or butyl.  
5.3 Provide aluminum drip caps over all door and window heads and horizontal trim including doors.  
5.4 Roofing shall be as shown on the plans and details and shall match existing.
- 6.0 DOORS AND WINDOWS**  
6.1 Window at front door shall be the existing window reused if possible. If a new window is used, it shall be a fixed wood window of the same size located on the other side of the door. The new front door shall be a 3'0" X 6'8" solid wood door with frame. Manufacturer shall also provide all hardware including locks, wood sill and weatherstripping.
- 7.0 FINISHES**  
7.1 All interior and exterior finishes shall match existing and be selected by homeowner.

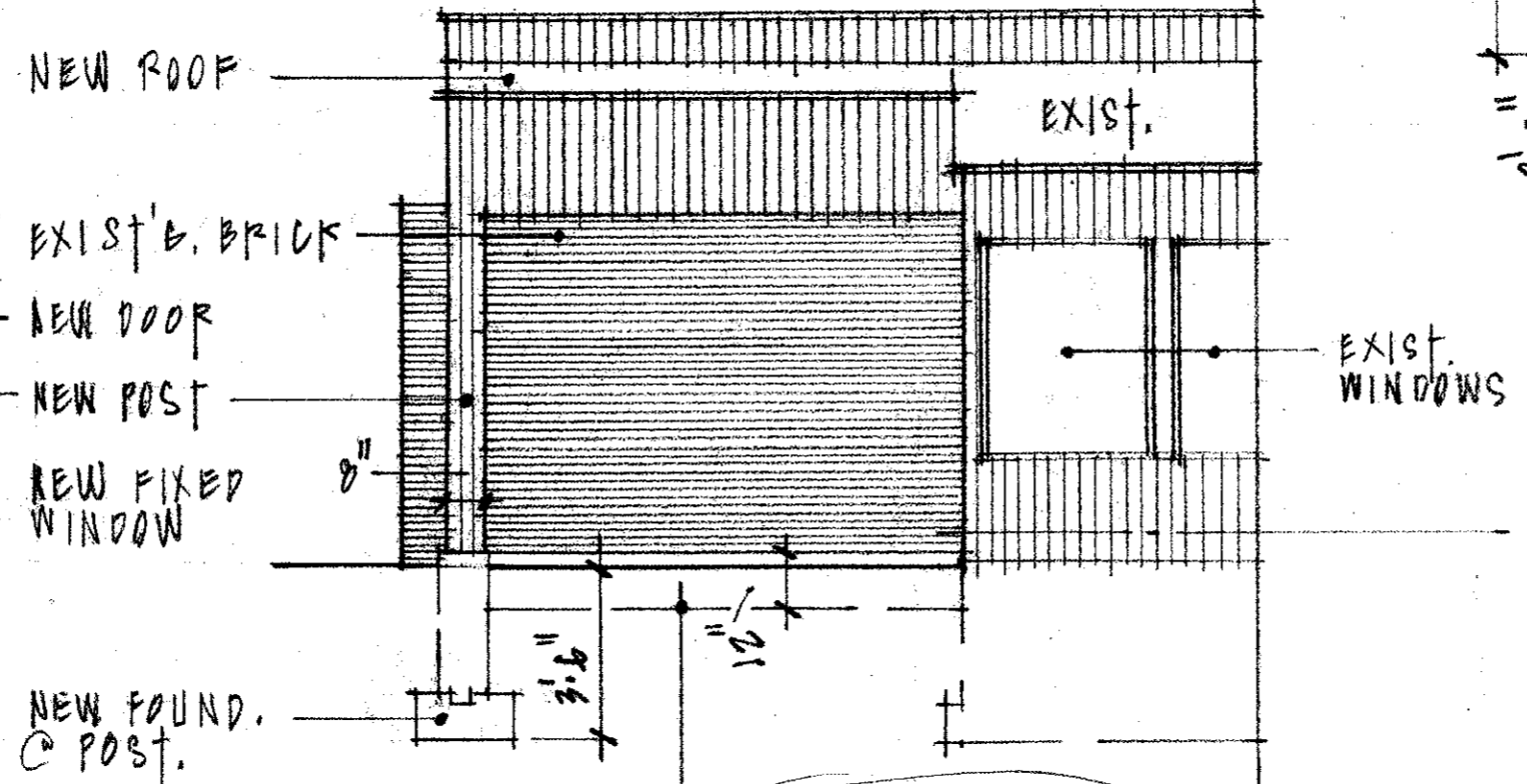
**Mud / Debris On The Street**  
SECTIONS 90.10(B) AND 90.207 OF THE HIGHLAND PARK CODE OR ORDINANCES: THE DEPOSITING OF MUD, LOOSE STREKY MATERIAL, LITTER OR FOREIGN MATTER OF ANY KIND, FOR THE STREET, ALLEY OR OTHER PUBLIC PLACE IS PROHIBITED. VIOLATION OF THESE ORDINANCES IMMEDIATELY SHALL CAUSE THE ISSUANCE OF A STOP WORK ORDER AND/OR CITATIONS.  
WHOMEVER VIOLATES, NEGLECTS OR REFUSES TO COMPLY WITH ANY OF THE PROVISIONS OF THESE SECTIONS SHALL BE FINED A STOP WORK ORDER AND/OR CITATIONS. THE FIRST OFFENSE SHALL BE FINED FIFTY DOLLARS (\$50) OR MORE THAN FIVE HUNDRED DOLLARS (\$500) IN THE CASE OF THE FIRST OFFENSE AND NOT LESS THAN FIFTY DOLLARS (\$50) NOR MORE THAN FIVE HUNDRED DOLLARS (\$500) FOR EACH AND EVERY SUBSEQUENT OFFENSE AND SHALL PAY THE CITY'S COST ARISING OUT OF ITS ENFORCEMENT ACTIVITIES, INCLUDING BUT NOT LIMITED TO THE COSTS OF INVESTIGATION, ENFORCEMENT AND COURT COSTS.  
VIOLATION OF THESE SECTIONS SHALL BE PENALIZED AS SUCH PERSONS ARE TO HIGHLAND PARK CODE OR ORDINANCES 90.10(B) AND 90.207 AND BY A CODE AMENDMENTS 140.4 AND 141.1



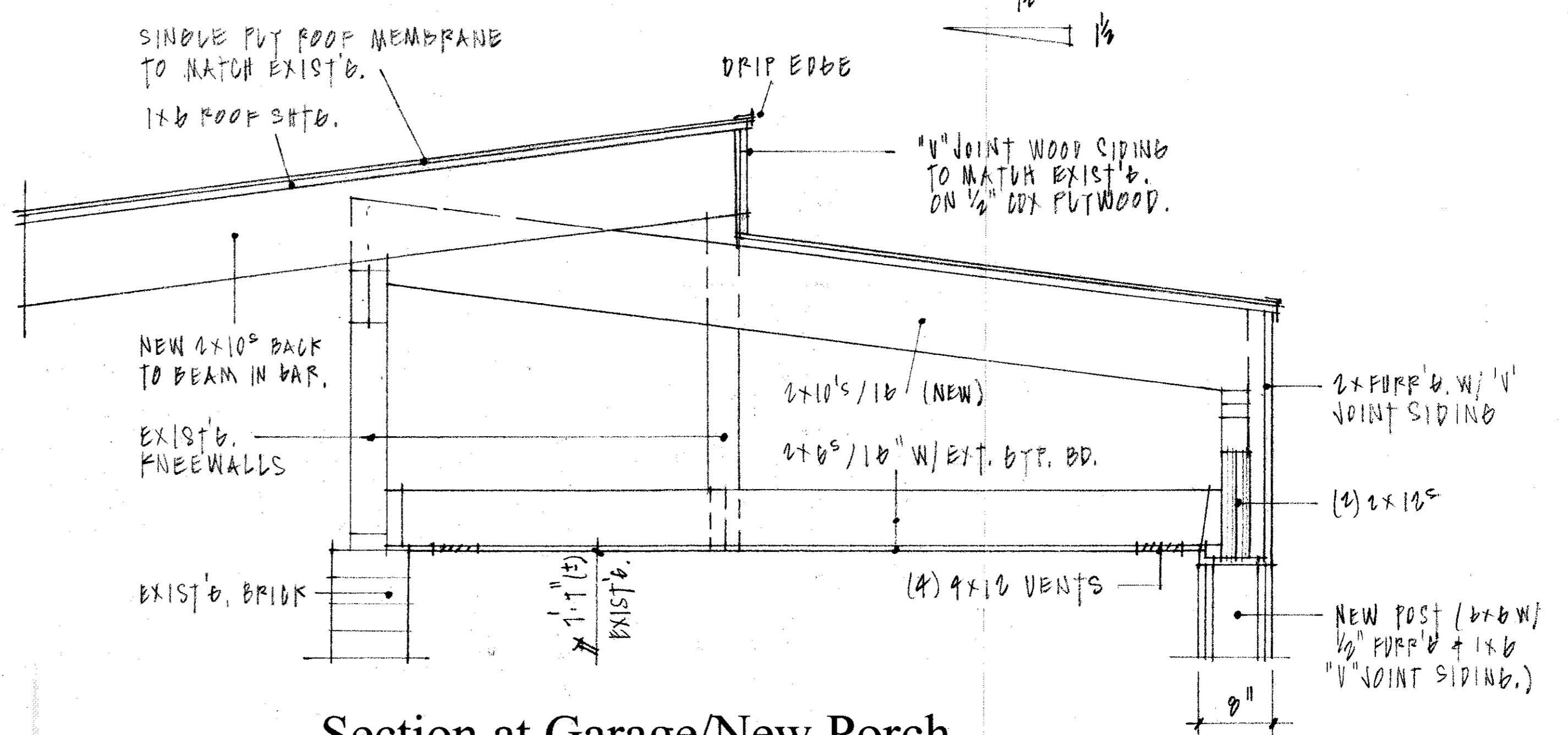
Partial Front Elevation  
Scale: 1/4" = 1'-0"



Eave Detail at Damaged Overhang  
Scale: 1" = 1'-0"



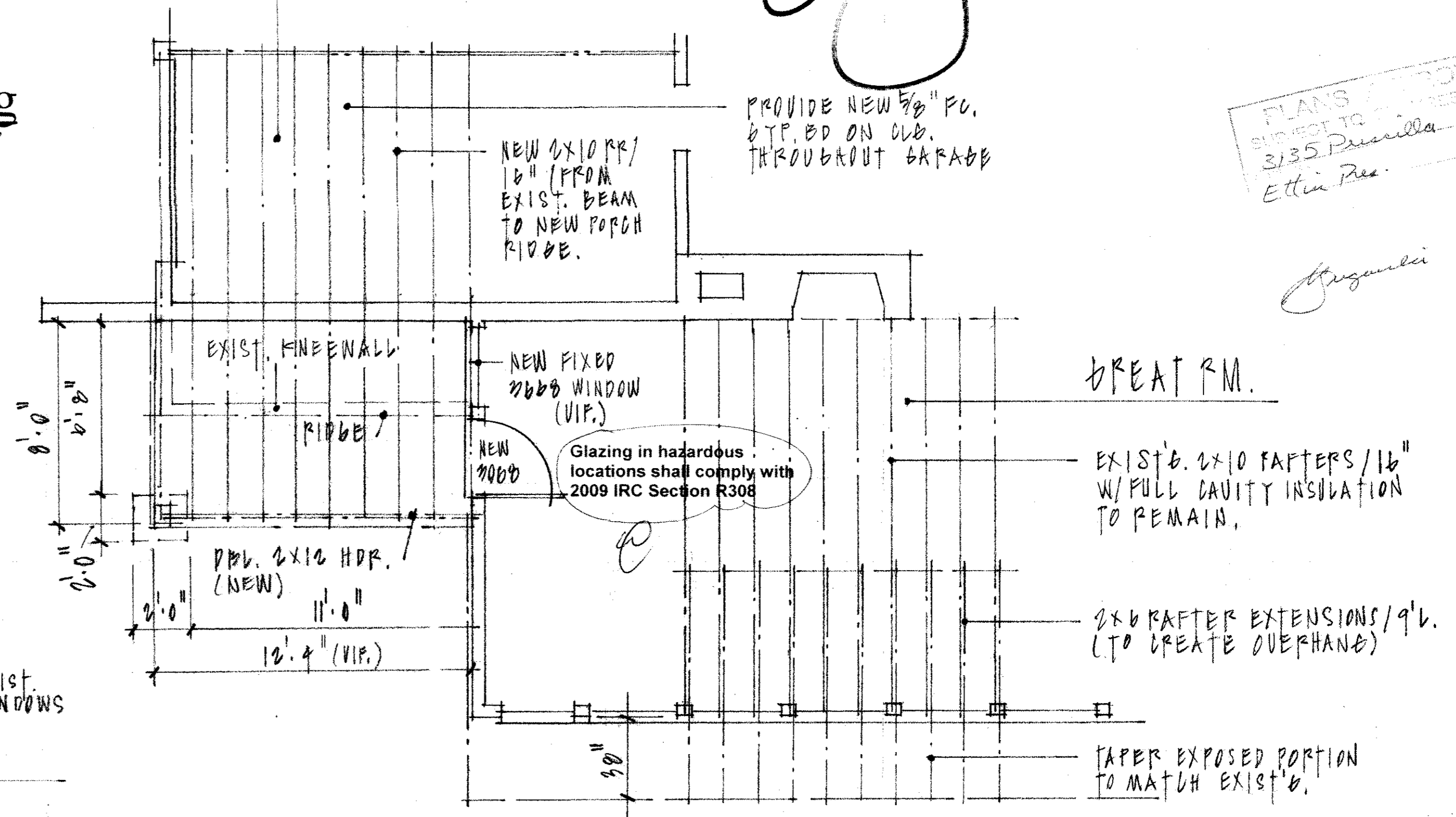
Partial Right Side Elevation  
Scale: 1/4" = 1'-0"



Section at Garage/New Porch  
Scale: 1" = 1'-0"

Shall meet all applicable codes, ordinances and specifications

**ARCHITECT'S AFFIDAVIT**  
I have prepared, or caused to be prepared, under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Building Code, Electrical Code, Plumbing Code, and Zoning Ordinance for the Village of Highland Park, Illinois  
Signed: *[Signature]* Illinois Registration No. 001-012244  
Architect/Engineer Date: 11-18-14



Partial First Floor Plan  
Scale: 1/4" = 1'-0"

Shall meet all applicable codes, ordinances and specifications

8	9	10	11	12	13	14
1	2	3	4	5	6	7

Job No.: ETT 001  
Date: 11/18/2014  
Drawn By:  
Checked By:  
Issued For Permit:  
Issued For Const.:

Sheet No.: **1**  
of

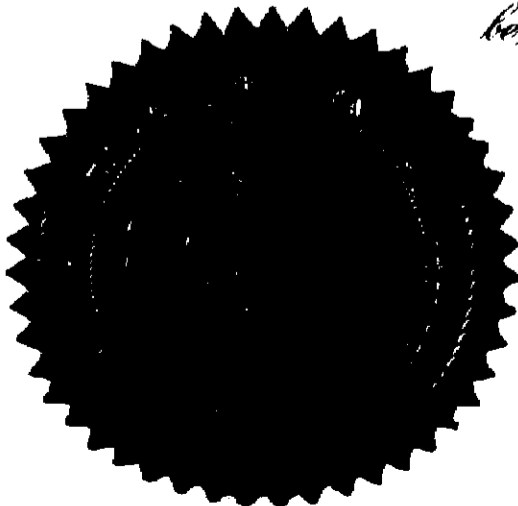


**To all to whom these Presents Shall Come, Greeting:**

*I, PAUL POWELL, Secretary of State of the State of Illinois,*  
*do hereby certify that the following and hereto attached is a true*  
*photostatic copy of* the Articles of Incorporation and all  
Amendments thereto, to date, including last Certificate of  
Change of Registered Agent and Registered Office, of DERINGER  
MFG. COMPANY,

*the original of which is now on file and a matter of record in this office.*

**In Testimony Whereof,** *I hereto set my hand and cause to*  
*be affixed the Great Seal of the State of Illinois*  
*Done at the City of Springfield this* 12th  
*day of* March *AD 19* 65



*Paul Powell*  
 \_\_\_\_\_  
 SECRETARY OF STATE

19  
18

104  
1-1007

Certificate Number 31045



**To all to whom these Presents Shall Come, Greeting:**

**Whereas, Articles of Incorporation duly signed and verified of**  
**DERINGER METALLURGICAL CORPORATION**

*have been filed in the Office of the Secretary of State, on the 1st  
day of September A. D. 1950, as provided by "THE BUSINESS  
CORPORATION ACT" of Illinois, in force July 13, A. D. 1933.*

*Now Therefore, I, EDWARD J. BARRETT, Secretary of State of the State of Illinois  
by virtue of the powers vested in me by law, do hereby issue this certificate of  
incorporation and attach thereto a copy of the Articles of Incorporation  
of the aforesaid corporation.*

**In Testimony Whereof, I hereto set my hand and cause to  
be affixed the Great Seal of the State of Illinois.**

*I hereat the City of Springfield this 1st  
day of September A. D. 1950 and  
of the Independence of the United States  
the one hundred and 75th.*

(SEAL)

*Edward J. Barrett*

SECRETARY OF STATE

FORM B

2-1007

BEFORE ATTEMPTING TO EXECUTE THESE BLANKS BE SURE TO READ CAREFULLY THE INSTRUCTIONS ON THE BACK THEREOF.

(THESE ARTICLES MUST BE FILED IN DUPLICATE.)

STATE OF ILLINOIS,  
COOK COUNTY. } ss.

(Do not write in this space)

Date Paid 9-1-50  
 Initial License Fee \$ 24.50  
 Franchise Tax \$ 18.76  
 Filing Fee \$ 20  
 Clerk [Signature]

To EDWARD J. BARRETT, Secretary of State:

We, the undersigned,

Name	Number	Street	Address City	State
J. Paul Deringer	Apt. 1-W,	520 Michigan Avenue	Evanston	Illinois
L. K. Kubisek	Room 3400,	33 N. La Salle Street	Chicago	Illinois
Harold W. KaDell	1953	Priscoille	Highland Park,	Illinois

being natural persons of the age of twenty-one years or more and subscribers to the shares of the corporation to be organized pursuant hereto, for the purpose of forming a corporation under "The Business Corporation Act" of the State of Illinois, do hereby adopt the following Articles of Incorporation:

ARTICLE ONE

The name of the corporation is: DERINGER METALLURGICAL CORPORATION

ARTICLE TWO

The address of its initial registered office in the State of Illinois is: Room 3400, 33 N. La Salle  
 Street, in the City of Chicago (2) County of Cook and  
(Zone)  
 the name of its initial Registered Agent at said address is: L. K. Kubisek

ARTICLE THREE

1589 21

The duration of the corporation is: Perpetual

PAID

SEP -1 1950

Edward J. Barrett  
 Secretary of State

BOOK 43 PAGE 477

ARTICLE FOUR

The purpose or purposes for which the corporation is organized are:

To manufacture, design, patent, produce, buy, sell, and generally deal in and deal with electrical contacts, machinery, generators, motors, lamps, apparatus, devices, supplies and articles of every kind appertaining to or in any wise connected with the generation, accumulation, distribution, transmission and use of electricity; to create, manufacture, produce, buy, sell and generally deal in and deal with all kinds of articles, goods, wares, merchandise, and commodities of all kinds and descriptions; and to engage in and conduct in all branches and details the business of manufacturing and trading.

ARTICLE FIVE

PARAGRAPH 1: The aggregate number of shares which the corporation is authorized to issue is 1,000 divided into ONE classes. The designation of each class, the number of shares of each class, and the par value, if any, of the shares of each class, or a statement that the shares of any class are without par value, are as follows:

Class	Series (If any)	Number of Shares	Par value per share or statement that shares are without par value
Common		1,000	\$100.00

PARAGRAPH 2: The preferences, qualifications, limitations, restrictions and the special or relative rights in respect of the shares of each class are: None.

ARTICLE SIX

The class and number of shares which the corporation proposes to issue without further report to the Secretary of State, and the consideration (expressed in dollars) to be received by the corporation therefor, are:

Class of shares	Number of shares	Total consideration to be received therefor:
Common	450	\$ 45,000.
		\$
		\$

ARTICLE SEVEN

The corporation will not commence business until at least one thousand dollars has been received as consideration for the issuance of shares.

ARTICLE EIGHT

The number of directors to be elected at the first meeting of the shareholders is: 81x

5-1009

ARTICLE NINE

PARAGRAPH 1: It is estimated that the value of all property to be owned by the corporation for the following year wherever located will be \$ 45,000.00

PARAGRAPH 2: It is estimated that the value of the property to be located within the State of Illinois during the following year will be \$ 45,000.00

PARAGRAPH 3: It is estimated that the gross amount of business which will be transacted by the corporation during the following year will be \$ 600,000.00

PARAGRAPH 4: It is estimated that the gross amount of business which will be transacted at or from places of business in the State of Illinois during the following year will be \$ 600,000.00

Paul Deringer  
Harold W. Kadell  
L. K. Kubicek  
Incorporators

OATH AND ACKNOWLEDGMENT

STATE OF ILLINOIS,  
Cook County.

I, Anne Chandler, a Notary Public do hereby certify that on the 30th day of August, 1945, J. Paul Deringer,  
(One of Incorporators)

L. K. Kubicek, and Harold W. Kadell

personally appeared before me and being first duly sworn by me severally acknowledged that they signed the foregoing document in the respective capacities therein set forth and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Place  
NOTARIAL SEAL  
55

Anne Chandler  
Notary Public

FORM B  
ARTICLES OF INCORPORATION

The following fees are required to be paid at the time of issuing certificate of incorporation: Filing fee, \$20.00; Initial license fee of 50c per \$1000.00 or 1/20 of 1% of the amount of stated capital and paid-in surplus the corporation proposes to issue without further report (Article Six); Franchise tax of 1/20 of 1% of the issued, as above noted. However, the minimum annual franchise tax is \$10.00 and varies monthly on \$20,000 or less, as follows: January, \$15; February, \$14.17; March, \$13.34; April, \$12.50; May, \$11.67; June, \$10.84; July, \$10.00; Aug, \$9.17; Sept, \$8.34; Oct, \$7.50; Nov, \$6.67; Dec, \$5.84; (See Sec. 133, BCA).

In excess of \$20,000.00 the franchise tax per \$1000.00 is as follows: Jan., \$0.75; Feb., .7084; March, .6667; April, .625; May, .5834; June, .5417; July, .50; Aug., .4584; Sept., .4167; Oct., .375; Nov., .334; Dec., .2917

All shares issued in excess of the amount mentioned in Article Six of this application must be reported within 60 days from date of issuance thereof, and franchise tax and license fee paid thereon; otherwise, the corporation is subject to a penalty of 1% for each month on the amount until reported and subject to a fine not to exceed \$500.00.

The same fees are required for a subsequent issue of shares except the filing fee is \$1.00 instead of \$20.00.

FILED

(68117)-104-10-49

SEP 1 - 1950

Edward J. Burchett  
Secy of State

2-1007

194

Box 3216 No. 267031

Articles of Incorporation

of

DERINGER METALLURGICAL CORPORATION

Chicago

Number of Authorized Shares 1,000 per

Duration Perpetual years

**FILED**

SEP 1 - 1950

*Edward J. Smith*  
Sec'y of State

7 (Trans)

310

# STATE OF ILLINOIS

OFFICE OF  
THE SECRETARY OF STATE



To all to whom these presents shall come, Greeting:

Whereas, Articles of amendment to the Articles of Incorporation duly signed and verified of

DERINGER METALLURGICAL CORPORATION

have been filed in the Office of the Secretary of State on the 17th day of August A. D. 1953, as provided by "THE BUSINESS CORPORATION ACT" of Illinois, in force July 13, A. D. 1933.

Now Therefore, I, CHARLES F. CARPENTIER, Secretary of State of the State of Illinois by virtue of the powers vested in me by law do hereby issue this certificate of amendment and attach thereto a copy of the Articles of Amendment to the Articles of Incorporation of the aforesaid corporation.

In Testimony Whereof, I have set my hand and cause to be affixed the Great Seal of the State of Illinois, Done at the City of Springfield this 17th day of August A. D. 1953 and of the Independence of the United States the one hundred and 78th.

(SEAL)

Charles F. Carpentier

SECRETARY OF STATE

108  
8-1007

(Do not write in this space)	
Date Paid	8-17-53
Initial License Fee	\$
Franchise Tax	\$
Filing Fee	1623 36
Clerk	

(File in Duplicate)

**ARTICLES OF AMENDMENT  
TO THE  
ARTICLES OF INCORPORATION  
OF**

1623 36

DERINGER METALLURGICAL CORPORATION  
(Exact Corporate Name)

To CHARLES F. CARPENTIER,  
Secretary of State  
Springfield, Illinois

The undersigned corporation, for the purpose of amending its Articles of Incorporation and pursuant to the provisions of Section 55 of "The Business Corporation Act" of the State of Illinois, hereby executes the following Articles of Amendment:

ARTICLE FIRST: The name of the corporation is:

DERINGER METALLURGICAL CORPORATION

**PAID**

AUG 17 1953

*Charles S. Carpenter*  
Secretary of State

ARTICLE SECOND: The following amendment or amendments were adopted in the manner prescribed by "The Business Corporation Act" of the State of Illinois:

RESOLVED, that the Articles of Incorporation of this corporation be amended so as to change the name of this corporation from DERINGER METALLURGICAL CORPORATION to DERINGER MFG. COMPANY \*

(Disregard separation into classes if class voting does not apply to the amendment voted on.)

ARTICLE THIRD: The number of shares of the corporation outstanding at the time of the adoption of said amendment or amendments was 799; and the number of shares of each class entitled to vote as a class on the adoption of said amendment or amendments, and the designation of each such class were as follows:

Class	Number of Shares
Common	799

(Disregard separation into classes if class voting does not apply to the amendment voted on.)

ARTICLE FOURTH: The number of shares voted for said amendment or amendments was 601; and the number of shares voted against said amendment or amendments was None (not present). The number of shares of each class entitled to vote as a class voted for and against said amendment or amendments, respectively, was:

Class	Number of Shares Voted	
	For	Against
Common	601	None

(Disregard this Article where the amendments contain no such provisions.)

ARTICLE FIFTH: The manner in which the exchange, reclassification, or cancellation of issued shares, or the reduction of the number of authorized shares of any class below the number of issued shares of that class, provided for said amendment or amendments, shall be effected, is as follows:

(Disregard this Paragraph where amendments do not affect stated capital or paid-in surplus.)

ARTICLE SIXTH: Paragraph 1: The manner in which said amendment or amendments effecting a change in the amount of stated capital or the amount of paid-in surplus, or both, is effected is as follows:

(Disregard this Paragraph where amendments do not affect stated capital or paid-in surplus.)

Paragraph 2: The amounts of stated capital and of paid-in surplus as changed by said amendment or amendments are as follows:

	Before Amendment	After Amendment
Stated capital.....	\$	\$
Paid-in surplus.....	\$	\$

11-10

IN WITNESS WHEREOF, the undersigned corporation has caused these Articles of Amendment to be executed in its name by its \_\_\_\_\_ President, and its corporate seal to be hereto affixed, attested by its Secretary, this 13<sup>th</sup> day of Aug., 1953

DERINGER METALLURGICAL CORPORATION

(Exact Corporate Name)

PLACE  
(CORPORATE SEAL)  
HERE

By Paul Deringer  
Its President

ATTEST:

Evelyn H. Deringer   
Its Secretary

STATE OF ILLINOIS  
COUNTY OF COOK } ss.

I, Paul O. Bullock, a Notary Public, do hereby certify that on the 13<sup>th</sup> day of Aug. 1953, Paul Deringer personally appeared before me and, being first duly sworn by me, acknowledged that he signed the foregoing document in the capacity therein set forth and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.

Paul O. Bullock  
Notary Public

PLACE  
(NOTARIAL SEAL)  
HERE

Form BCA-55  
Box 3276 File 031

ARTICLES OF AMENDMENT  
to the  
ARTICLES OF INCORPORATION  
of

DERINGER METALLURGICAL CORPORATION

CHANGE OF NAME

FILED

AUG 17 1953

Paul S. Coffey  
Secretary of State

FILE IN DUPLICATE

Filing Fee \$20.00

FORM 55-1-53

108  
12-1407

Certificate Number **1939**



**To all to whom these presents shall come, Greeting:**

**Whereas,** Articles of amendment to the Articles of Incorporation duly signed and verified of **DERINGER MFG. COMPANY**

have been filed in the Office of the Secretary of State on the **4th** day of **June** A. D. 19 **54**, as provided by "THE BUSINESS CORPORATION ACT" of Illinois, in force July 13, A. D. 1933.

Now Therefore, I, **CHARLES F. CARPENTIER**, Secretary of State of the State of Illinois, by virtue of the powers vested in me by law, do hereby issue this certificate of amendment, and attach thereto a copy of the Articles of Amendment to the Articles of Incorporation of the aforesaid corporation.

**In Testimony Whereof,** I have set my hand and cause to be affixed the Great Seal of the State of Illinois. Done at the City of Springfield this **4th** day of **June** A. D. 19 **54** and of the Independence of the United States the one hundred and **78th**.

(SEAL)

*Charles F. Carpentier*  
SECRETARY OF STATE

DATE 6-4-54  
FILING FEE \$ 20.00  
CLERK WGL

(File in Duplicate)

732 14

**ARTICLES OF AMENDMENT**  
TO THE  
**ARTICLES OF INCORPORATION** PAID  
OF

JUN 4 1954  
*Charles F. Carpentier*  
Secretary of State

DERINGER MFG. COMPANY  
(Exact Corporate Name)

**CHARLES F. CARPENTIER,**  
To ~~EDWARD J. ...~~  
Secretary of State  
Springfield, Illinois

The undersigned corporation, for the purpose of amending its Articles of Incorporation and pursuant to the provisions of Section 55 of "The Business Corporation Act" of the State of Illinois, hereby executes the following Articles of Amendment:

ARTICLE FIRST: The name of the corporation is:

**DERINGER MFG. COMPANY**

ARTICLE SECOND: The following amendment or amendments were adopted in the manner prescribed by "The Business Corporation Act" of the State of Illinois:

Change authorized shares from 1000 shares  
having a par value of \$100.00 a share to authorized  
shares of 25,000 shares having a par value  
of \$10.00 a share.

04

14-1007

(Disregard separation into classes if class voting does not apply to the amendment voted on.)

ARTICLE THIRD: The number of shares of the corporation outstanding at the time of the adoption of said amendment or amendments was 834 \_\_\_\_\_; and the number of shares of each class entitled to vote as a class on the adoption of said amendment or amendments, and the designation of each such class were as follows:

Class	Number of Shares
Common	834

(Disregard separation into classes if class voting does not apply to the amendment voted on.)

ARTICLE FOURTH: The number of shares voted for said amendment or amendments was 727 \_\_\_\_\_; and the number of shares voted against said amendment or amendments was NONE \_\_\_\_\_. The number of shares of each class entitled to vote as a class voted for and against said amendment or amendments, respectively, was:

Class	Number of Shares Voted	
	For	Against
Common	727	None



IN WITNESS WHEREOF, the undersigned corporation has caused these Articles of Amendment to be executed in its name by its \_\_\_\_\_ President, and its corporate seal to be hereto affixed, attested by its \_\_\_\_\_ Secretary, this 28<sup>th</sup> day of May, 1954

PLACE  
(CORPORATE SEAL)  
HERE

DERINGER MFG. COMPANY  
(Exact Corporate Name)

By J. Paul Deringer  
Its \_\_\_\_\_ President

Attest:

Evelyn H. Deringer  
Its \_\_\_\_\_ Secretary

STATE OF ILLINOIS  
COUNTY OF COOK } ss.

I, VERNON C. BERDINE a Notary Public, do hereby certify that on the 2nd day of June, 1954, J. Paul Deringer personally appeared before me and, being first duly sworn by me, acknowledged that he signed the foregoing document in the capacity therein set forth and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.

Vernon C. Berdine  
Notary Public.

PLACE  
(NOTARIAL SEAL)  
HERE

Form BCA-55  
Box 3746 File 031

ARTICLES OF AMENDMENT  
to the  
ARTICLES OF INCORPORATION  
of

Increase number & Decrease par  
value of authorized shares

FILED

JUN 4 - 1954

Charles S. Chappuis  
Secretary of State.

FILE IN DUPLICATE

Filing Fee \$20.00

BOOK 43 PAGE 491

Form 1  
(BCA)

Date 2-18-65  
Filing Fee \$ 138  
Clerk \_\_\_\_\_

106  
17-1007

437 14

CERTIFICATE OF CHANGE OF REGISTERED AGENT AND REGISTERED OFFICE BY  
A FOREIGN OR DOMESTIC CORPORATON OF ILLINOIS

STATE OF ILLINOIS  
LAKE COUNTY } ss.

PAUL POWELL

TO SECRETARY OF STATE  
Secretary of State,  
Springfield, Illinois

PAID

FEB 18 1965

*Paul Powell*  
Secretary of State

The undersigned corporation, organized and existing under the laws of the State of Illinois for the purpose of changing its registered agent and its registered office, or both, in Illinois as provided by "The Business Corporation Act," of Illinois represents that:

1. The name of the corporation is DERINGER MFG. COMPANY

2. The address, including street and number, if any, of its present registered office (before change) is 8131 North Monticello Avenue, Skokie, Illinois.

3. Its registered office (including street and number if any change in the registered office is to be made) is hereby changed to 1250 Town Line Road (Route 59A), Mundelein,  
60060, Illinois  
Zone

4. The name of its present registered agent (before change) is Edwin F. Allison

5. The name of the new registered agent is Edwin F. Allison

6. The address of its registered office and the address of the business office of its registered agent, as changed, will be identical.

7. Such change was authorized by resolution duly adopted by the board of directors.

(OVER)

MAR 29 1965 - 10 00 AM

Frank J. Nustra  
FRANK J. NUSTRA  
RECORDER

18-1007

IN WITNESS WHEREOF, the undersigned corporation has caused this report to be executed  
in its name by its \_\_\_\_\_ President, attested by its Assistant Secretary, this  
2nd day of February, A. D. 1965.

DERINGER MFG. COMPANY

(Exact Corporate Title)

By Edwin F. Allison  
President or Vice-President

Place  
(Corporate Seal)  
Here

Attest:

ROL  
Secretary or Assistant Secretary

STATE OF ILLINOIS  
COUNTY OF COOK LAKE } SS.

I, Virginia Bendel, a Notary Public, do hereby certify  
that on the 2nd day of February, A.D. 1965, personally appeared before  
me Edwin F. Allison who declares he is President  
of the corporation, executing the foregoing document, and being first duly sworn, acknowledged that  
he signed the foregoing document in the capacity therein set forth and declared that the statements  
therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.

Place  
(Notarial Seal)  
Here

Virginia Bendel  
Notary Public

(BCA)  
Form 1  
Box 3216 File 031

CHANGE OF REGISTERED AGENT  
AND OFFICE OF

DERINGER MFG. COMPANY

Filing Fee \$1.00

NOTICE

This certificate must be filed in duplicate.  
The corporation cannot act as its own reg-  
istered agent.

The registered office may, but need not  
be, the same as the place of business of the  
corporation, but the registered office and  
the address of the registered agent must  
be the same.

Any subsequent change in the registered  
office or agent must be reported immedi-  
ately to the Secretary of State on blanks  
furnished for that purpose.

FILED

FEB 18 1965

John  
Secretary of State

STATE Illinois, COUNTY Lake, INCORPORATED PLACE OR TOWNSHIP Highland Park, I. DATE SHEET STARTED April 3, 1950, SHEET NUMBER 7, U. S. DEPARTMENT OF COMMERCE BUREAU OF THE CENSUS, 1950 CENSUS OF POPULATION AND HOUSING

Main census table with columns for household information, personal characteristics, and employment. Includes entries for Peterson Helita A., Thomas W., Orough Charles R. J., Ford George K., Guthmann Walter S., Hansen William O., Schwanon Herbert, and Kadell Harold W.

HOUSEHOLD CONTINUED ON NEXT SHEET, Notes, THE QUESTIONS BELOW ARE FOR PERSONS LISTED ON SAMPLE LINES

THE QUESTIONS BELOW ARE FOR PERSONS LISTED ON SAMPLE LINES. Section for PERSONS 14 YEARS OF AGE AND OVER, including questions about living arrangements, education, income, and military service.

Item 37: SPECIAL CASES, Item 25: CODES FOR GRADE ATTENDED, Item 22a, 22b, and 22c: DEFINITION OF FAMILY HEAD, Item 34: For enumerators, Item 35a, 35b, 35c: What kind of work did this person do in his last job?











Date Oct 14 1934 Building Permit No. 4479

Location of Building—No. 3135 ~~1953~~ Street RISCALLA AVE.

Name of Owner HAROLD W. KAPELL

Present Address 3281 WRIGHTWOOD AVE Phone ALBANY 6644

Type of Construction BRK. FRA' R' 7 H.W. GAS AG<sup>2</sup> Remodeling EVANSTON, ILL

General Contractor G.W. LINDSTROM Address 1142 FLORENCE AVE Phone DAVIS 2403

Permit issued to OWNER to construct a SINGLE FAMILY DWELLING

building on Lot 5 Blk. 2 Sub'n. H.P. WOODLANDS

Builder's estimate \$ 12,000.00 Permit fee \$ 41.00

Location on Lot verified 10/22 1934 by S.D.M. Trenching for foundation.

Other inspections 2x10 Rafters

Deposits J.O # 3186 \$ 50.00 Sidewalks planked

Remarks

Job completed 5-25-42 Receipt for returned plans Owner

ARCHT. GEO. FRED KECK 612 N. MICHIGAN AVE  
CHGO. ILL SUP. 2150



3770  
Foundation to lower  
4" - will going in after end  
garage - called architect

11/7

called Gordy - 2/3/42  
to be started.  
Plumb Insp. 10 A.M. Nov 17 1941  
BESS TAKEN 1/24/41  
M used in -  
April 17 1942

Electrical Contractor **KORDICK ELECT. CO.** Address **658 GREEN BAY RD. WINN 2100**  
Wiring Permit No. **3456** Issued **2/5/41** Fixture Permit No. **3456** Issued **2/5/42**  
1st Inspection ..... 193 by .....  
2nd Inspection ..... 193 by .....  
Size of main wire **#8** Size of branch wire **#14** System **P.I.P.E**  
No. of Openings **62** No. Sockets **15** No. Circuits **4** No. Motors ..... No. Ranges .....  
Certificate of Inspection Issued ..... 193 No. ....  
Date of Public Service Tap ..... Remarks .....

Plumbing Contractor **WM. B. LUCKE** Address **514 E. RAILROAD AVE. WILMETTE 2018**  
Water Tap No. **3717** Sewer Tap No. **None** Job Order No. **3205** Issued **11/10/41** Paid **35 + 30**  
Inspected **11/17** 1934/ by **SDM**  
Inspected ..... 193 by .....  
No. Catch Basins **Not in** No. Lavatories **2** No. Toilets **2**  
No. Baths **1** No. Sinks **1** No. Laundry Tubs **1**  
No. Shower Baths **1** No. Stacks **2** Other Items .....  
Certificate of Inspection Issued ..... 193 No. ....  
Downspouts connected to **sinks & Laundry floor drain into catch basin** **OK**  
Kind of Heat **HW. GAS.** - **ok with gas** Name of Burner .....  
Tank Inspection **12/19** **Septic tank of somewhat deep 300 feet lateral, OK**  
**Man hole over septic tank. H H G. Papers approved 12/22/41**

Date 5-26- 19 52 Building Permit No. 6840

Location of Building—No. 3135 Street PRISCILLA AVE

Name of Owner H. W. KADELL

Present Owner SAME Phone H. 2-2071

Type of Construction FARM. TOOL SHED Remodeling

Architect OWNER Address Phone

General Contractor OWNER Address Phone

Permit issued to OWNER to construct a TOOL SHED

building on Lot 5 Blk 2 Sub'n H. P. WOODLANDS

Builder's estimate 450- Permit fee 250 Job Order No. N.D. Amt. \$ -

Location of Lot verified 5-26-1952 by H. S. SACH

Other inspections Posted Card.

Deposits Sidewalks Planked

Remarks

DOC. FILED FOR RECORD IN RECORDERS  
OFFICE LAKE COUNTY, ILLINOIS

SEP 15 '66 -10 00 AM

QUIT CLAIM DEED—Statutory  
(ILLINOIS)  
(INDIVIDUAL TO INDIVIDUAL)

Approved By Chicago Title and Trust Co.  
Chicago Real Estate Board

Frank J. Nustra (The Above Space For Recorder's Use Only)  
FRANK J. NUSTRA RECORDER

THE GRANTOR HAROLD W. KA DELL and GLADYS KA DELL, his wife,

of the City Santa Barbara County of Santa Barbara State of California  
for the consideration of Ten and No/100 DOLLARS,

CONVEY and QUIT CLAIM to Harry Lee Hart III AND  
Mery Eileen Hart, his wife

of the City Highland Park County of Lake State of Illinois

all interest in the following described Real Estate, to wit: Lot 6  
in Block 2 in Highland Park Woodlands, a subdivision of the East  
half of the North West quarter of section 15, Township 43 North,  
Range 12, East of the 3rd P.M. (except the North East quarter of  
the North East quarter of the North West quarter of said Section 15,  
Township 43 North, Range 12, East of the 3rd P.M.); in Lake County,  
Illinois.

situated in the County of Lake in the State of Illinois, hereby releasing and  
waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 15th day of September 19 66

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
(Seal) Harold W. Ka Dell (Seal)  
HAROLD W. KA DELL  
(Seal) Gladys Ka Dell (Seal)  
GLADYS KA DELL

State of Illinois, County of LAKE ss., I, the undersigned, a Notary Public in  
and for said County, in the State aforesaid, DO HEREBY CERTIFY that



personally known to me to be the same person whose name s are  
subscribed to the foregoing instrument appeared before me this day in  
person, and acknowledged that they signed, sealed and delivered the said  
instrument as their free and voluntary act, for the uses and purposes  
therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of Sept 1966

Commission expires My Commission Expires June 21, 1970  
My Commission Expires September 24, 1968  
Robert E. Litzinger  
NOTARY PUBLIC

ADDRESS OF PROPERTY:

THE ABOVE ADDRESS IS FOR STATISTICAL  
PURPOSES ONLY AND IS NOT A PART OF  
THIS DEED.

SEND SUBSEQUENT TAX BILLS TO: your address  
Harry L Hart  
3135 Precinct  
Highland Pk Ill 606

W. Richard Helms  
135 S La Salle  
Chicago, Ill  
NAME  
ADDRESS 3135 Precinct  
CITY AND STATE Highland Park, Ill  
Chicago Title & Trust Co.  
RECORDER'S OFFICE BOX NO. 1510

MAIL TO

OR

DOCUMENT NUMBER

Quit Claim Deed  
INDIVIDUAL TO INDIVIDUAL

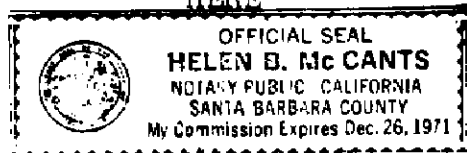
TO

GEORGE E. COLE & COMPANY

State of California, County of Santa Barbara, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

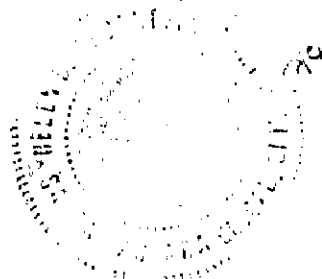
Harold W. KaDell and Gladys KaDell, his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS  
SEAL  
HERE



Given under my hand and official seal, this 31st day of July 1970

Helen B. McCants  
Notary Public



1470513

DOC. FILED FOR RECORD IN RECORDERS OFFICE LAKE COUNTY, ILLINOIS

AUG 20 '70 - 8 00 PM

Frank J. Nustra  
FRANK J. NUSTRA RECORDER

307326

Geo E Cole & Co Chicago  
LEGAL BLANKS No. 810  
(NEW FEB. 1960)

WARRANTY DEED—Joint Tenancy  
STATUTORY (ILLINOIS)  
(INDIVIDUAL TO INDIVIDUAL)

Approved By {Chicago Title and Trust Co.  
{Chicago Real Estate Board

1399599  
DOE  
FILED FOR RECORD IN RECORDERS  
OFFICE LAKE COUNTY, ILLINOIS

NOV 1 '68 - 2:45 PM

Frank J. Nustra

FRANK J. NUSTRA RECORDER

(The Above Space For Recorder's Use Only)

THE GRANTORS HARRY LEE HART III and MARY EILEEN HART, his wife,

of the City of Highland Park, County of Lake, State of Illinois,  
for and in consideration of Ten and no/100 (\$10.00) -----DOLLARS,  
and other good and valuable considerations in hand paid,  
CONVEY and WARRANT to

JAY S. CURTICE and ANNI B. CURTICE, his wife,

of the City of Chicago, County of Cook, State of Illinois,  
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in  
the County of Lake in the State of Illinois, to wit:

Lot 5 in Block 2 in Highland Park Woodlands, a Subdivision  
of the East half of the North West quarter of Section 15,  
Township 43 North, Range 12, East of the 3rd P. M., (except  
the North East quarter of the North East quarter of the  
North West quarter of said Section 15) according to the  
plat thereof, recorded June 22, 1935, as Document 414033,  
in Lake County, Illinois.

4 PS HERE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of  
the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint  
tenancy forever. SUBJECT TO: General real estate taxes for 1968 and  
subsequent years; Restrictions in Document 504997 and 424595; Ease-  
ments in Document 424595 and 414033; and building line of record.

DATED this 10th day of October, 1968

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

*[Signature]* (Seal) *[Signature]* (Seal)  
Harry Lee Hart, III Mary Eileen Hart  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 1 '68  
DEPT. OF REVENUE  
39.00  
LAKE COUNTY  
2 5 1 0

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public in  
and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
Harry Lee Hart, III and Mary Eileen Hart, his wife,  
personally known to me to be the same persons whose names are  
subscribed to the foregoing instrument appeared before me this day in  
person, and acknowledged that they signed, sealed and delivered the said  
instrument as their free and voluntary act, for the uses and purposes  
therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of October 1968

Commission expires November 7, 1970 *[Signature]*  
NOTARY PUBLIC

ADDRESS OF PROPERTY:  
3135 Priscilla Avenue  
Highland Park, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL  
PURPOSES ONLY AND IS NOT A PART OF  
THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

Jay S. Curtice  
3135 Priscilla Avenue  
Highland Park, Illinois  
CHICAGO TITLE & TRUST CO.

DOCUMENT NUMBER

MAIL TO: NAME Bell Savings & Ln Assn  
ADDRESS 79 W. Monroe at Clark  
CITY AND STATE Chgo, Illinois  
ATTENTION:- Theodore J. Kopala

OR RECORDER'S OFFICE BOX NO. *[Signature]* 13995

WARRANTY DEED  
Joint Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

2578152

RECORDER  
LAKE COUNTY, ILLINOIS

1987 JUN 12 PH 1:24

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

THE GRANTORS, JAY S. CURTICE and ANNI B. CURTICE, his wife, in joint tenancy,

of the City of Highland Park County of Lake State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

J. OWEN MC CALL and HARRIET T. SMITH, his wife  
660 ORIOLE COURT  
GRAYSLAKE, ILLINOIS 60030

(NAMES AND ADDRESS OF GRANTEES)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

LOT 5 AND THE NORTH 1/2 OF LOT 6 IN BLOCK 2 IN HIGHLAND PARK WOODLANDS, A SUBDIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH EAST QUATER OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SAID SECTION 15) ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 22, 1935, AS DOCUMENT 414033, IN LAKE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-15-105-003 (LOT 5)  
16-15-105-004 (NORTH 1/2 OF LOT 6)

COMMONLY KNOWN AS: 3135 PRISCILLA, HIGHLAND PARK, ILLINOIS 60035

SUBJECT TO: General taxes for 1986 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record as to use and occupancy; and acts done or suffered by or through Purchaser.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 10<sup>th</sup> day of JUNE 19 87

*Jay S. Curtice* (SEAL) *Anni B. Curtice* (SEAL)  
JAY S. CURTICE ANNI B. CURTICE

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAY S. CURTICE and ANNI B. CURTICE, his wife, in joint tenancy personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 10<sup>th</sup> day of JUNE 19 87

Commission expires September 27 1989 *[Signature]* NOTARY PUBLIC

This instrument was prepared by David Mokotoff 899 Skokie Boulevard, Northbrook, Illinois 60062 (NAME AND ADDRESS)

COUNTY OF LAKE  
REAL ESTATE TRANSFER TAX  
PAID IN THE STATE AMOUNT  
AS THE STATE OF ILLINOIS  
REAL ESTATE TRANSFER FROM SAMPSON STAMPS OR REVENUE STAMPS IMPRESS "RIDERS" OR REVENUE STAMPS FROM SAMPSON

LIBERTY TITLE SURANCE COMPANY  
100 S. NORTHWEST HIGHWAY,  
PALATINE, ILLINOIS 60067.  
(312) 991-5401

*[Handwritten initials]*

MAIL TO: *FRED RAWLES*  
*SUITE 401 325 WASHINGTON*  
*WAUKEGAN IL 60085*

ADDRESS OF PROPERTY:  
3135 Priscilla Avenue  
Highland Park, Illinois 60035  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
J. Owen McCall/Harriet T. Smith  
3135 Priscilla Avenue, Highland Park



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**



Image# 057474170002 Type: DW  
 Recorded: 07/16/2018 at 10:07:42 AM  
 Receipt#: 2018-00037217  
 Page 1 of 2  
 Fees: \$922.50  
 IL Rental Housing Fund: \$9.00  
 Lake County IL Recorder  
 Mary Ellen Vanderventer Recorder

*\$ 575,000.00*

File **7498314**

*18010475SK-BM*  
*by*

REAL ESTATE TRANSFER TAX	
County:	\$287.50
Illinois:	\$575.00
Total:	\$862.50
Stamp No:	1-913-842-464
Declaration ID:	20180704918841
Instrument No:	7498314
Date:	16-Jul-2018



**THE GRANTOR**, BCL-Priscilla, LLC, an Illinois Limited Liability Company created and existed under the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, **CONVEY(S)** and **WARRANT(S)** to Donna J. Varichak and ~~Jordan~~ *Jordan* Varichak, husband and wife, not as Tenantss in Common or as Joint Tenants but as Tenants by the Entirety.

**(GRANTEE'S ADDRESS)**

of the County of Lake County, the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

LOT 5 AND LOT 6 (EXCEPT THE SOUTH 1/2 THEREOF) IN BLOCK 2 IN HIGHLAND PARK WOODLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15) ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1935, AS DOCUMENT 414033, IN LAKE COUNTY, ILLINOIS.

**SUBJECT TO:** general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 16-15-105-029-0000  
 Address(es) of Real Estate: 3135 Priscilla Ave, Highland Park, IL 60035

In Witness Whereof, the undersigned has made, executed, and delivered this deed as of this 6th Day of July, 2018.

By *Rob Wilbur*  
 Rob Wilbur, Authorized Agent on behalf of BCL-Priscilla, LLC

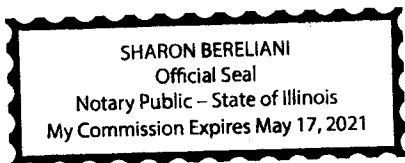
CITY OF HIGHLAND PARK  
 REAL ESTATE TRANSFER TAX  
 09346 \$ **2875**

*2*  
*JK*

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Rob Wilbur, personally known to me to be Authorized Agent on behalf of BCL-Priscilla, LLC and personally known to me to be the same person(s) whose names(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6 day of July 2018



Sharon Bereliani (Notary Public)

---

**Prepared By:** Barnett Capital  
450 SLOVAK BLVD  
NORTH BROOK, IL 60062

---

**Mail To:**

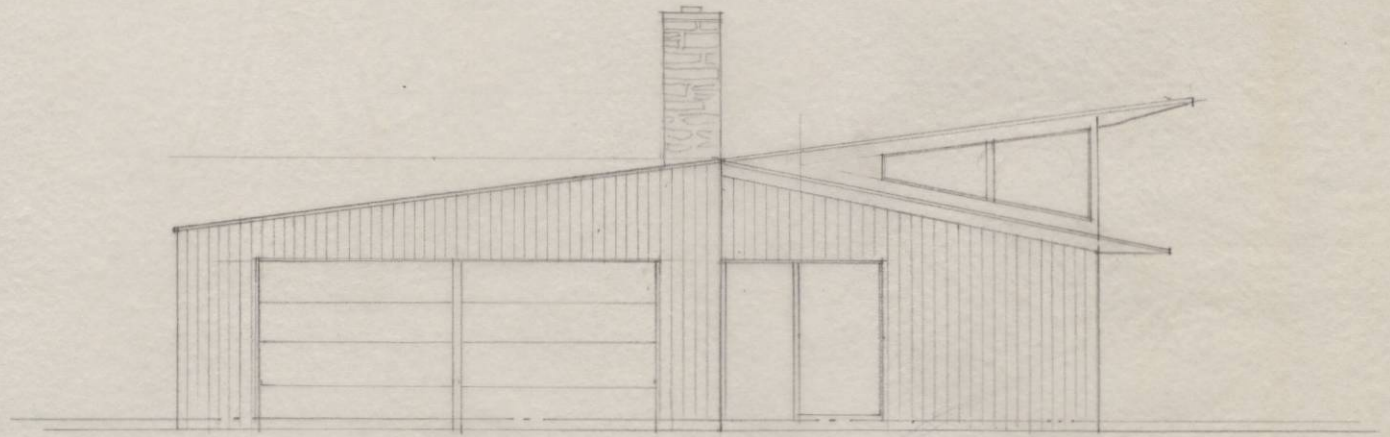
James Ebersohl  
Attorney At Law  
11212 South Harlem Avenue  
Worth Illinois 60482

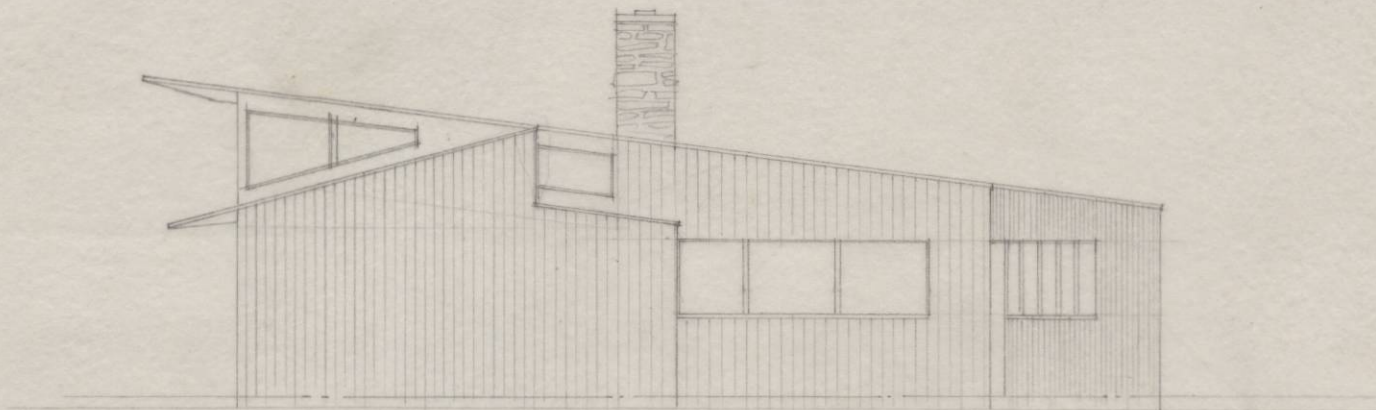
**Name & Address of Taxpayer:**

Donna J. Varichak  
Jordan Varichak  
3135 Priscilla Avenue  
Highland Park, Illinois 60035

41

KECK KADELL H W







Directions: OLD ELM RD. TO SUMMIT, S. TO OLD TRAIL, E. TO PRISCILLA THEN N.

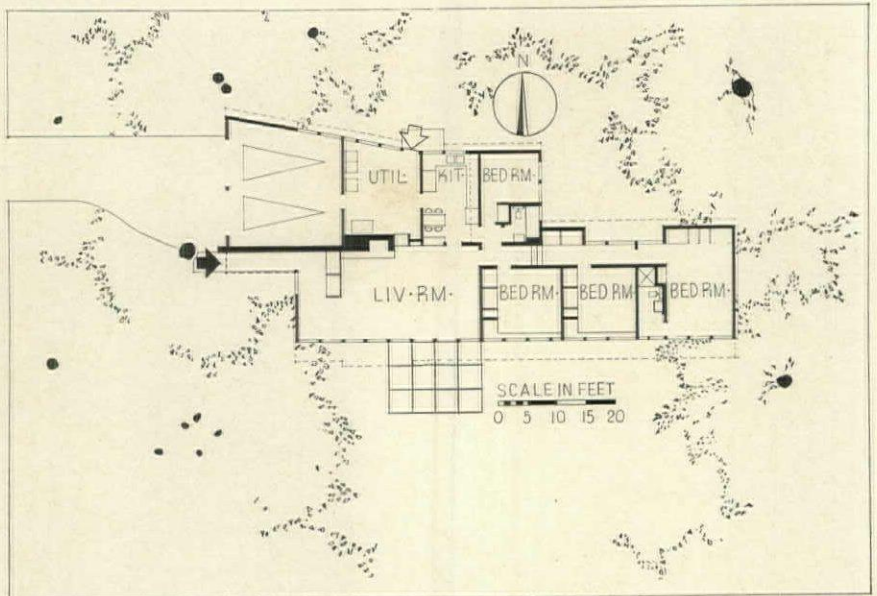
Address: 3135 Priscilla City: Highland Park, Illinois Constr: Douglas Fir Style: Contemporary Ranch Roof: Johnsmantown Composition Built: 25 yrs. by Keck Faces:	H-7094  <i>Sold 10-22-68</i>	Lot Size 100 x 150 Wooded <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Rms.</td> <td style="width: 15%;">Bed.</td> <td style="width: 15%;">Baths</td> <td style="width: 55%;">Heat Gas</td> </tr> <tr> <td style="text-align: center;">7</td> <td style="text-align: center;">4</td> <td style="text-align: center;">2</td> <td style="text-align: center;">Cost</td> </tr> <tr> <td colspan="2">Year — Taxes</td> <td>Porches</td> <td>Garage 2-car</td> </tr> <tr> <td colspan="2" rowspan="2" style="text-align: center; vertical-align: middle;">\$922.00</td> <td style="text-align: center;">2 Lge.</td> <td style="text-align: center;">Att. Det.</td> </tr> <tr> <td style="text-align: center;">Patios</td> <td style="text-align: center;">Elect: 220V-110V</td> </tr> </table>	Rms.	Bed.	Baths	Heat Gas	7	4	2	Cost	Year — Taxes		Porches	Garage 2-car	\$922.00		2 Lge.	Att. Det.	Patios	Elect: 220V-110V	\$39,900  Contract:
Rms.	Bed.	Baths	Heat Gas																		
7	4	2	Cost																		
Year — Taxes		Porches	Garage 2-car																		
\$922.00		2 Lge.	Att. Det.																		
		Patios	Elect: 220V-110V																		
Basmt: None 1st Tiled entry. Living room-Dining room combination w/mirrored fireplace wall, complete kitchen w/breakfast area. Large utility rm. Four Bedrooms (all with built-ins and large closets, so only beds are necessary) 2 tiled full baths.		LR } 32 x 15 DR } K 15 x 9 DEN FR BR's 15 x 12 11 x 13 11 x 12 10 x 10																			
Check: School: Grade: Wayne Thomas JHS: Northwood HS: Highland Park Transp: RR. C & NW RR Bus: Walk to schools Other: Mortgage: Existing Available: City water, <del>W.H. Sewer</del> <del>Sanitary Sewer</del> <del>Storm Sewer</del> Septic Tank Sewer in but not connected Special Assessments \$ _____ for _____	Remarks and any special conditions: Beautifully wooded and landscaped. Included are 18 cu. ft. Freezer, w/quick freeze, built-in color TV, all blinds, drapes and carpeting. Both patios flood-lighted. Tool shed. Brass plumbing. Circuit breakers. New owner can have option to buy additional lot (80x150).																				
Owner: Lee Hart This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.	Bus. Phone: Res. Phone: 433-0418	Possession: Immediate Reason for Sale: Transfer Title CT & T																			

FILE COPY

For office use only 082968	Realtor Office: QUINLAN and TYSON, Inc. L.F. Sales Person: Philip Reddy, Jr.	Phone: Home Phone:	CE 4-8000 CE 4-4002
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## 5 HOUSE IN HIGHLAND PARK, ILLINOIS

Designed to intercept and utilize a maximum quantity of winter sun-heat, this house has most of its rooms facing due south and equipped with generous windows. A portion of the living room ceiling slopes up under a shed roof, providing extra height for the windows in this part of the facade. The floor slab, laid directly on the ground, is heated by hot water circulating through wrought-iron pipe coils. The plan, which is extremely orderly and compact, provides a living-dining room, three master bedrooms, one with private bath, and an additional bedroom which may be used either as a maid's room, guest room or another master bedroom. Since the house is basementless, a generous utility room has been provided between the kitchen and the garage.



### LIVING ROOM

Photos, Hedrich-Blessing

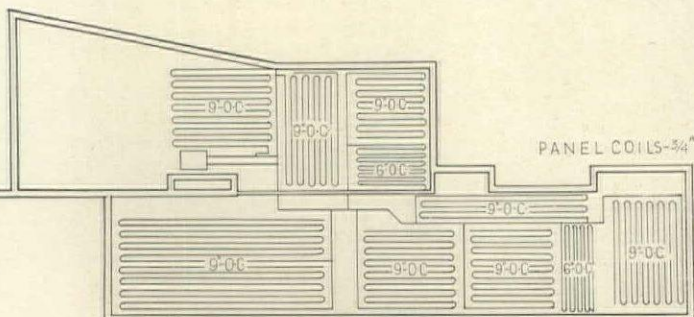




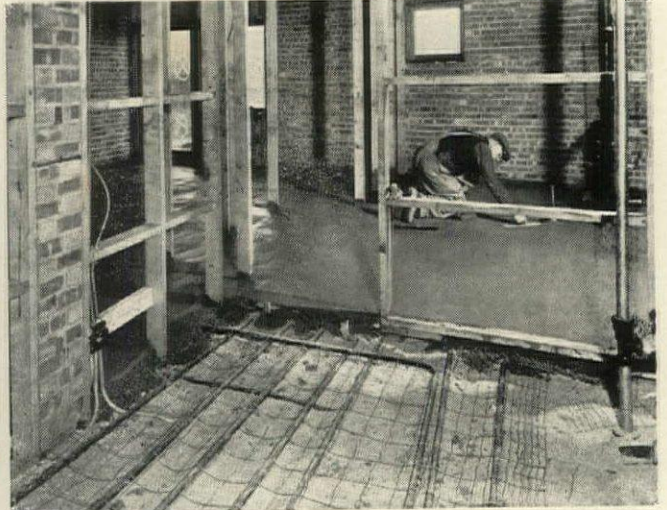
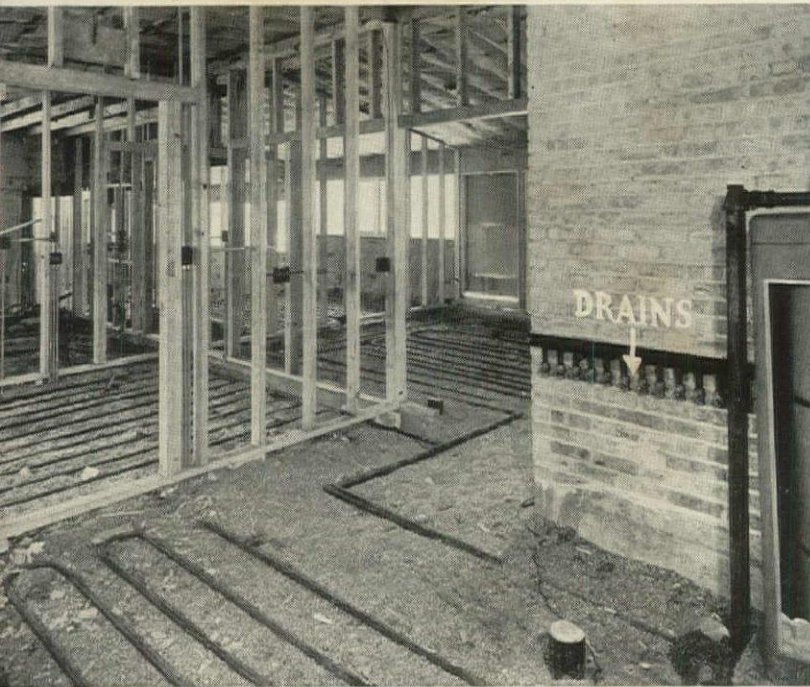
SIDE VIEW

Exterior finish is vertical fir boarding, except for the brick sidewall of the garage, alongside the entrance porch. Interiors are plywood. The greater part of the glass area is fixed in large panes, with the operable sash in wood casements. Upper picture shows south side of house, picture at right shows entrance side. Below is a plan showing the arrangement of the pipe coils for floor heating.

ENTRANCE



PANEL HEATING PLAN



Construction photographs show the arrangement of the pipe coils for floor heating in the Highland Park house, and are typical of the method employed in several of the Keck designs. Coils are placed in a gravel fill on top of the floor slab, and covered with concrete reinforced with light wire mesh.

**CONSTRUCTION OUTLINE**

**HOUSE IN LAGRANGE**

**STRUCTURE:** Balloon construction, fir; inside—Sheetrock and plaster, U. S. Gypsum Co.  
**INSULATION:** Rockwool, U. S. Gypsum Co.  
**SHEET METAL WORK:** Flashing—galv. copper bearing steel, Republic Steel Corp.  
**WINDOWS:** Glass—Pittsburgh Plate Glass Co.  
**PAINTS:** Pittsburgh Plate Glass Co. and Pratt & Lambert, Inc.  
**DOORS:** U. S. Plywood Co.  
**HARDWARE:** Sargent & Co.  
**KITCHEN EQUIPMENT:** Sink—Crane Co.  
**BATHROOM EQUIPMENT:** Crane Co.  
**PLUMBING:** Water pipes—copper bearing steel, Crane Co.  
**HEATING:** Forced warm air system, winter conditioning. Water heater—Westinghouse Electric & Mfg. Co.

**HOUSE IN FLOSSMOOR**

**STRUCTURE:** Cavity brick and balloon construction; inside—fir and brick.  
**ROOF (all houses):** Built-up or tar and gravel, Johns-Manville.  
**INSULATION:** Kimsul, Kimberly-Clark Corp.  
**SHEET METAL WORK:** Flashing—galv. copper bearing steel, Republic Steel Corp. Drains—Josam Mfg. Co.  
**WINDOWS:** Glass — Libbey-Owens-Ford Glass Co. Weatherstripping (all houses)—Monarch Metal Weather Strip Co.  
**FLOOR COVERINGS (all houses):** Kitchen and bathrooms—linoleum, Congoleum-Nairn, Inc.  
**PAINTS:** Pratt & Lambert, Inc. Floor coloring—A. C. Horn Co.  
**DOORS:** U. S. Plywood Co. Garage doors—Overhead Door Co.  
**HARDWARE:** P. & F. Corbin. Door closers (all houses)—L.C.N., Lasier-Norton Co.  
**ELECTRICAL EQUIPMENT (all houses):** Wiring system—conduit, General Electric Co. Switches—Bakelite Corp. and Hart Mfg. Co. Fixtures—Victor Pearlman Co.

**KITCHEN EQUIPMENT:** Range and refrigerator—General Electric Co. Sink — Crane Co.  
**LAUNDRY EQUIPMENT:** Washing machine —Bendix Home Appliance Co., Inc.  
**BATHROOM EQUIPMENT:** Crane Co.  
**PLUMBING:** Soil pipes (all houses)—cast iron, Crane Co. Water pipes—copper bearing steel, Crane Co.  
**HEATING:** Floor panel heating. Boiler — Triad Mfg. Co., Inc. Panel pipes—A. M. Byers Co., Circulating pump—Bell & Gossett. Regulator — Minneapolis-Honeywell Regulator Co. Water heater—Crane Co.

**HOUSE IN COLUMBIA**

**STRUCTURE:** Insulated cement block, Haydite Co., stucco outside, plaster inside.  
**INSULATION:** Haydite Co. and U. S. Gypsum Co.  
**SHEET METAL WORK:** Flashing—galv. copper bearing steel, Republic Steel Co.  
**WINDOWS:** Glass — Libbey-Owens-Ford Glass Co.  
**PAINTS:** Pyroxylin Coated Fabrics Material Div. and Medusa Products Div., Medusa Portland Cement Co.  
**DOORS:** Rezo, Paine Lumber Co.  
**HARDWARE:** P. & F. Corbin.  
**KITCHEN EQUIPMENT:** Sink—American Radiator-Standard Sanitary Corp.  
**LAUNDRY EQUIPMENT:** Washington machine—Bendix Home Appliance Co., Inc.  
**BATHROOM EQUIPMENT:** American Radiator-Standard Sanitary Corp.  
**PLUMBING:** Water pipes—copper, Revere Copper & Brass, Inc.  
**HEATING:** Forced warm air system. Boiler —Mueller Co. Regulator — Minneapolis-Honeywell Regulator Co. Water heater—American Radiator-Standard Sanitary Corp.

**HOUSE IN MENASHA**

**STRUCTURE:** Balloon construction, fir; rough sheathing, building paper; inside—lath and plaster.  
**INSULATION:** Kimsul, Kimberly-Clark Corp.

**SHEET METAL WORK:** Flashing—copper, Revere Copper & Brass Co. Drains—Josam Mfg. Co.  
**WINDOWS:** Glass — Libbey-Owens-Ford Glass Co. Sash and screens—aluminum, Adams Westlake Co. Glass blocks—Owens-Illinois Glass Co.  
**WALL COVERINGS:** Main rooms—wall-paper, Kimberly-Clark Corp.  
**PAINTS:** Pratt & Lambert, Inc.  
**DOORS:** Rezo, Paine Lumber Co.  
**HARDWARE:** Sargent & Co.  
**BATHROOM EQUIPMENT:** Kohler Co.  
**PLUMBING:** Water pipes—copper, Revere Copper & Brass, Inc.  
**HEATING:** Combination panel and radiator system; air conditioning, Carrier Corp. Radiators — American Radiator-Standard Sanitary Corp. Regulator—Johnson Service Co.

**HOUSE IN HIGHLAND PARK**

**STRUCTURE:** Balloon construction, T. & G. fir, shiplap sheathing; inside—studs and plywood. Ceilings—Weatherwood tile, U. S. Gypsum Co.  
**INSULATION:** Red Top Rockwool, U. S. Gypsum Co.  
**SHEET METAL WORK:** Flashing—Toncan iron, Republic Steel Corp.  
**WINDOWS:** Glass — Libbey-Owens-Ford Glass Co.  
**WALL COVERINGS:** Main rooms—plywood. Kitchen and bathrooms—plaster on Sheetrock, U. S. Gypsum Co.  
**PAINTS:** Pratt & Lambert, Inc., Johnson Wax Co. and A. C. Horn Co.  
**DOORS:** Rezo, Paine Lumber Co.  
**HARDWARE:** Sargent & Co.  
**KITCHEN EQUIPMENT:** Range and refrigerator—General Electric Co. Sink—Crane Co.  
**BATHROOM EQUIPMENT:** Crane Co.  
**PLUMBING:** Water pipes—copper, Revere Copper & Brass, Inc.  
**HEATING:** Floor panel heating. Boiler — Triad Products Corp. Panel pipes—A. M. Byers Co. Thermostat—Minneapolis-Honeywell Regulator Co. Water heater—Crane Co.

**CITY OF HIGHLAND PARK  
HISTORIC PRESERVATION COMMISSION**

**RESOLUTION NO. R001 - 2025**

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION  
RECOMMENDATION FOR 3135 PRISCILLA AVENUE**

**WHEREAS**, on September 27, 2025, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("**City Code**"), Donna Varichak and Jordon Varichak (collectively, the "**Owner**"), the record title owners of that certain real property located at the address commonly known as 3135 Priscilla Avenue in Highland Park, Illinois ("**Property**"), submitted a written nomination to designate the Property as a landmark; and

**WHEREAS**, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the Structure was held on December 11, 2025 notice of which meeting was delivered on November 12, 2025 to the Owner; and

**WHEREAS**, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Structure, the Commission must, by resolution duly adopted: (i) find that the proposed landmark designation satisfies at least two of the criteria set forth in Section 24.015 of the City Code; and (ii) determine that the Property has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation; and

**WHEREAS**, the Property demonstrates value as part of the development and cultural character of the City; and

**WHEREAS**, the single-family residential structure on the Property was built in the Contemporary style, and includes many of the architectural features of that style; and

**WHEREAS**, the single-family residential structure on the Property and site setting were designed by notable architect, George Fred Keck whose individual work had a strong influence on the development of the country; and

**WHEREAS**, the single-family residential structure on the Property embodies culturally significant and innovative passive solar design; and

**WHEREAS**, the Commission has determined that the proposed landmark designation of the Property satisfies the criteria for landmark designation set forth in the City Code;

**NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS**, as follows:

**SECTION ONE: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Historic Preservation Commission.

**SECTION TWO: PRELIMINARY LANDMARK DESIGNATION.** In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission hereby: (a)

**CITY OF HIGHLAND PARK  
HISTORIC PRESERVATION COMMISSION**

**RESOLUTION NO. R001 - 2025**

finds that the Structure satisfies the criteria for landmark designation set forth in Sections 24.015(1), 24.015(4), 24.015(5), and 24.015(6) of the City Code; and (b) determines that the Structure has sufficient integrity of location, design, materials and workmanship to make it worthy of preservation. Pursuant to such finding and determination and Section 24.025(B)(2) of the City Code, the Commission hereby makes a preliminary recommendation to designate the Structure as a landmark.

**SECTION THREE: EFFECT OF DESIGNATION.** In accordance with and pursuant to Section 24.025(B)(3) of the City Code, upon the effective date of this Resolution, the Structure will be considered a "Regulated Structure," as that term is defined pursuant to Section 24.005 of the City Code.

**SECTION FOUR: EFFECTIVE DATE.** This Resolution will be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED: December 11, 2025

RESOLUTION NO. R001-2025

\_\_\_\_\_  
Seth Pines, Chairman

ATTEST:

\_\_\_\_\_  
Maddy Markle, Commission Secretary



# Historic Preservation Commission

Determination of Historic Significance Staff Memorandum

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Date: December 11, 2025

Subject: Determination of Historic Significance:  
1373 Oakwood Avenue

<b>Location:</b>	1373 Oakwood Avenue (Formerly 533 Oakwood)
<b>Petitioner:</b>	Tomaz Gniedziejko TG Homes
<b>Historical Name:</b>	None
<b>Historical Status:</b>	C – Contributing (2006 Bob-O-Link Survey)
<b>Year Built:</b>	Circ. 1912
<b>Style:</b>	Dutch Colonial Revival
<b>Architect:</b>	Unknown
<b>Builder:</b>	Unknown
<b>Original Owners:</b>	Unknown
<b>Alterations:</b>	<ul style="list-style-type: none"> <li>· Historic garage (demolished 2014) - 1918-1924</li> <li>· Front porch enclosed (historic in its own right) - 1924-1933</li> <li>· Enclosed back porch - 1947-1974</li> <li>· New garage - 2014</li> <li>· Shingle siding painted over - 1974-2003</li> <li>· New shutters on front façade - 1974-1994</li> </ul>

## Summary of the Petition

Tomasz Gniedziejko of TG Homes submitted a demolition application on October 17<sup>th</sup>, 2025, to the Department of Community Development. Lake County Assessor’s tax data lists the homeowner as Jennifer E. Swofford. This home has a Contributing rating, as identified in the 2006 Bob-O-Link architectural resource survey (**Attachment 1**). Additionally, the failed 2004 Oakwood Local Historic District nomination included 1373 Oakwood in its boundaries as a contributing structure (**Attachment 2**).

## Architectural Analysis

1373 Oakwood Avenue is a two-story, two-bedroom, single-family home with a symmetrical façade and front-facing gambrel roof. A full-width screened in porch with 9-over-1 windows obscures the lower portion of



the front façade. The second story is clad in wood shingle siding and has two 4-over-4 double-hung-sash wood windows. A collection of Sanborn maps between 1918 and 1947 show the 1373 Oakwood lot and main house (formerly, 533 Oakwood before 1950 street renumbering) (**Attachment 3**).

### Alterations

Sanborn maps show the front porch was enclosed between 1924 and 1933. A two car garage was constructed on the back of the property between 1918 and 1924 (**Attachment 3**). Between 1947 and 1974 a back porch was constructed and enclosed (**Attachment 4 & 5**). Between 1974 and 1994 shutters were added to the front façade. The 1920s garage was demolished and replaced in 2014. (**Attachments 6**). The shingle siding, originally raw wood, was painted over between 1974 and 2003 (**Attachment 7**).

1373 Oakwood retains its significant design features such as its gambrel roof, shingle siding, dormers, 4-over-four wood windows, and 1920s enclosed front porch. Existing pictures have been compiled into **Attachment 8**.

### Architectural Style and Type

The Bob-O-Link survey identifies the home as a Dutch Colonial Revival Style (a Colonial Revival Style subtype popular between 1910 and 1920<sup>1</sup>) and Rectangular Type (**Attachment 1**). The Dutch Colonial Revival Style is easily recognized by its distinctive gambrel roof. The Style was loosely derived from early Dutch houses in the northeastern United States. The Style takes elements of the Victorian Shingle style and combines them with the gambrel form found in Dutch Colonial homes. In total, there are 9 other Dutch Colonial Revival Style homes in the Bob-O-Link survey area and 75 in the broader Colonial Revival Style, according to the 2006 Survey Report.

1373 Oakwood is representative of turn-of-the-century middle-class housing. Modest housing types situated on narrow, linear lots are characteristic of the development along Oakwood Avenue from 1901 to 1925. This pattern of development is distinct from the picturesque development that was taking place concurrently east of Saint John's Avenue.



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<sup>1</sup> McAlester, V., & McAlester, A. L. (1984). *A Field Guide to American houses*.  
<http://ci.nii.ac.jp/ncid/BA0139195X>

**Figure 1.** 1373 Oakwood as it was in 1974. 1920s garage (demolished) visible to the right of the main house.

## Biographical Information

Irish immigrants John and Mary Faulkner (married in 1911)<sup>2</sup> are known to have owned the property at 1373 Oakwood between 1912 and 1950 according to the failed Oakwood Historic District nomination, local historic newspapers, census data, tax records, and deed titles (**Attachments 9-11**).

John arrived in the U.S. in 1906 and Mary in 1907. According to 1930 census data, John worked as a construction laborer. The couple had 6 children. Anne Cholewa (daughter of John and Mary) and her husband Theodore Cholewa, took over the title of the house in 1950 after her father's death (**Attachments 9-11**).

### Chain of Title

1. Circ. 1912-1950 John and Mary Faulker
2. Circ. 1950-1974 Anne and Theodore Cholewa
3. 1974-1983 Wilbur and Margret Beaton
4. 1983-1983 Robert Levis
5. 1983-1986 Paul and Wendy Thornycroft
6. 1986-1995 Joel Herm and Bonnie Rose
7. 1995-1999 Beverly and Scott Moss
8. 1999-2010 Stephen and Paulette Swofford
9. 2010-2025 Jennifer Swofford

## Recommended Action

Based on the available information, Staff recommends the Commission review the property at 1373 Oakwood Avenue with regard to any of the landmark criteria that they see fit. Staff recommends that the Commission consider Criteria 1 and 4. If the Commission feels that more historic research may help in a determination of architectural or historical significance for this house, Staff recommends a continuation to the next HPC agenda.

Alternatively, if the Commission feels the information provided above is sufficient, a determination can be made on what, if any, landmark criteria in Chapter 24 are satisfied by the subject property.

In accordance with Section 170.122 Demolition of Dwellings (E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

- (1) Four or more of the landmark standards, and has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation, then the commission shall impose a 365-day demolition delay period on such structure, commencing on the Application Completion date;
- (2) two or three of the landmark standards, and has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation, then the commission shall impose a 180-day demolition delay period on such structure, commencing on the Application Completion date;
- (3) one or none of the landmark standards, or does not have sufficient integrity of location, design, materials, or workmanship to make it worthy of preservation or rehabilitation, then the City shall proceed immediately to process the application pursuant to all other applicable provisions of this Code.

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<sup>2</sup> Record number 086M2287 listed on Lake County [Genealogical Research Index](#).

## Landmark Criteria

Below are the landmark criteria and definition of “integrity” from the City Code (Section 24.015):

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

**Integrity:** The degree of original design and historic material remaining in place on a property, structure, area, object, or landscape of significance.<sup>3</sup>

### Attachments

1. Attachment 1 – Bob-O-Link Survey Form
2. Attachment 2 – Failed Oakwood Historic District Nomination
3. Attachment 3 – Sanborn Maps, 1918-1947
4. Attachment 4- 1974 Listing - Enclosed Back Porch
5. Attachment 5 – 1988 Plat of Survey
6. Attachment 6 – 2014 Demolition and Construction of New Garage
7. Attachment 7 – 2003 Exterior
8. Attachment 8 – Current Conditions
9. Attachment 9 – Compiled Newspaper Clippings
10. Attachment 10 – Census Data
11. Attachment 11- Evidence of Ownership 1912-1986

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<sup>3</sup> Integrity refers to original location, materials, workmanship and design. It does not refer to structural integrity. Matters of structural integrity are outside the purview of the Historic Preservation Commission. If a building’s structural integrity is a threat to public safety, the Building Code Official will issue an emergency demolition permit (see [Sec. 170.040\(F\)](#)).

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  CURRENT FUNCTION

CONDITION  HISTORIC FUNCTION

INTEGRITY  REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION  PLAN

DETAILS  NO OF STORIES

DATE of construction  ROOF TYPE

OTHER YEAR  ROOF MATERIAL

DATESOURCE  FOUNDATION

WALL MATERIAL (current)  PORCH

WALL MATERIAL 2 (current)  WINDOW MATERIAL

WALL MATERIAL (original)  WINDOW MATERIAL

WALL MATERIAL 2 (original)  WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

**HISTORIC INFORMATION**

IC

ON

T NO

ECT

ECT2

R

ECT

E



IC

**LANDSCAPE**

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

**PHOTO INFORMATION**

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL PHOTO ID

**SURVEY INFORMATION**

PREPARER

PREPARER ORGANIZATION

SURVEYDATE

SURVEYAREA

OAKWOOD

Highland Park Historic Preservation Commission  
 1707 St. Johns Avenue  
 Highland Park, Illinois 60035  
**Landmark District Nomination Form**

				Date:	December 9, 2003
1)	Name of District	Oakwood Avenue Historic District			
2)	Street Address:	Please see Map of Proposed District			
3)	Legal description or P.I.N. (Permanent Index Number):	See List			
4)	Name and Address of Property Owner(s):	See List			
5)	Present Use:	Residential	6)	Past Use:	Residential
7)	Architect:	Various	8)	Date of Construction:	Various
9)	Written statement describing property and setting forth reasons it is eligible for landmark designation:				

Oakwood Avenue was originally a part of G.L. Wrenn's Addition, recorded in 1901 from a survey drawn by Emil Rudolph. However, Oakwood was an unrecorded subdivision of the City as early as 1872, appearing on a map created by Frank Hawkins, founding member of the Highland Park Building Company and first mayor of Highland Park.

Early residents of Oakwood Avenue included Rev. George Wrenn, the original subdivider of the area. Reverend Wrenn organized the first Protestant church in Highland Park in 1872. His home was located at the northwest corner of Oakwood and Mulberry, although it was demolished and replaced by a multifamily building in 1960. Mayor Warren M. Sweetland also had his residence on Oakwood (since demolished) where he originally owned four lots. The Schaffler family lived at what is now 1508 Oakwood. Mr. Schaffler served on the District 108 Board and on the High School Board. Brothers George and Fred Tucker lived next door to each other in homes which are still standing at 1401 and 1413. Both Tuckers were prominent Highland Park businessmen, and were active in civic organizations. George Tucker's daughter, Lillian Tucker, later lived in the home at 1401 and served 43 years as the Secretary of the Board of Education of the Township High School District and was active in the Highland Park Historical Society.

In 1909 Lincoln School was dedicated on the 100<sup>th</sup> anniversary of the birth of Abraham Lincoln. The school replaced an earlier shingle-style structure which was no longer adequate to the demands of the area. It has seen a number of renovations and expansions over the years by various local architects. The playground to the south of the school is an integral part of the campus, and both properties had planting plans created by landscape architect Marshall Johnson, son-in-law of Jens Jensen.

Oakwood Avenue developed differently from the winding, picturesque streets east of St. Johns Avenue, which were intended to attract seasonal residents to lots with lake and ravine views. Judging from U.S. Census records, the residents of Oakwood were mostly middle class, year-round residents. These include schoolteachers, gardeners, and small business owners. Because of their year-round proximity to the life and development of the City, the area contained many civically active residents.

There are a few early homes on Oakwood Avenue but the period of significance for most of those that remain is from 1910 to 1925. There are many modest examples of the Craftsman style, which emphasized natural materials and an informal organization of space. Often Craftsman-style homes expressed their structure through exposed beams and masonry. There are 46 structures included in the proposed historic district, 32 (69%) which can be considered contributing. There are 14 (31%) non-contributing structures, which do not add to the district because of their recent date or lack of architectural integrity. There is one landscape which may be considered significant, depending on additional research.

<p><b>SOURCES</b>  <i>A Field Guide to American Houses</i>, McAlester &amp; McAlester, 1995.  <i>Central East Comprehensive Architectural Survey</i>, 1999- on file at the Dept. of Com. Dev.  Highland Park Building Division Permit Files  Highland Park News and Highland Park Press Obituaries, on microfilm at the Highland Park Library  <i>Highland Park: The First Hundred Years</i>, Highland Park Historical Society, 1967.  Illinois Historic Structures Survey - accessed through the Illinois Historic Preservation Agency website:  <a href="http://gis.hpa.state.il.us/hargis/">http://gis.hpa.state.il.us/hargis/</a>  Lake County Assessor's Office- accessed through their website at:  <a href="http://www.co.lake.il.us/assessor/assessments/default.asp">http://www.co.lake.il.us/assessor/assessments/default.asp</a>  Marshall Johnson Landscape Plans- on file at the Dept. of Com. Dev.  <i>Pioneer to Commuter: The Story of Highland Park</i>, Marvyn Wittelle, 1958.  Sanborn Fire Insurance Maps, 1912, 1918, 1924, 1933, 1947- on microfilm at HP Library  U.S. Census records accessed through Ancestry.com- 1880, 1920, 1930.</p>	
10) These structures are eligible for designation on the basis of the following criteria (see below):	1, 3, 4, 5, 9
11) Name(s) of Applicant(s):	Christine Benuzzi Muessig
Address:	1508 Oakwood Avenue
Signature(s):	Highland Park, IL 60035
Address(es):	
12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):	Highland Park Environmental Commissioner; 2 <sup>nd</sup> Vice President, Highland Park Historical Society; Member-Landmarks Preservation Council of Illinois; Member-National Trust for Historic Preservation

## Significance Determinations:

### Contributing Structures

#### Criteria for Contributing Rating

Must possess distinction in one of the following areas:

- (1) It demonstrates character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country;
- (2) It is the site of a significant local, county, state or national event;
- (3) It is identified with a person or persons who significantly contributed to the development of the community, county, state or country;
- (4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a period, type, method of construction or use of indigenous materials;
- (5) It is identifiable as the work of a master builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the community, county, state or country;
- (6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship which renders it architecturally, visually, aesthetically, and/or culturally significant;
- (7) It embodies, overall, design elements that make it structurally, visually, aesthetically, and/or architecturally innovative;

- (8) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature;
- (9) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical and/or community significance; and/or
- (10) It possesses or exhibits significant aesthetic, cultural and/or archaeological qualities.

### *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.

or

- While not of sufficient historic and/or architectural significance to be designated as an individual landmark, it has the characteristic stylistic design and detail of its period.
- It contributes to the overall visual characteristics of the landmarks located within a historic district.
- It may possess architectural distinction of a contributing structure, but has been altered.

### **Non-Contributing Structures**

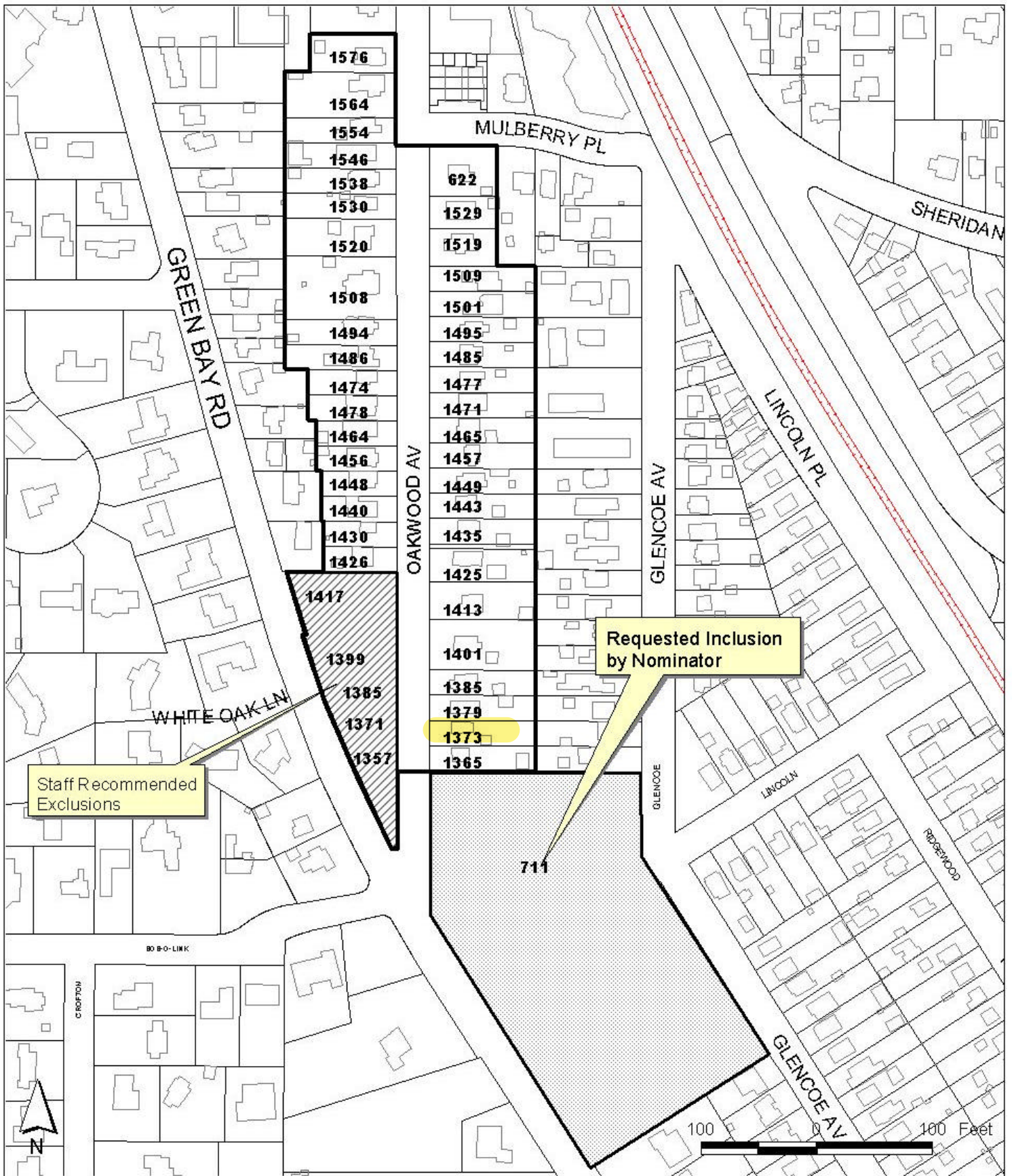
#### *Criteria for Non-Contributing Rating*

- Most buildings less than 50 years old
- Any building at least 50 years old whose integrity is so poor that most historic materials and details are missing or completely covered up.
- A building that has unsympathetic alterations that greatly compromise its historic character.
- A structure that does not meet the standards applicable to a landmark or to a contributing structure.

***An area nominated for designation as a Historic District shall be identifiable by clear and distinct boundaries, and it shall possess a significant concentration of regulated structures united historically, visually, aesthetically, culturally, archaeologically, and/or architecturally by plan or physical development. (Sec.24.025[D])***

*Properties Included in the Proposed Historic District*

PLA_NUM	PLA_NAME	PLA_T	BUILT	STYLE	ARCHITECT	RATING	OWNER_LAST	OWNER_FIRS	OWNER_MI
0	GLENCOE	AVE						PARK DISTRICT OF HIGHLAND PARK	
0	GREEN BAY	RD						PARK DISTRICT OF HIGHLAND PARK	
1357	GREEN BAY	RD	1979	Modern	James March Goldberg	Non-Contributing	PATAKY	ROBERT R &	DONNA M
1371	GREEN BAY	RD	1979	Modern	James March Goldberg	Non-Contributing	KAPLAN	RICHARD A &	SHARON R
1385	GREEN BAY	RD	1924	Tudor Revival	Unknown	Contributing		DANIEL RUBIN & RORY DICK	
1399	GREEN BAY	RD	1963	Modern	Morton S. Balaban	Non-Contributing		ZANE CHAIT, TRUSTEE	
1417	GREEN BAY	RD	1912	Colonial Revival	Unknown	Contributing		NORMAN SCHUCART, TRUSTEE UTD 08-2	
711	LINCOLN	PL	1909	Classical Revival	Unknown	Contributing		NORTH SHORE SCHOOL DIST #112	
622	MULBERRY	PL	1927	Colonial Revival	Unknown	Contributing		WILLIAM J CASEY III, TRUSTEE	
1365	OAKWOOD	AVE	1912	Craftsman	Unknown	Contributing	HEROUX	JOHN J &	NADINE S
1373	OAKWOOD	AVE	1917	Dutch Colonial Revival	Unknown	Contributing	SWOFFORD	STEPHEN R &	PAULETTE J
1379	OAKWOOD	AVE	1925	Craftsman	Unknown	Contributing	BLACK	ROBERT M &	ELLEN H
1385	OAKWOOD	AVE	1925	Dutch Colonial Revival	Unknown	Contributing	NEWLUN	WAYNE	T
1401	OAKWOOD	AVE	1895	Vernacular	Unknown	Contributing	SCOPELLITI	ROCCO &	GIOVANNA
1413	OAKWOOD	AVE	c.1890	Italianate	Unknown	Contributing		L GERTZFELD N THORPE	
1425	OAKWOOD	AVE	1940	Bungalow	Unknown	Contributing		DALE & KRISTINE KELLEY	
1426	OAKWOOD	AVE	1951	Ranch	Unknown	Non-Contributing	LAMBERTI	LIDO &	LILIANA
1430	OAKWOOD	AVE	1950	Minimal Traditional	Ray Houlihan	Non-Contributing	KRAFT	RICHARD	E
1435	OAKWOOD	AVE	1910	Vernacular	Unknown	Contributing	SERRADIMIGNI	BRUNO	
1440	OAKWOOD	AVE	1953	Minimal Traditional	J. Brown	Non-Contributing	MORDINI	RAIMONDO	
1443	OAKWOOD	AVE	1914	Craftsman	Unknown	Contributing	DUENOW	LYNN	
1448	OAKWOOD	AVE	1962	Minimal Traditional	Unknown	Non-Contributing		1448 OAKWOOD LLC	
1449	OAKWOOD	AVE	2002	Neo-Traditional		Non-Contributing	FARRELL, IV	WILLIAM J &	LISA A
1456	OAKWOOD	AVE	1926	Mission Style	Unknown	Contributing		A ARENAS & L TOLAN	
1457	OAKWOOD	AVE	1906	Craftsman	Unknown	Contributing	CRAWFORD	GARY	R
1464	OAKWOOD	AVE	1926	Bungalow	Unknown	Contributing	FREED	JANET	B
1465	OAKWOOD	AVE	1914	Craftsman	Unknown	Contributing	MAKKAI	ERNEST G &	IRINA
1471	OAKWOOD	AVE	1921	Craftsman	Unknown	Contributing	FISH	JOHN E &	MARGARET A
1474	OAKWOOD	AVE	1993	Neo-Traditional		Non-Contributing	SABOL	LAURA	
1477	OAKWOOD	AVE	1914	Craftsman	Unknown	Contributing	NEWCOMB	PATRICIA	
1478	OAKWOOD	AVE	1915	Vernacular	Unknown	Contributing		R SMITH D SMITH A SABOL	
1485	OAKWOOD	AVE	1920	Craftsman	Unknown	Contributing	PASQUESI	CARLO	
1486	OAKWOOD	AVE	c.1915	Craftsman	Unknown	Contributing		W SLOANE S FIELD	
1494	OAKWOOD	AVE	1920	Craftsman	Unknown	Contributing	COHEN	HARVEY	J
1495	OAKWOOD	AVE	1920	Craftsman	Unknown	Contributing	MARTIN	JAMES	P
1501	OAKWOOD	AVE	1894	Craftsman	Unknown	Contributing	STRAUSS	BENTON C &	SANDRA K
1508	OAKWOOD	AVE	1894	Craftsman	Unknown	Contributing	MUESSIG	PAUL &	CHRISTINE
1509	OAKWOOD	AVE	2001	Neo-Traditional	Tom Lindsay	Non-Contributing	STEIMETZ	CHET &	DIANE
1519	OAKWOOD	AVE	1915	Craftsman	Unknown	Contributing	GIUNTOLI	GARY P &	SHEREE T
1520	OAKWOOD	AVE	2002	Neo-Traditional	Tom Lindsay	Non-Contributing		D.M.C. REALTY, INC.	
1529	OAKWOOD	AVE	1922	Craftsman	Unknown	Contributing		JOYCE KAMEN TRUST	
1530	OAKWOOD	AVE	1920	Colonial Revival	Unknown	Contributing	SHANNON	GREG J &	MARY G
1538	OAKWOOD	AVE	1913	American Foursquare	Unknown	Contributing	KLIGERMAN	JOEL M &	PATRICIA D
1544	OAKWOOD	AVE	1986	Modern		Non-Contributing	BOMMARITO	DOMENIC &	MARY GRACE
1546	OAKWOOD	AVE	c.1920	No style	Unknown	Non-Contributing	BOMMARITO	DOMENIC &	MARY GRACE
1554	OAKWOOD	AVE	1912	Craftsman	Unknown	Contributing	KNOX	ALAN D &	JUDY A
1564	OAKWOOD	AVE	1915	American Foursquare	Unknown	Contributing		PAUL & AMALIA GIANNETTI, TRUSTEES	
1574-1576	OAKWOOD	AVE	1915	American Foursquare	Unknown	Contributing	GRAY	STEPHEN	J



# Proposed Oakwood Ave. Historic District

Prepared by the  
 City of Highland Park  
 Department of Community Development  
 December 9, 2003

# Proposed Oakwood Historic District

<p><b>1357 GREEN BAY RD</b></p> <p><b>Built:</b> 1979 <b>Architect:</b> James March Goldberg <b>Style:</b> Modern <b>Rating:</b> Non-Contributing</p> <p><b>History:</b> Built by Wrenn’s Point Limited Partnership.</p>	
<p><b>1371 GREEN BAY RD</b></p> <p><b>Built:</b> 1979 <b>Architect:</b> James March Goldberg <b>Style:</b> Modern <b>Rating:</b> Non-Contributing</p> <p><b>History:</b> Built by Wrenn’s Point Limited Partnership.</p>	
<p><b>1385 GREEN BAY RD</b></p> <p><b>Built:</b> 1924 <b>Architect:</b> Unknown <b>Style:</b> Tudor Revival <b>Rating:</b> Contributing</p> <p><b>Description:</b> Stucco veneer; arched wood front door; English windows with shutters; “eye-brow” entry;</p> <p><b>History:</b> Formerly 529 S. Green Bay Road. The first owner of this property was S. T. Rebling.</p>	

### 1399 GREEN BAY RD

**Built:** 1963  
**Architect:** Morton S. Balaban  
**Style:** Modern  
**Rating:** Non-Contributing

**History:** This home was built by Joseph Ariano Construction Company.



### 1417 GREEN BAY RD

**Built:** 1912  
**Architect:** Unknown  
**Style:** Classical Revival  
**Rating:** Contributing

**Description:** white stucco veneer; pedimented entry with supporting columns; fanlight over door; elaborate masonry chimney

**History:** Formerly 511 S. Green Bay Road



### 622 MULBERRY PL

**Built:** 1927  
**Architect:** Unknown  
**Style:** Colonial Revival  
**Rating:** Contributing

**Description:** Red brick veneer; double-hung paired wood windows with 6 over 1 panes; entry porch with supporting wood columns, dentils, and arched canopy; front door with sidelights

**History:** Formerly 504 Sheridan Place. Original owner was Melvin D. Sweetland



### 1365 OAKWOOD AV

**Built:** 1912  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** full length dormer with shed roof; deep, full-length porch; wood shingle siding;

**History:** The old address for this property was 535-537 Oakwood Ave. According to the 1920 and 1930 census, the owners were Stephen and Anne Sienerth. Mr. Sienerth was a gardener for private homes.



### 1373 OAKWOOD AV

**Built:** 1917  
**Architect:** Unknown  
**Style:** Dutch Colonial Revival  
**Rating:** Contributing

**Description:** front gable, double-pitched roof; enclosed porch; wood shingle siding; shuttered second story windows;

**History:** Formerly 533 Oakwood. In 1920 and 1930 the residents of this home were John and Mary Faulker, and their family. Mr. Faulkner worked as a laborer.



### 1379 OAKWOOD AV

**Built:** 1925  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** second story dormer with gable roof and triple windows; screened porch; wood knee brackets under gables;

**History:** The original owners of this home were Virgin and Blanche Musser. Mr. Musser worked as a municipal city clerk.



### 1385 OAKWOOD AV

**Built:** 1925  
**Architect:** Unknown  
**Style:** Dutch Colonial  
**Rating:** Contributing

**Description:** double-pitched roof with cross gable; stucco veneer; 1 story front sun porch with hipped roof; six over 1 double-hung windows; entry with metal awning; second story triple window with metal awning

**History:** Original owner was Albert H. Rubly. In the 1930 census Mr. Rubly was listed as a paper salesman. There was a room addition in 1955 and a new garage added in 1960. Formerly 525 Oakwood.



### 1401 OAKWOOD AV

**Built:** 1895  
**Architect:** Unknown  
**Style:** Vernacular  
**Rating:** Contributing

**Description:** L-form house with front facing gable; enclosed wrap-around porch with double hung windows; wood shingle siding;

**History:** The original owner, George Tucker, came to Chicago in 1891 as a carpenter for the 1893 World's Fair. In 1895 he came to Highland Park and became active in local business. He ran the Lake Shore Creamery, and later the Ravinia Grocery and Meat Market. His future wife, Caroline Tucker, came to Highland Park in 1886 with Frederick W. Cushing, private secretary to Elisha Gray and builder of the Moraine Hotel. They were married in 1901. George initially worked in partnership with his brother, Fred, who lived in the house immediately to the north. George Tucker died in 1930, and Caroline Tucker died in 1941. They had two children- George Lloyd and Lillian. Lillian Tucker remained in the family home at 1401 Oakwood. Ms. Tucker was the Secretary of the Board of Education of District 113 for 43 years. She was also one of the original founders of the Highland Park Historical Society. Original address, 519 Oakwood.



### 1413 OAKWOOD AV

F.A. Tucker Residence

**Built:** c.1890  
**Architect:** Unknown  
**Style:** Italianate  
**Rating:** Contributing

**Description:** one story bay window; paired second story windows; enclosed porch; entry with gable-front canopy; artificial siding

**History:** Fred Tucker moved to this home in 1902. At that time Mr. Tucker expanded his business, the Lake Shore Creamery, to serve the entire North Shore. In 1917 he went into the real estate business. He was very active in Highland Park civic organizations, including the Highland Park Business Men's Association, and the Highland Park Presbyterian Church. He died in 1952. They had 4 children- Gladys, Bernice, Earle and Edith. Original address 515 Oakwood.



### 1425 OAKWOOD AV

**Built:** 1940  
**Architect:** Unknown  
**Style:** Bungalow  
**Rating:** Contributing

**Description:** stucco veneer; front-facing second story dormer with shed roof; north facing through-the-cornice dormer with shed roof; full-length front porch

**History:** Formerly 509 Oakwood.



### 1426 OAKWOOD AV

**Built:** 1951  
**Architect:** Jones and Duncan  
**Style:** Ranch  
**Rating:** Non-Contributing

**Description:** low-pitched roof; gridded picture window with decorative shutters; exposed roof beams

**History:** Don Ronzani was the original owner of this home. There were additions made in 1977.



### 1430 OAKWOOD AV

**Built:** 1950  
**Architect:** Ray Houlihan  
**Style:** Minimal Traditional  
**Rating:** Non-Contributing

**Description:** gable-front with sheltered entry; common brick veneer;

**History:** The first owner was Fortunato B. Amendola.



### 1435 OAKWOOD AV

**Built:** 1910  
**Architect:** Unknown  
**Style:** Vernacular  
**Rating:** Contributing

**Description:** gable-front; enclosed porch with hipped roof; shed roof dormers; rear additions;

**History:** In 1920 Mary Garrity and her family lived here with her 2 sisters and 2 brothers. Mrs. Garrity was employed as a domestic servant. Electrical engineer John B. Jackson lived at this address in 1930. Formerly 501 Oakwood.



### 1440 OAKWOOD AV

**Built:** 1953  
**Architect:** J. Brown  
**Style:** Minimal Traditional  
**Rating:** Non-Contributing

**Description:** low-pitched roof; wide eaves; gable vent;

**History:** Darwin E. Inman was the original owner of this home. This house suffered fire damage in 1964.



### 1443 OAKWOOD AV

**Built:** 1914  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** wood shingle siding; gable front; full-length porch; gabled dormers;

**History:** Louise Weiskoff was the owner of this home in 1927, when the porch was added. She was listed in the 1930 census as a lampshade designer. Original address, 497 Oakwood.



### 1448 OAKWOOD AV

**Built:** 1962  
**Architect:** Unknown  
**Style:** Minimal Traditional  
**Rating:** Non-Contributing

**Description:** gabled front; sheltered entry; integral garage; brick and siding veneer



### 1449 OAKWOOD AV

**Built:** 1924  
**Architect:** Unknown  
**Style:** Neo-Traditional  
**Rating:** Non-Contributing

**Description:** wood shingle siding; portal and half-round windows; white wood trim; masonry foundation; entry porch with column

**History:** This home has seen extensive alterations.



### 1456 OAKWOOD AV

**Built:** 1926  
**Architect:** Unknown  
**Style:** Mission  
**Rating:** Contributing

**Description:** side gable; front sun-room; arched french windows with keystones and iron balconies; cast stone parapet with decorative cast stone urns; buttressed walls;

**History:** Formerly 448 Oakwood. Fred Bremmer, a cabinetmaker, lived here with his family in 1930.



### 1457 OAKWOOD AV

**Built:** 1906  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** White stucco veneer; second story dormers with shed roof; entry porch; side addition with divided light windows;

**History:** Formerly 489 Oakwood. Grace Coale lived here with her family and several roomers in 1930. This apparently served as a boarding house for some time. Additions constructed in 1988.



### 1464 OAKWOOD AV

**Built:** 1926  
**Architect:** Unknown  
**Style:** Bungalow  
**Rating:** Contributing

**Description:** brick veneer; gabled side dormers; bay window; arched porch entry with decorative cast stone elements; double hung 3/1 windows;

**History:** Charles Werhane was the original owner of this home. Original address 444 Oakwood.



### 1465 OAKWOOD AV

**Built:** 1914  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** wood shingle siding; triangular pediment entry porch with supporting columns; 3/1 double-hung windows; triple and double grouped windows;

**History:** In 1920 August and Anna Larson lived here. Mr. Larson was a gardener for a private estate. By 1930 they had two roomers- Benjamin and Jadelle Landsman, who were orchestra musicians. Former address 445 Oakwood.



### 1471 OAKWOOD AV

**Built:** 1921  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** wood siding; full-length porch; 3/1 double-hung windows; gable front dormer with decorative knee braches; exposed rafters; oriel window with shed roof;

**History:** Clinton and Perl Fritsch were the owners in 1927, when the garage was added. An attic room was constructed in 1932. Mr. Frisch was a plumbing clerk. Former address 443 Oakwood.



### 1474 OAKWOOD AV

**Built:** 1993  
**Architect:** 0  
**Style:** Neo-Traditional  
**Rating:** Non-Contributing

**Description:** divided light windows; front facing garage; complex roof-line; palladian window configurations



### 1477 OAKWOOD AV

**Built:** 1914  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** green stucco veneer; full length porch with supportin rectangular columns; wood trim; domer with triangular pediment and decorative oblong window;

**History:** In 1930 this was the home of Hugo and Marie Schneider. Mr. Schneider was the Highland Park Postmaster. Former address 439 Oakwood.



### 1478 OAKWOOD AV

**Built:** 1915  
**Architect:** Unknown  
**Style:** Gable Front  
**Rating:** Contributing

**Description:** front gable; side additions; artificial siding;

**History:** Original Address 436 Oakwood. Charles Dreyer and his wife Lillian Lived her in 1930. Mr. Dryer is listed as an insurance bondsman.



### 1485 OAKWOOD AV

**Built:** 1920  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** white stucco veneer; attached garage addition; front porch; second story dormer;

**History:** The residents of this home in 1930 were Laurence and Eugenie Briggs. This home saw major alteration in 1964, when the current garage was added. Former address 433 Oakwood.



### 1486 OAKWOOD AV

**Built:** c.1915  
**Architect:** Unknown  
**Style:** Colonial Revival  
**Rating:** Contributing

**Description:** white stucco veneer; 3/1 double hung windows; third floor dormer with shed roof; front sun porch with half timber details; hipped roof entry porch;

**History:** Former address 430 Oakwood. In 1930 banker Edward Hintz and his wife Ella lived here. This structure was included in the Illinois Historic Structures Survey of the 1970s. Since then the roof dormer has been added.



### 1494 OAKWOOD AV

**Built:** 1920  
**Architect:** Unknown  
**Style:** Dutch Colonial Revival  
**Rating:** Contributing

**Description:** stucco veneer; gabled entry porch; second story dormers with shed roofs;

**History:** In 1920 Albert Goodman, a mechanical engineer, lived here. Knute Sedig and his family lived here in 1930. Mr. Sedig was listed as a photo engraving salesman. Former address 426 Oakwood.



### 1495 OAKWOOD AV

**Built:** 1920  
**Architect:** Unknown  
**Style:** Craftsman w/Tudor detailing  
**Rating:** Contributing

**Description:** red brick veneer; double hung wood windows with brick sills and lintels; 1 story enclosed porch with half timber details;

**History:** In 1930 Arthur and Alice Bell lived in this home. Mr. Bell was a brick mason. Former address 429 Oakwood.



### 1501 OAKWOOD AV

**Built:** 1999  
**Architect:** Tom Lindsay  
**Style:** Neo-Traditional  
**Rating:** Non-Contributing

**Description:** cast stone foundation veneer; brick and ashlar side-loading garage; double-hung windows; paver driveway



### 1508 OAKWOOD AV

**Built:** 1894  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** wood shingle siding; 6/1 double hung wood windows; wrap-around porch; pyramidal roof; garage addition; paver driveway;

**History:** Former address 420 Oakwood. Charles Schaffler built this home for his family, including his parents and six sons. Mr. Schaffler served on the District 108 Board in 1909 and on the High School Board. This home was included in the Illinois Historic Structures survey of the 1970s. It has recently undergone extensive rehabilitation.



### 1509 OAKWOOD AV

**Built:** 2001  
**Architect:** Tom Lindsay  
**Style:** Neo-Traditional  
**Rating:** Non-Contributing

**Description:** brick, cast-stone and siding veneer; side loading garage; double gable roof; dormers;

**History:** This structure replaced a home designed by local architect Robert Seyfarth.



### 1519 OAKWOOD AV

**Built:** 1915  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** low-pitched gabled roof; artrial width porch with supporting columns; exposed rafters; decorative beams;

**History:** F. Bremmer was the owner of this home in 1927, and Walter C. Flinn in 1931. Howard H. Flinn was the owner in 1954, when the garage was added. The former address was 417 Oakwood.



### 1520 OAKWOOD AV

**Built:** 2002  
**Architect:** Tom Lindsay  
**Style:** Neo-Traditional  
**Rating:** Non-Contributing

**Description:** brick and stone façade; oriel window; attached garage; 6/6 double hung windows; brick paver driveway;



### 1529 OAKWOOD AV

**Built:** 1922  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** decorative beams; side-gabled roof; encosed porch; second story front-gabled dormer; entry with sidelights;

**History:** Andrew and Rose Yowell were the owners of this home in 1930. Mr Yowell was a paint store proprietor. Former address 409 Oakwood.



### 1530 OAKWOOD AV

**Built:** 1920  
**Architect:** Unknown  
**Style:** Colonial Revival  
**Rating:** Contributing

**Description:** full-width porch with supporting columns; double-hung windows with decorative shutters;

**History:** The owner of this home in 1920 was Elwood.J. Pratt, who owned a cigar store with his father, who also lived at this address. Former address 408 Oakwood.



### 1538 OAKWOOD AV

**Built:** 1913  
**Architect:** Unknown  
**Style:** American Foursquare  
**Rating:** Contributing

**Description:** red brick veneer; full-width porch with supporting columns; double-hung windows; hipped roof; attic dormer with hipped roof;

**History:** Former address 404 Oakwood. In 1920 Jesse Johnson, a bank teller, lived here with his family. Joseph Mooney, a golf club laborer, lived here with his family in 1930, along with two roomers. Boarders William Schultz was a dentist, and Harold Schultz (possibly his son) was a public school art teacher.



### 1544 OAKWOOD AV

**Built:** 1986  
**Architect:**  
**Style:** Modern  
**Rating:** Non-Contributing

**Description:** red brick veneer; sliding windows; 1 and 2 story sections



### 1546 OAKWOOD AV

**Built:** c.1920  
**Architect:** Unknown  
**Style:** No style  
**Rating:** Non-Contributing

**Description:** red brick veneer; sliding windows; 1 and 2 story sections; significant updating and alterations

**History:** Formerly 320 Oakwood.



### 1554 OAKWOOD AV

**Built:** 1912  
**Architect:** Unknown  
**Style:** Craftsman  
**Rating:** Contributing

**Description:** side-gabled roof with exposed rafters and decorative wood braces; paired double hung windows; front sun porch with brick and wood siding; entry porch with pedimented awning and supporting wood brackets; attic dormer with gabled roof;

**History:** Former address 318 Oakwood. Arther Hagemen, a building construction engineer, lived here as a renter with his wife Helga in 1930.



### 1564 OAKWOOD AV

**Built:** 1915  
**Architect:** Unknown  
**Style:** American Foursquare  
**Rating:** Contributing

**Description:** red brick veneer; paired windows; hipped roof; hipped roof attic dormers; first and second story additions;

**History:** According to the 1930 Census the owner of this home was Ray Sherwin, a hardware foundry manager. The former address was 314 Oakwood.



## 1574-1576 OAKWOOD AV

**Built:** c.1915  
**Architect:** Unknown  
**Style:** American Foursquare  
**Rating:** Contributing

**Description:** red brick and stucco veneer; pyramidal roof with attic dormer; partially enclosed front porch with decorative windows;

**History:** In 1930 the Dreger and Lindblom families lived in this double house. Arthur Dreger was a manager for a radiator manufacturer and Harry Lindblom was involved in shipping clothing. The former address was 308-310 Oakwood.



*Not Included in Original Proposed District*

**711 LINCOLN AV  
Lincoln School**

**Built:** 1909 (additions 1928, 1937, 1949, and 1956)

**Architect:** Unknown (John Van Bergen, 1928 and 1937; Bertram Weber, 1949; Childs & Smith, 1956)

**Style:** Classical Revival (Gothic Revival additions)

**Rating:** Contributing

**Description:** Pressed metal cornice with brackets; massive cast-stone columns flanking entry, which is framed by smaller columns; cast stone lintels; decorative brick corners; replacement windows

**History:** This school replaced the Fairview School, an 1886 shingle style building. The new school was dedicated on the 100<sup>th</sup> birthday of Abraham Lincoln. In 1928 local architect John S. Van Bergen designed a 6 room addition and in 1937 a 7 room addition. In 1949 Bertram Weber was hired for interior renovations. In 1949 landscape architect Marshall Johnson developed a planting and paving plan for the courtyard of the school. In 1956 the firm Childs & Smith completed a school-wide renovation and modernization.

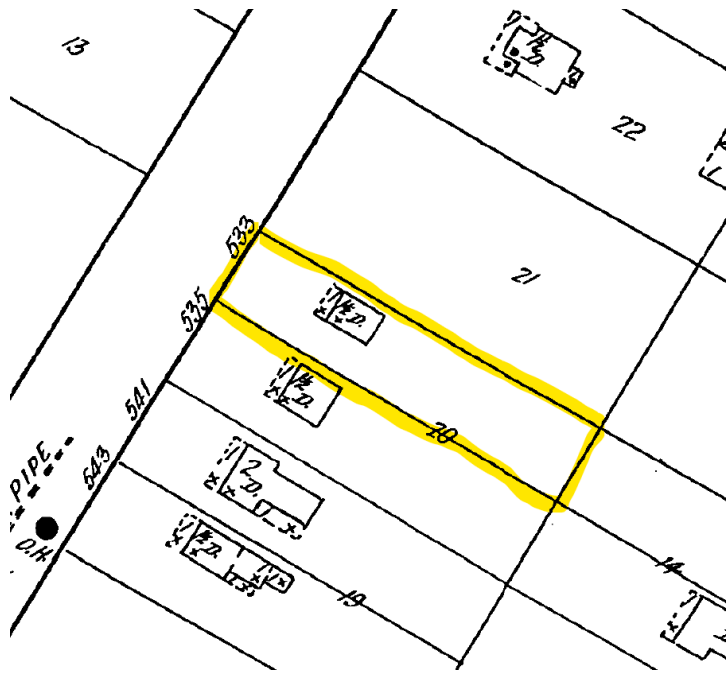


**Lincoln Place Park**

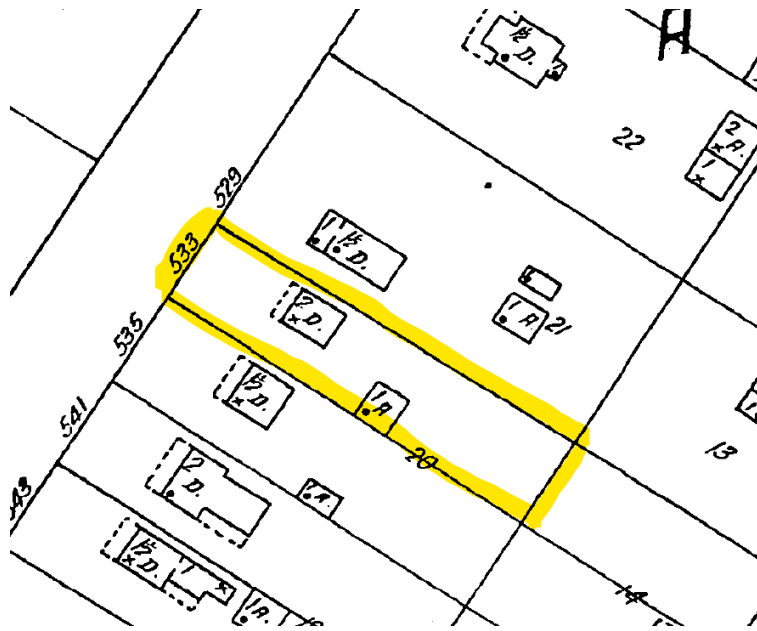
Lincoln School Park encompasses 5 acres of recreational grounds for the students of Lincoln School. In 1931 Marshall Johnson, the son-in-law of Jens Jensen, developed a planting plan for both the park and Lincoln School. It is not clear if this plan was ever implemented.



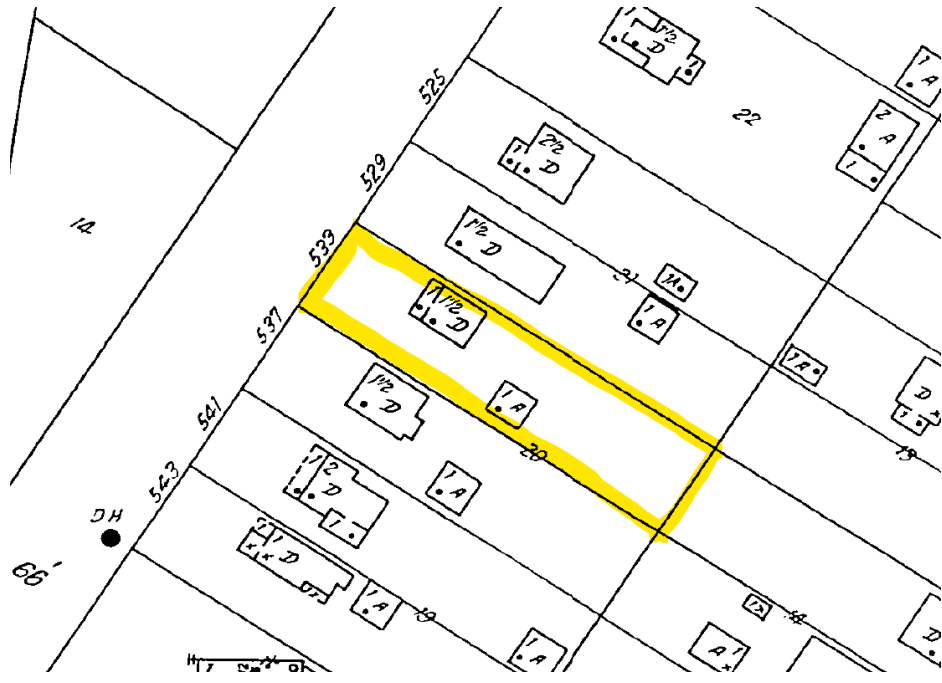
1918



1924

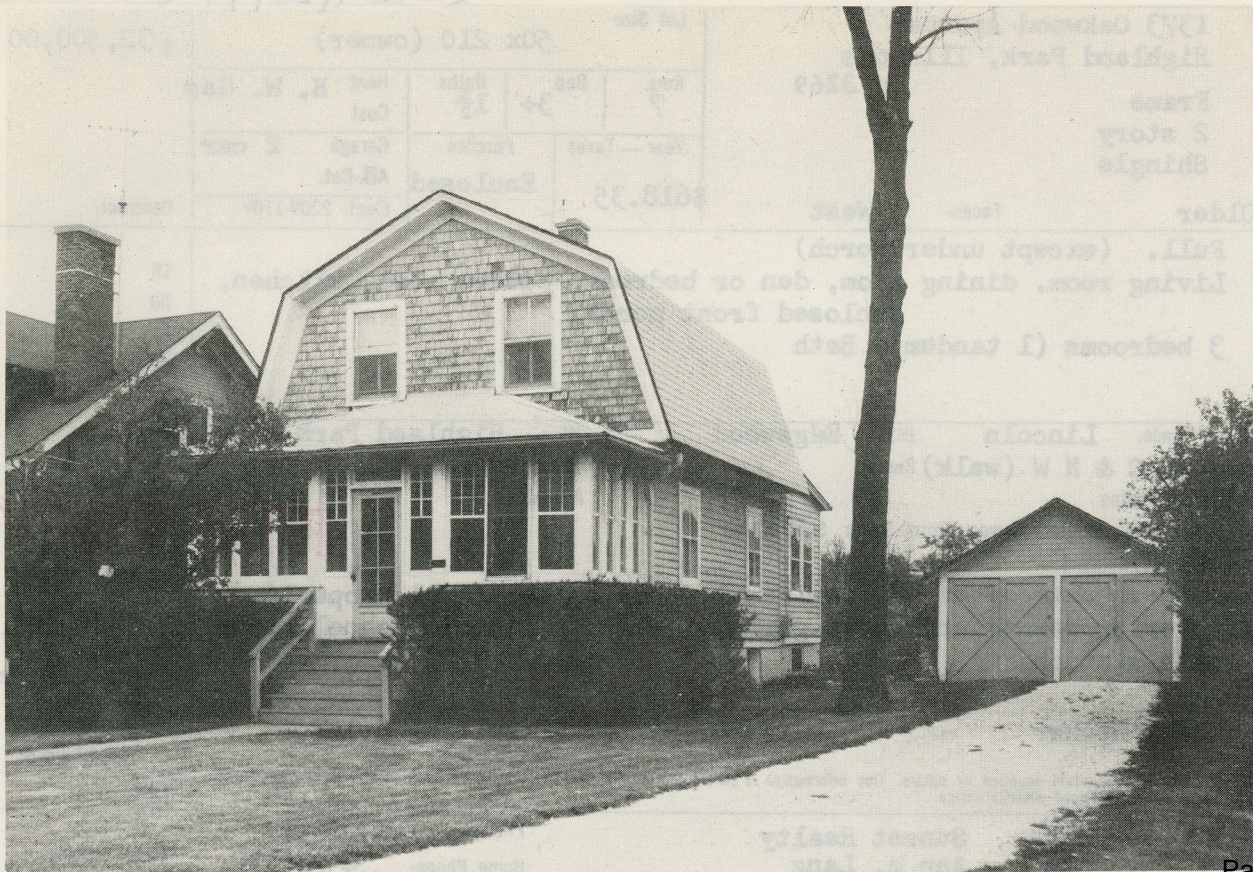


1933



1947





Directions:

sold 9/25/74 Lakeside

Address: 1373 Oakwood Avenue, City: Highland Park, Illinois Constr: Frame 3269 Style: 2 story Roof: Shingle		Lot Size 50x 210 (owner)		. \$ 32,500.00	
Built: Older		Faces: West		Contract:	
Basmt: Full. (except under porch)		Rms. 7		Bed. 3+	
1st Living room, dining room, den or bedroom, powder room, kitchen, enclosed front porch.		Baths 1½		Heat H. W. Gas	
2nd 3 bedrooms (1 tandem), Bath		Year — Taxes \$618.35		Porches Enclosed	
3rd		Garage 2 car		A/C-Det.	
Check: School: Grade: Lincoln JHS: Edgewood HS: Highland Park		Transp: RR. C & N W (walk) Bus:		Other:	
Mortgage: Existing		City water, <del>well</del> , Sanitary Sewer, Storm Sewer, <del>septic tank</del>		Available:	
Special Assessments \$ _____ for _____		Remarks and any special conditions: Older family home on beautiful property w/flowering bushes and large garden. Walk to Lincoln School, town, & train station.		FILE COPY	
Titleholder: Call Broker		Brokerage Fee: 6% of selling price		Possession: on closing.	
Phone:		Reason for Sale: smaller		Title	

For office use only  
050674Realtor Office: **Sunset Realty**  
Sales Person: **Ann M. Lang**Phone: 433-0210  
Home Phone: 432-2324432-4849  
Page 117 of 149



# PLAT OF SURVEY

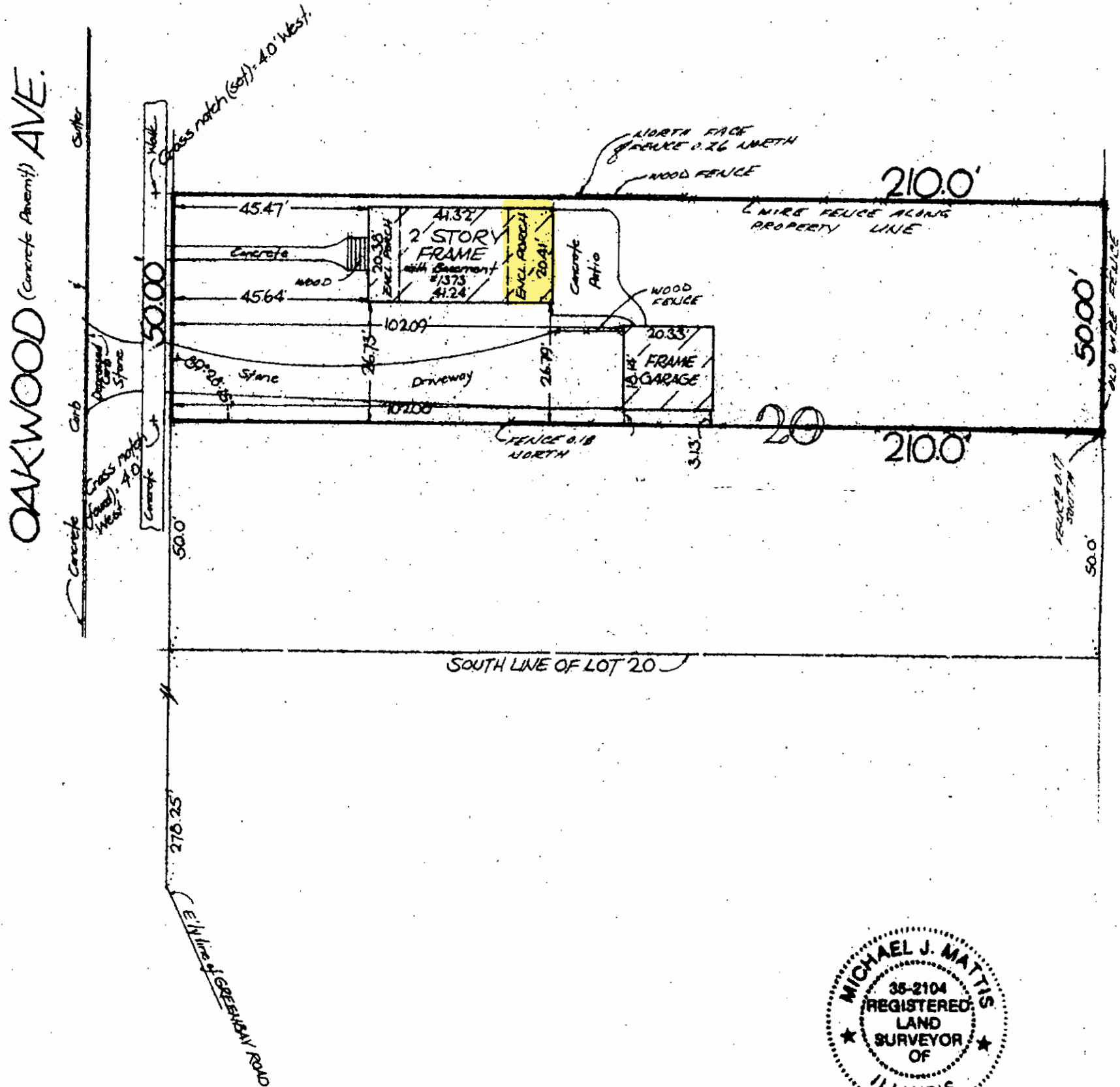
—BY—

**SAMBORSKI, MATTIS, INC.**  
**LAND SURVEYORS**

**3418 W. MAIN STREET SKOKIE, ILL. 60076**  
**(312) 674-7373**

OF

THE NORTH HALF OF LOT 20, BLOCK 3 IN G. L. WRENN'S ADDITION TO CITY OF HIGHLAND PARK, BEING A SUBDIVISION IN THE NORTH EAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 11, 1901, AS DOCUMENT 80957, IN BOOK "E" OF PLATS, PAGES 44 AND 45, IN LAKE COUNTY, ILLINOIS.



OAKWOOD (Concrete Avenue) AVE.

SCALE: 1 inch = 25 feet

ORDER NO. 322-83  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
ORDERED BY: BRADLEY, McMURRAY, BLACK & SNYDER



STATE OF ILLINOIS  
COUNTY OF COOK  
I, MICHAEL J. MATTIS, a registered Illinois Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown herein is a correct representation of said survey.  
DATED THIS 14th DAY OF June A.D. 1983.  
Michael J. Mattis

Illinois Registered Land Surveyor No. 2104

RESURVEY:  
DATED THIS 5th DAY OF SEPTEMBER A.D. 1986  
Michael J. Mattis  
Illinois Registered Land Surveyor No. 2104

- NOTE: Measurements are shown in feet and decimals and are correct at 68 degrees Fahrenheit.
1. Please check Legal Description with Deed and report any discrepancy immediately.
  2. Compare all points before building by same and report any discrepancies at once.
  3. Building lines, if any, shown herein are building lines shown on the recorded subdivision plat.
  4. Consult local authorities for building lines established by local ordinances.



**CITY OF HIGHLAND PARK**  
**BUILDING PERMIT APPLICATION**  
 DEPARTMENT OF COMMUNITY DEVELOPMENT  
 BUILDING DIVISION  
 1150 HALF DAY ROAD, HIGHLAND PARK, ILLINOIS 60035  
 (847) 432-0808 • FAX (847) 926-8885  
 Web: www.cityhpil.com

Construction  
 Site Address 1373 OAKWOOD

Owner's  
 Name JEN SWOFFORD

Owner's  
 Address Above

Owner's  
 Telephone 847/682-8635

Architect's  
 Business Name N/A

Contact  
 Name \_\_\_\_\_

Business  
 Address \_\_\_\_\_

Telephone  
 Office \_\_\_\_\_ Cell \_\_\_\_\_

Email  
 Address \_\_\_\_\_

General Contractor  
 Business Name Dankys Garage World

Contact  
 Name Andrew Venamore

Business  
 Address 612 Academy, N'brook

Telephone  
 Office 847/562-9390 Cell 224/619-4539

Email  
 Address andrew@venamore.net

General Contractor's  
 License Number 6938 7/25/13

Bond 7/26/15

Insurance 12/31/14

Owner's Name  
 Please Print JEN SWOFFORD

Owner's  
 Signature / Date [Signature] 6/10/14

Applicant's  
 Signature / Date [Signature] 6/9/14

**Note: Permits expire 12 months from the date of issuance.**

By signing this document you acknowledge and agree that all the information provided is true and accurate on your behalf. You further acknowledge that you have read and accept all responsibilities listed in the conditions and forms found on the back of this sheet referred to as page 2.

Master Permit Number BACC-14-00559

Building Permit Number BACC-14-00559

Estimated Construction  
 Cost (exclusive of Land) \$ 14,200

- Obstruction
- Building - New, Alter, or Remodel
- Interior Demolition
- Exterior Demolition
- Structure Demolition
- Fence
- Temporary Construction Trailer
- Curb Crossing
- Driveway New or Repair
- Waiver Required
- Guarantee Deposit Required

Number of Driveway  
 Approaches \_\_\_\_\_

Total Guaranteed Deposit  
 \$ \_\_\_\_\_

Total Permit Fees Due  
 \$ 342.00

Comments:  
Detached Garage,  
14-08-VAR-021 sideyard  
Approved 8-21-14

**RECEIVED**  
 JUN 10 2014  
 City of Highland Park  
 Building Dept.

10-3-14  
 Approved / Date

10/13/14  
 Issued / Date



**Front Elevation**



**2014 Garage**



**Back Elevation (1994 Addition)**



**FOR RENT**—2-car garage at 533 Oakwood  
ave. Tel. H. P. 834-J. 27pd

1928

**John Faulkner On  
Two Weeks Leave**

John Faulkner, who is in the Merchant Marines, is visiting his parents, Mr. and Mrs. John Faulkner of 533 Oakwood ave., for the next two weeks. He has been stationed on Hoffman Island.

1942

Thursday, August 2, 1945

**BIRTHS AT HOSPITAL**

Mr. and Mrs. Joseph A. Richards, 543 Central, girl, July 24.

Mr. and Mrs. George Selogie, 157 N. Second, boy, July 24.

Mr. and Mrs. Theodore Cholewa, 533 Oakwood, girl, July 24.

Mr. and Mrs. Henry G. Lindwall, Winnetka, boy, July 25.

Capt. and Mrs. Wm. McAdams, Wilmette, boy, July 26.

Cpl. and Mrs. Donald Pott, 228 S. Central, Highwood, boy, July 27.

1945

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### KAY FAULKNER WEDS

On Saturday, Aug. 31, Miss Kay Faulkner, daughter of the John Faulkners of 533 **Oakwood**, and Allen Gerken Jr., son of the Sr. Gerkens of 696 Central, were united in marriage at the Immaculate Conception church at 10:30.

The bride, who was given in marriage by her father, wore a gown made with a white faille bodice with sweetheart neckline, and a skirt of white organza over net. Her fingertip veil was held in place with orange blossoms. The bouquet was of white roses.

Matron of honor was the bride's sister, Mrs. Theodore Cole. Her  
(Continued on page 4)

1946

### Faulkner

On Monday afternoon, June 5, John Faulkner, 28, was killed in an excavation cave-in in Lancaster, Pennsylvania, while working on a natural gas conversion project.

His mother, Mrs. John P. Faulkner of 533 **Oakwood** avenue, and sister, Mrs. Ted Cole of the same address, left immediately for Lancaster. Services and burial will be held today (Thursday) in Lancaster.

Besides his mother and sister, he is survived by his wife and three other sisters, Mrs. Allan Gerkin of 137 S. Green Bay road, Mrs. Herbert Fritsch of Detroit and Mrs. Swen Nielsen of Chicago.

1950

State Illinois  
 County Lake  
 Township or other division of county Dearfield township

Incorporated place Highland Park City  
 Ward of city \_\_\_\_\_ Block No. 3 It remains Add.  
 Unincorporated place \_\_\_\_\_ Institution \_\_\_\_\_

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS  
 FIFTEENTH CENSUS OF THE UNITED STATES: 1930  
 POPULATION SCHEDULE

Enumeration District No. 49-25  
 Supervisor's District No. 3

Sheet No. A 119

Enumerated by me on April 4, 1930, Corrine G. Thomas, Enumerator.

1	2	3	4	5	6	HOME DATA			PERSONAL DESCRIPTION				EDUCATION			PLACE OF BIRTH			MOTHER TONGUE (OR NATIVE LANGUAGE) OF FOREIGN BORN			CITIZENSHIP, ETC.			OCCUPATION AND INDUSTRY			EMPLOYMENT		VETERANS		23			
						7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32				
																																	33	34	35
535	51	58		Siemuth Stephen	Head	0	1900	R	No	M	45	M	26	No	Yes	Rumania	Germany	Germany	German	13	24	V	1703	No	Yes	Gardener	Private family	712	1/2	Yes	No			1	
				Anna A	Wife H.				V	F	45	M	26	No	Yes	Illinois	France	France	French	61	12	0		Yes	None									2	
				Yladya A	Daughter				V	F	17	M		No	Yes	Illinois	Rumania	France	French	61	24	0		Yes	None									3	
				Viola C	Daughter				V	F	14	M		No	Yes	Illinois	Rumania	France	French	61	24	0		Yes	None									4	
				Irene A	Daughter				V	F	11	M		No	Yes	Illinois	Rumania	France	French	61	24	0		Yes	None									5	
533	52	59		Faulmer John C	Head	0	1500	R	No	M	46	M	26	No	Yes	Irish Free State	Irish Free State	Irish Free State	Irish	00	04	V	1906	No	Yes	Laborer	Building	78 X 10 1/2	1/2	Yes	No			6	
				Mary E	Wife H.				V	F	40	M	21	No	Yes	Irish Free State	Irish Free State	Irish Free State	Irish	00	04	V	1907	No	Yes	None									7
				Mark M	Daughter				V	F	17	M		No	Yes	Illinois	Irish Free State	Irish Free State	Irish	61	04	0		Yes	None									8	
				Margaret C	Daughter				V	F	15	M		No	Yes	Illinois	Irish Free State	Irish Free State	Irish	61	04	0		Yes	None									9	
				Corbyn A	Daughter				V	F	13	M		No	Yes	Illinois	Irish Free State	Irish Free State	Irish	61	04	0		Yes	None									10	
				Ann J	Daughter				V	F	10	M		No	Yes	Illinois	Irish Free State	Irish Free State	Irish	61	04	0		Yes	None									11	
				John M	Son				V	M	7	M		No	Yes	Illinois	Irish Free State	Irish Free State	Irish	61	04	0		Yes	None									12	
				Kathleen J	Daughter				V	F	5	M		No	Yes	Illinois	Irish Free State	Irish Free State	Irish	61	04	0		Yes	None									13	
529	53	60		Musser Virgil	Head	0	11700	R	No	M	38	M	29	No	Yes	Iowa	Iowa	Iowa	Iowa	70				Yes	City Clerk	Municipal	9093	1/2	Yes	No			14		
				Bland	Wife H.				V	F	41	M	30	No	Yes	Illinois	Illinois	Illinois	Illinois	61				Yes	None									15	
				Marion	Daughter				V	F	9	M		No	Yes	Illinois	Iowa	Illinois	Illinois	61				Yes	None									16	
				Fred	Son				V	M	8	M		No	Yes	Illinois	Iowa	Illinois	Illinois	61				Yes	None									17	
				Frank	Son				V	M	4 1/2	M		No	Yes	Illinois	Iowa	Illinois	Illinois	61				Yes	None									18	
				Cedith	Daughter				V	F	2 1/2	M		No	Yes	Illinois	Iowa	Illinois	Illinois	61				Yes	None									19	
523	54	61		Rudley Albert	Head	0	13900	R	No	M	45	M	33	No	Yes	Iowa	Pennsylvania	France	French	65	12	2		Yes	Salesman	Paper	8191	1/2	Yes	No			20		
				Miller Roy	Roomer				V	M	21	M		No	Yes	Illinois	Illinois	United States	English	61				Yes	Clerk	Municipal	9893	1/2	Yes	793	1/2	Yes	No	21	
519	55	62		Tucker George	Head	0	12000	R	No	M	62	M	33	No	Yes	England	England	England	English	00	00	V	1870	No	Yes	Dealer	Courtry	8891	0	Yes	No			22	
				Carrie	Wife H.				V	F	66	M		No	Yes	Germany	Germany	Germany	German	13	13	V	1874	No	Yes	None									23
				Lillian C	Daughter				V	F	27	M		No	Yes	Illinois	Germany	Germany	German	61	13	0		Yes	Book keeper	High school	6794	1/2	Yes				24		
				Lloyd C	Son				V	M	24	M		No	Yes	Illinois	England	Germany	German	61	00	0		Yes	Operator	Radio	7763	1/2	Yes	No			25		
515	56	63		Tucker Fred G	Head	0	16000	R	No	M	59	M	24	No	Yes	England	England	England	English	00	00	V	1870	No	Yes	Dealer	Real estate	8286	0	Yes	No			26	
				Lillie M	Wife H.				V	F	57	M	24	No	Yes	Ohio	Germany	Germany	German	59	13	0		Yes	None									27	
				Bernice A	Daughter				V	F	31	M		No	Yes	Illinois	England	Ohio	English	61	00	1		Yes	Teacher	Public School	9494	1/2	Yes				28		
				Carl F	Son				V	M	27	M		No	Yes	Illinois	England	Ohio	English	61	00	1		Yes	Clerk	Telephone	7879	1/2	Yes	No			29		
				Edith A	Daughter				V	F	20	M		No	Yes	Illinois	England	Ohio	English	61	00	1		Yes	Stenographer	Laundry	7197	1/2	Yes				30		
507	57	64		Hagner Edward E	Head	R	1100	R	No	M	38	M	24	No	Yes	Massachusetts	Germany	England	English	53	13	0		Yes	Salesman	Hardware	4590	1/2	Yes	No			31		
				Bruce	Son				V	M	10	M		No	Yes	New York	Massachusetts	Canada	English	56	43	2		Yes	None									32	
				Alyria	Daughter				V	F	9	M		No	Yes	New York	Massachusetts	Canada	English	56	43	2		Yes	None									33	
				Hagner Harold E	Brother				V	M	29	M		No	Yes	Massachusetts	Germany	Canada	English	53	13	0		Yes	Physician	Medical	9294	0	Yes				34		
				Rebecca Annie	Housewife				V	F	53	M		No	Yes	Denmark	Denmark	Denmark	Danish	07	07	V	1888	No	Yes	Housewife	Private family	6196	1/2	Yes				35	
501	58	65		Jackson John B	Head	R	175	R	No	M	47	M	24	No	Yes	Nebraska	England	England	English	69	00	0		Yes	Engineer	Electrical	5299	1/2	Yes	Yes	1/2		36		
				Marguerite	Wife H.				V	F	26	M	24	No	Yes	Illinois	Illinois	Germany	German	61	13	2		Yes	None									37	
				John E	Son				V	M	12	M		No	Yes	Illinois	Nebraska	Illinois	Illinois	61				Yes	None									38	
				Robert J	Son				V	M	9	M		No	Yes	Illinois	Nebraska	Illinois	Illinois	61				Yes	None									39	
				Marguerite	Daughter				V	F	8	M		No	Yes	Illinois	Nebraska	Illinois	Illinois	61				Yes	None									40	
497	59	66		Brishoff Louisa	Head	0	11000	R	No	F	60	M		No	Yes	Illinois	Germany	Germany	German	61	13	0		Yes	Designer	Lampshade	4968	1/2	Yes				41		
				Stine Cora	Roomer				V	F	37	M		No	Yes	Illinois	Ohio	Iowa	English	66				Yes	Teacher	Public School	9494	1/2	Yes				42		
473	60	67		Zimmer Julius	Head	0	2500	R	No	M	46	M	24	No	Yes	Illinois	Germany	France	French	61	13	0		Yes	Commissioner	Municipal	9093	1/2	Yes	No			43		
				Nettie A	Wife H.				V	F	71	M	24	No	Yes	Illinois	Norway	Norway	Norwegian	61	05	0		Yes	None									44	
				Arnold Harold F	Son in law				V	M	24	M	24	No	Yes	Ohio	Illinois	Illinois	Illinois	59				Yes	Salesman	Insurance	8885	1/2	Yes	Yes	1/2		45		
				Harren	Daughter				V	F	33	M	23	No	Yes	Illinois	Illinois	Illinois	Illinois	61				Yes	None									46	
				Harren H	Son				V	M	7	M		No	Yes	Illinois	Ohio	Illinois	Illinois	61				Yes	None								47		
489	61	68		Coale Grace L	Head	0	9910	R	No	F	38	M		No	Yes	Illinois	England	New York	English	61	00	1		Yes	Washing home	Boards children	8291	1/2	Yes				48		
				Caroline	Daughter				V	F	12</																								

Illinois Lake Highland Park 49-53 CONFIDENTIAL U. S. DEPARTMENT OF COMMERCE BUREAU OF THE CENSUS 1950 CENSUS OF POPULATION AND HOUSING

Table with columns: LINE NUMBER, NAME, RELATIONSHIP, RACE, SEX, AGE, MARRIAGE STATUS, BIRTHPLACE, STATE OF BIRTH, WORKING STATUS, OCCUPATION, INDUSTRY, CLASS OF WORKER. Includes household members like Hinn Walker, Meyer August, Kleindiat Alfons, etc.

THE QUESTIONS BELOW ARE FOR PERSONS LISTED ON SAMPLE LINES

Table with columns: SAMPLE LINE, Was he living in this house a year ago?, What country was he living in a year ago?, What country were his father and mother born in?, Did he attend school at any time since February 1st?, Income received by this person in 1949, Did he ever serve in the U. S. Armed Forces during...

Item 17: SPECIAL CASES-Enter Yes for persons who would have been looking for work except for... Item 26: CODES FOR GRADE ATTENDED... Item 34: To estimate: If worked last year (1 or more weeks in item 30) Is there any entry in items 20a, 20b, and 20c?

Doc. No. 1-1391, filed May 22nd, A. D. 1912, at 10:45 o'clock, A. M.

THIS INDENTURE WITNESSETH, That the grantors, John Faulkner and Mary Faulkner, his wife of the City of Highland Park, in the County of Lake and State of Illinois, for and in consideration of the sum of One thousand (\$1000.00) Dollars, in hand paid, CONVEY AND WARRANT to David M. Erskine, Trustee, of the City of Highland Park, County of Lake and State of Illinois, the following described real estate, to-wit:-

The north half (1/2) of Lot twenty (20), block three (3), G. L. Wrenn's Addition to Highland Park, situated in the City of Highland Park, County of Lake, and State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of said premises after any default in payment or a breach of any of the covenants or agreements herein contained; in trust nevertheless, for the following purposes:

WHEREAS, The said John Faulkner and Mary Faulkner Grantors herein are justly indebted upon their 1<sup>st</sup> Promissory Note, bearing even date herewith, payable to the order of John Hart, for the principal sum of One thousand (\$1000.00), due five (5) years after date with interest thereon at the rate of six (6) per cent per annum payable semi-annually. Both principal and interest are payable at the Bank of D. M. Erskine & Co. and are to bear interest at the rate of seven (7) per cent per annum after maturity.

NOW, If default be made in the payment of the said one Promissory Note, or of any part thereof, or the interest thereon, or any part thereof at the time and in the manner above specified for the payment thereof, or in case of waste, or non-payment of taxes or assessments on said premises or of a breach of any of the covenants or agreements herein contained, then in such case the whole of said principal sum and interest, secured by said one Promissory Note, shall thereupon, at the option of the legal holder or holders thereof, become immediately due and payable; and, on the application of the legal holder of said Promissory Note, or either of them, it shall be lawful for the said trustee, or his successor in trust, to enter into and upon and take possession of the premises hereby granted, or any part thereof, and to collect and receive all rents, issues and profits thereof; and, in his own name or otherwise, to file a bill or bills in any court having jurisdiction thereof against the said party of the first part, their heirs, executors, administrators and assigns, to obtain a decree for the sale and conveyance of the whole or any part of said premises for the purposes herein specified, by said party of the second part, as such trustee or as special commissioner, or otherwise, under order of court, and out of the proceeds of any such sale to first pay the costs of such suit, all costs of advertising, sale and conveyance, including the reasonable fees and commissions of said party of the second part, or person who may be appointed to execute this trust, and Fifty Dollars attorney's and solicitor's fees, and also all other expenses of this trust, including all monies advanced for insurance, taxes and other liens or assessments, with interest thereon at seven per cent per annum, then to pay the principal of said note, whether due and payable by

Certificate Number 1554

# STATE OF ILLINOIS

OFFICE OF  
THE SECRETARY OF STATE



To all to whom these Presents Shall Come, Greeting:

Whereas, *Articles of Incorporation duly signed and verified of*

LINCOLN SCHOOL PARENT-TEACHER ASSOCIATION

*have been filed in the Office of the Secretary of State on the 3rd  
day of December A.D. 19 53, as provided by the "GENERAL NOT  
FOR PROFIT CORPORATION ACT" of Illinois, approved July 17, 1943, in force  
January 1, A.D. 1944.*

*Now Therefore, I, CHARLES F. CARPENTIER, Secretary of State of the State of Illinois,  
by virtue of the powers vested in me by law, do hereby issue this Certificate of  
Incorporation and attach thereto a copy of the Articles of Incorporation  
of the aforesaid corporation.*

**In Testimony Whereof,** *I do set my hand and cause to  
be affixed the Great Seal of the State of Illinois.*

*I do at the City of Springfield this 3rd  
day of December A.D. 53 and  
of the Independence of the United States  
the one hundred and 78th.*



SECRETARY OF STATE

Filing Fee \$10.00

ARTICLES OF INCORPORATION  
UNDER THE  
GENERAL NOT FOR PROFIT CORPORATION ACT

(These Articles Must Be Filed in Duplicate)

(Do Not Write in This Space)

Date Paid 12-3-53  
Filing Fee \$ 10  
Clerk JH

To CHARLES F. CARPENTIER, Secretary of State, Springfield, Illinois.

We, the undersigned,

(Not less than three)

Name	Number	Street	Address City	State
<u>John H. Thomson</u>	<u>105</u>	<u>So. LaSalle Street</u>	<u>Chicago 3,</u>	<u>Illinois</u>
<u>Henry M. Thullen</u>	<u>105</u>	<u>So. LaSalle Street</u>	<u>Chicago 3,</u>	<u>Illinois</u>
<u>Lawrence Howe, Jr.</u>	<u>105</u>	<u>So. LaSalle Street</u>	<u>Chicago 3,</u>	<u>Illinois</u>

being natural persons of the age of twenty-one years or more and citizens of the United States, for the purpose of forming a corporation under the "General Not For Profit Corporation Act" of the State of Illinois, do hereby adopt the following Articles of Incorporation:

- The name of the corporation is: Lincoln School Parent-Teacher Association
- The period of duration of the corporation is: Perpetual  
(Please state "perpetual" or a definite number of years)
- The address of its initial Registered Office in the State of Illinois is: 800 Kimball Road ~~XXXX~~  
in the city of Highland Park County of Lake and  
(Zone)  
the name of its initial Registered Agent of said Address is: John H. Thomson
- The first Board of Directors shall be four in number, their names and addresses being as follows:  
(Not less than three)

Name	Number	Street	Address City	State
<u>Robert R. Burton</u>	<u>1506</u>	<u>Sheridan Road</u>	<u>Highland Park,</u>	<u>Illinois</u>
<u>Robert E. Clarkson</u>	<u>670</u>	<u>Lincoln Ave., West</u>	<u>Highland Park,</u>	<u>Illinois</u>
<u>Ann Cholawa</u>	<u>1373</u>	<u>Oakwood Ave.</u>	<u>Highland Park,</u>	<u>Illinois</u>
<u>Charles S. Cushner</u>	<u>931</u>	<u>Fairview Ave.</u>	<u>Highland Park,</u>	<u>Illinois</u>

- The purpose or purposes for which the corporation is organized, are:  
Educational, civic, benevolent, and social.

(OVER)

6.

(NOTE: Any special provision authorized or permitted by Statute to be contained in the Articles of Incorporation, may be inserted above.)

(INCORPORATORS MUST SIGN BELOW)

*John H. Thomson*  
*Henry M. Thullen*  
*Lawrence Howe, Jr.*

Incorporators

ACKNOWLEDGMENT

STATE OF ILLINOIS,  
County of Cook

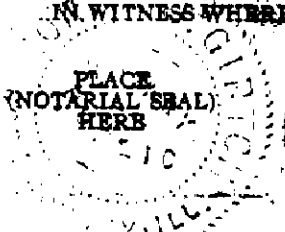
I, Norma J. Girtch, a Notary Public do hereby certify that on the 2<sup>nd</sup> day of December, 1953, John H. Thomson, Henry M. Thullen, and Lawrence Howe, Jr.

(Names of Incorporators)

personally appeared before me and being first duly sworn by me severally acknowledged that they signed the foregoing document in the respective capacities therein set forth and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

PLACE  
(NOTARIAL SEAL)  
HERE



*Norma J. Girtch*  
Notary Public

FORM NP-1

ARTICLES OF INCORPORATION  
under the  
GENERAL NOT FOR PROFIT  
CORPORATION ACT

of

Lincoln School Parent-Teacher  
Association

State of Illinois } ss. No. 810372  
Cook County }  
Filed for Record } DEC 5 A.D.  
1953 at 11:00'clock A.M. and  
duly returned in Book 11  
of 11 Page 535

*Eustace W. Girdbeck*  
RECORDER

FILED

DEC 3 1953

*Carl S. Reynolds*  
Secretary of State.

(These Articles Must Be Executed and Filed  
in Duplicate)

Filing Fee \$10.00

268624

Lake-36824

# WARRANTY DEED

MAIL TO: First Federal Savings & Loan Assoc.  
 NAME: of Wilmette  
 ADDRESS: 1210 Central Ave.  
 City & State: Wilmette, Ill.

JOINT TENANCY

RECORDER'S STAMP

1675056

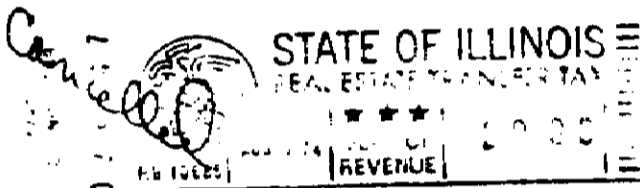
THE GRANTOR S, MARGARET FRITSCH, EVELYN LUDOVICE, ANN J. FAULKNER and KATHLEEN GERKIN,

of the City of Highland / <sup>Park</sup> County of Lake State of Illinois for and in consideration of Ten and no/100 (\$10.00)----- DOLLARS and other good and valuable considerations in hand paid.

CONVEY and WARRANT to WILBUR L. BEATON, , AND MARGARET H. BEATON, his wife, of the City of Highland / <sup>Park</sup> County Lake State of Illinois not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

The North half of Lot 20, Block 3 in C.L. Wrenn's Addition to City of Highland Park, being a Subdivision in the North East quarter of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded March 11, 1901, as Document 80957, in Book "E" of Plats, pages 40 and 45, in Lake County, Illinois.

2900



THIS INSTRUMENT WAS PREPARED BY  
 IMEODORE E. CORNELL JR.  
 ATTORNEY AT LAW  
 1866 SHERIDAN ROAD  
 HIGHLAND PARK, ILLINOIS 60035

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 22nd day of July 19 74

Margaret Fritsch (Seal) Evelyn Ludovice (Seal)  
 Ann J. Faulkner (Seal) Kathleen Gerkin (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

STATE OF ILLINOIS } ss.  
County of Lake

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret Fritsch, Evelyn Ludovice, Ann J. Faulkner and Kathleen Gerkin

personally known to me to be the same persons whose names subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 22nd day of July 19 74

My commission expires Sept. 15, 1974

Theodore E. Cornell, Jr.  
Notary Public

Wilbur L. Beaton, Sr.  
Margaret H. Beaton  
Full Name of Grantee & Pay

1373 Oakwood  
Highland Park, Illinois 60035  
Complete Address of Grantee Zip

This conveyance must contain the name and address of the grantee. Ch.115:12.1 & Also name and address for tax billing. Ch.115:9.2

1675056

DOC. FILED FOR RECORD IN THE RECORDER'S OFFICE LAKE COUNTY, ILLINOIS

NOV - 74 - 2 15 PM

Frank J. Nustra  
CLERK & QUATER RECORDER

# 9332-8  
Published by Recorder for use in Lake County

**WARRANTY DEED**

JOINT TENANCY

FROM

Name: FIRST FEDERAL SAVINGS & LOAN

Address: ASSOCIATION OF WILMETTE

City: 1210 CENTRAL AVENUE  
WILMETTE, ILL. 60091

Form 104 R 5, 72

RE

RE

533

FRANK J. NUSTRA  
Recorder

REV. No. 3 Oct. 1969

11078841  
1073  
7.02

2237894

# WARRANTY DEED

MAIL TO:  
John W. Dubbs  
NAME  
540 W. Frontage Rd  
ADDRESS  
Northfield, Il 60093  
CITY & STATE

JOINT TENANCY

**PAID**

THE GRANTOR WILBUR L. BEATON and MARGARET H. BEATON, his wife,

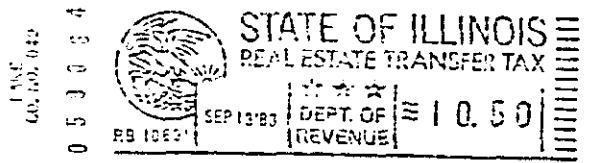
of the City            of Algonquin County of McHenry State of Illinois  
for and in consideration of TEN AND NO/100 (\$10.00)            DOLLARS  
and other good and valuable considerations in hand paid.

CONVEY and WARRANT to ROBERT S. LEVIS, SR. and CATHERINE J. LEVIS, his wife,

of the City            of Highland Park County of Lake State of Illinois  
not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real  
Estate situated in the County of Lake, in the State of Illinois, to wit:

The North half of Lot 20 in Block 3 in G.L. Wrenn's Addition to the City of Highland Park, being a subdivision in the northeast quarter of Section 26, Township 43 North, Range 12, East of the Third P.M., according to the plat thereof, recorded March 11, 1901, as Document 80957, in Book "E" of Plats, pages 44 and 45 in Lake County, Illinois.

SUBJECT TO: General real estate taxes for the year 1983 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements, if any; public roads and highways, if any; covenants and restrictions of record as to use and occupancy if any; rights of all parties claiming by, through, or under the Grantees hereunder.



Lake County Real Estate Transfer Tax has been paid in the same amount as the State of Illinois Real Estate Transfer Tax.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 1<sup>ST</sup> day of September 1983.  
X Wilbur L. Beaton (Seal) Margaret H. Beaton (Seal)  
Wilbur L. Beaton Margaret H. Beaton  
(Seal) (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

Mr. & Mrs. Robert S. Levis	1373 Oakwood Highland Park, IL.	60035
Name of Grantee	Address	Zip
Mr. & Mrs. Robert S. Levis	1373 Oakwood Highland Park, IL.	60035
Name of Taxpayer	Address	Zip
Daniel E. Ziemba	747 Deerfield Road, P.O. Box 231 Deerfield, Il.	60015
Name of Person Preparing Deed	Address	Zip

This conveyance must contain the name and address of the grantee, (Ch.115: 12.1) name and address for tax billing, (Ch.115: 9.2) and name and address of person preparing instrument. (Ch.115: 9.3)

LAKE COUNTY - ILLINOIS TRANSFER STAMP

STATE OF ILLINOIS } ss.  
County of Lake }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_

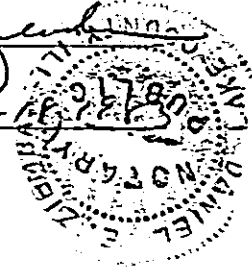
\_\_\_\_\_ WILBUR L. BEATON and MARGARET H. BEATON, his wife, \_\_\_\_\_

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 12<sup>th</sup> day of September, 1983

(Impress Seal Here)

Daniel E. Nustra  
Notary Public  
Commission Expires December 15, 1985



State of Illinois  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph \_\_\_\_\_, Section 4, of the Real Estate Transfer Tax Act.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Signature of Buyer-Seller or their Representative

2237894  
RECORDER  
LAKE COUNTY, ILLINOIS  
1983 SEP 13 PM 1:11  
*Frank J. Nustra*  
RECORDER'S STAMP

Recorder of Deeds

FRANK J. NUSTRA

Printed by Recorder for use in  
Lake County, Illinois

TO

FROM

WARRANTY DEED  
JOINT TENANCY

04-76-583 LAKE

613244 SY

[Space Above This Line For Recording Data]

Loan #12-504261-4

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 13 1986. The mortgagor is JOEL HERM and BONNIE P. ROSE, his wife ("Borrower"). This Security Instrument is given to SKOKIE FEDERAL SAVINGS AND LOAN ASSOCIATION, which is organized and existing under the laws of The United States of America, and whose address is 7952 North Lincoln Ave. - Skokie, IL 60077 ("Lender"). Borrower owes Lender the principal sum of NINETY TWO THOUSAND AND NO/100 Dollars (U.S. \$ 92,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on October 1, 2016. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Lake County, Illinois:

Tax # 16-26-205-020

04

The North 1/2 of Lot 20, in Block 3 in G. L. Wrenn's Addition to the City of Highland Park, being a Subdivision in the North East 1/4 of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded March 11, 1901 as Document 89857, in Book "E" of Plats, Pages 44 and 45, in Lake County, IL

which has the address of 1373 Oakwood Ave. Highland Park  
[Street] [City]  
 Illinois 60035 ("Property Address");  
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. **Preservation and Maintenance of Property; Leaseholds.** Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. **Protection of Lender's Rights in the Property; Mortgage Insurance.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

2 388025

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

**8. Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

**10. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**11. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

**12. Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

**13. Legislation Affecting Lender's Rights.** If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

**14. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**15. Governing Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

**16. Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

**17. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**18. Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

22. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- Adjustable Rate Rider
- Condominium Rider
- 2-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Other(s) [specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

*[Signature]* .....(Seal)  
JOEL HERM  
—Borrower

*[Signature]* .....(Seal)  
BONNIE P. ROSE  
—Borrower

[Space Below This Line For Acknowledgment]

MAIL TO: SKOKIE FCD  
7952 N. LINCOLN  
~~THE~~ SKOKIE, IL  
60077

2486462  
RECORDER  
LAKE COUNTY, ILLINOIS  
1005 SEP 23 PM 3:13  
*[Signature]*

STATE OF Illinois }  
COUNTY OF COOK } SS:

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that JOEL HERM and BONNIE P. ROSE, his wife, personally appeared before me and is (if known or proved to me to be the person(s) who, being informed of the contents of the foregoing instrument, have executed same, and acknowledged said instrument to be their free and voluntary act and deed and that they (his, her, their) executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 22<sup>nd</sup> day of September, 1986

My Commission Expires: 4/13/88  
*[Signature]* (SEAL)  
Notary Public

This instrument was prepared by Norma Schweig, 7952 N. Lincoln, Skokie, IL 60077

**ADJUSTABLE RATE RIDER**  
(1 Year Treasury Index—Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 13th day of August, 19 86, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to SKOKIE FEDERAL SAVINGS AND LOAN ASSOCIATION (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

1373 Oakwood Avenue, Highland Park, Illinois 60035

[Property Address]

**THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.**

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. INTEREST RATE AND MONTHLY PAYMENT CHANGES**

The Note provides for an initial interest rate of 8.25%. The Note provides for changes in the interest rate and the monthly payments, as follows:

**4. INTEREST RATE AND MONTHLY PAYMENT CHANGES**

**(A) Change Dates**

The interest rate I will pay may change on the first day of March, 1988, and on that day every 12th month thereafter. Each date on which my interest rate could change is called a "Change Date."

**(B) The Index**

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of 1 year, as made available by the Federal Reserve Board. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

**(C) Calculation of Changes**

Before each Change Date, the Note Holder will calculate my new interest rate by adding Two and Nine-Tenths percentage points (2.9%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

**(D) Limits on Interest Rate Changes**

The interest rate I am required to pay at the first Change Date will not be greater than 10.25% or less than 7.75%. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than two percentage points (2.0%) from the rate of interest I have been paying for the preceding twelve months. My interest rate will never be greater than 14.25%.

**(E) Effective Date of Changes**

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

**(F) Notice of Changes**

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

**B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER**

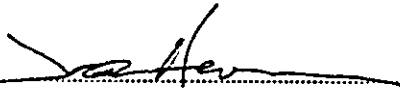
Uniform Covenant 17 of the Security Instrument is amended to read as follows:

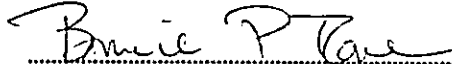
**Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

  
..... (Seal)  
JOEL HERM -Borrower

  
..... (Seal)  
BONNIE P. ROSE -Borrower

6

2486462

0101193

2486461

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

(The Above Space For Recorder's Use Only)

09-76-583 LAKE

THE GRANTORS PAUL T. THORNYCROFT and WENDY B. THORNYCROFT, his wife,

of the Village of Highland Park County of Lake State of Illinois

for and in consideration of ten and no/100 (\$10.00)----- DOLLARS.

and other good and valuable consideration in hand paid,

CONVEY and WARRANT to JOEL HERM and BONNIE P. ROSE, his wife,

(NAMES AND ADDRESS OF GRANTEES)

2052 Lincoln Park West, Chicago, IL 60614

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

The North 1/2 of Lot 20, in Block 3 in G. L. Wrenn's Addition to the City of Highland Park, being a Subdivision in the North East 1/4 of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded March 11, 1901 as Document 80957, in Book "E" of Plats, Pages 44 and 45, in Lake County, IL

Subject to the general real estate taxes for the year of 1986 and subsequent years.

PTN: 1626205020

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 13TH day of AUGUST 19 86

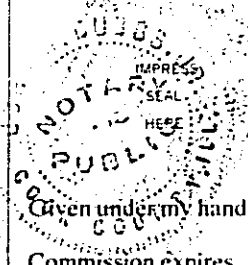
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
PAUL T. THORNYCROFT (Seal) WENDY B. THORNYCROFT (Seal)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL T. THORNYCROFT & WENDY B. THORNYCROFT, his wife,

personally known to me to be the same person\_s whose name\_s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of September 19 86  
Commission expires March 31 19 90

This instrument was prepared by John W. Dubbs, 540 W. Frontage Rd., Northfield, IL 60093



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE SEP 23 1986

Lake County Real Estate Transfer Tax has been paid in the same amount as the State of Illinois Real Estate Transfer Tax.

57.50

650

MAIL TO: JANE SCHULTZIS MUND (Name) Suite 205-207 299 Elm (Address) Winnetka, IL 60091 (City, State and Zip)

ADDRESS OF PROPERTY: 1373 Oakwood Highland Park, IL 60035 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Mr. & Mrs. Joel Herm (Name)

DOCUMENT NUMBER 2486461

Warranty Deed

JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

PAUL T. THORNYCROFT & WENDY

B. THORNYCROFT, his wife

TO

JOEL HERM & BONNIE P.

ROSE, his wife

2486461

RECORDER  
LAKE COUNTY, ILLINOIS

1986 SEP 23 PM 3:12

*Frank J. Neustra*

2486461

GEORGE E. COLE\*  
LEGAL FORMS

**Date:** December 11, 2025  
**To:** Historic Preservation Commission  
**From:** Maddy Markle, Planner I  
**Subject:** Discussion – Encouraging Historic Preservation

---

**Request for Feedback.**

Staff requests further Commission feedback regarding how to encourage historic preservation.

**Background**

At its Sep. 8, 2025 meeting, the City Council considered a Code amendment related to Historic Preservation and directed staff to work with the Historic Preservation Commission to develop a recommendation on how the City could encourage historic preservation. At its September 11, 2025 meeting, the Historic Preservation Commission (“**HPC**”) directed staff to research preservation incentives for discussion at its Nov. 13, 2025 meeting.

At the Nov. 13, 2025 meeting, the HPC discussed three monetary incentives: matching grants, tax abatements, and permit fee waivers; and two regulatory-based considerations –the number of properties required for a Local Historic District nomination and land-use regulations related to setbacks for historic properties. Staff’s approach focused on preservation tools aimed at spurring voluntary landmark nominations and the restoration/rehabilitation of Regulated Historic Structures. The Commission also raised and discussed two penalty-based approaches to yield the preservation of historic homes.

The following is an overview of the topics discussed at the Nov. 13, 2025 HPC meeting and the feedback provided by the Commission.

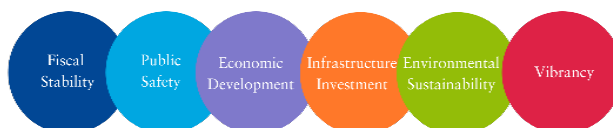
**Historic Rehabilitation Matching Grants**

There was consensus among Commissioners that a Historic Rehabilitation Matching Grant program could be layered with other incentives. Commissioners noted that restoration and rehabilitation are costly and that any such program should be limited to exterior work on Regulated Historic Structures with prior approval of a Certificate of Appropriateness. There was interest in further restricting grants to income eligible households.

Questions Requiring Further Research:

- The dollar amount needed to incentivize historic preservation.
- Income eligibility requirements.

Policy Question for Commission:



- Allow for any property that is deemed significant by the Commission to be eligible, or limit matching grants to already Regulated Historic Structures only (all designated landmarks, and those within local historic districts, or both)?
  - If not already a Regulated Historic Structure, require that the property (home) become a Regulated Historic Structure to qualify?

**Local Property Tax Abatements**

There was consensus among Commissioners that a local property tax abatement could be useful. One Commissioner suggested that a property tax abatement should be modeled after the [State Property Tax Assessment Freeze](#)<sup>1</sup>. Staff notes that local sentiment towards the State program is negative due to its significant requirements. Staff have found that it does not encourage local landmark designation.<sup>2</sup> Residents complain that the [Secretary of the Interior Standards](#) are too strict, that the period of abatement is too short, and that the State makes it difficult to review work retroactively.

Additionally, the State model holds no value for homeowners who do not plan to, or cannot, undertake a major rehabilitation. The State requires that homeowners expend at least 25% of the assessed property value on a rehabilitation. This creates a large financial barrier for homeowners who cannot afford up-front rehabilitation costs.

Policy Question for Commission:

- Staff seek feedback from the Commission regarding a local abatement structure that would require that a property be voluntarily landmarked to be eligible, but have significantly fewer other requirements. Essentially, how might the City improve upon the State model through a local property tax abatement?

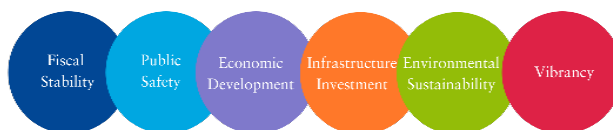
**Land-Use Incentives**

A consensus was not achieved regarding the use of land-use incentives as a preservation tool. However several Commissioners were supportive of Bonus FAR, building height exemptions, and/or setback relief (front, side, or rear), etc. Several Commissioners stated land-use incentives should be considered subject to dual approvals from the Zoning Board of Appeals and HPC through a COA process. Moreover, a Commissioner highlighted the fact that many people want to add on to their homes. Staff believe this can help historic homes avoid becoming functionally obsolete. The Commission spoke again of a layered approach.

Policy Question for Commission:

<sup>1</sup> Historic owner-occupied principle residences are eligible for an eight-year freeze on assessed property values when a substantial rehabilitation that meets the [Secretary of the Interior's Standards for Historic Rehabilitation](#) takes place.

<sup>2</sup> The Planning Division routinely receives calls from residents who have questions and/or complaints about the State Property Tax Assessment Freeze.



- Staff seek additional feedback regarding land-use incentives as a tool to encourage preservation. Staff suggests that any proposed land-use incentive be by-right from a Zoning Code perspective, but be limited to Regulated Historic Structures, thereby encouraging voluntary landmark nominations.

**Permit Fee Waivers for Eligible Improvements**

This incentive was not discussed in detail by the Commission due to a lack of time at last meeting. Staff note that permit fees may not be significant enough to prompt improvements to historic structures or to spur voluntary landmark nominations. Moreover, the dollar value of the portion of permits associated with only exterior features will be difficult to calculate and administer. However, permit fee waivers could be layered with other incentives, but staff suggest that eligibility be limited to Regulated Historic Structures, and require substantial exterior improvements.

- Staff seek additional feedback from the Commission.

**Reduce Number of Properties Required for Local Historic District Nominations**

The majority of Commissioners did not express explicit support for a reduction in the number of properties required for a local Historic District nomination. One Commissioner expressed a concern that the Commission is not qualified to recommend a Code change. However, staff respectfully disagrees, and advises that the Commission is qualified to recommend policy changes that impact historic preservation, including changes to the Preservation Ordinance and Demolition of Dwellings Ordinance ([Chapter 24](#) and [Sec. 170.122](#)).

Policy Question for Commission:

- Staff seek additional feedback regarding changing the minimum numbers of properties needed for a nomination for local Historic Districts.

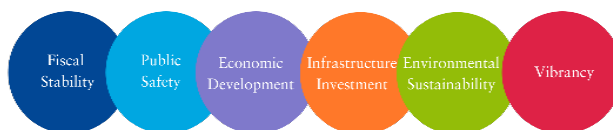
**Other Commission Comments**

The following two ideas were not included in staff’s report to the Commission as staff’s approach was to provide tools for encouraging voluntary landmark designations and the voluntary rehabilitation/restoration of historic homes.

**Establish a Demolition Tax for Historic Structures**

Several Commissioners expressed support for a revision of the Demolition Ordinance to discourage the demolition of historic homes. Ideas included longer demolition delays and the establishment of a tax for the demolition of properties found by the Commission to meet the criteria for landmark designation. Suggestions ranged from \$40,000 to \$200,000 for a historic home demolition tax.<sup>3</sup>

<sup>3</sup> By way of comparison, the affordable housing demolition tax as of 2025 is \$10,000 and will be \$15,000 in 2026.



- Staff notes that a high demolition tax for homes found to meet landmark criteria will essentially prevent the demolition of homes otherwise eligible for demolition. This could have a similar effect as involuntary landmarking. However, this approach will not make a home a Regulated Historic Structure. Therefore, changes that are incompatible with the home’s historic features could still occur without Commission approval.
- Staff suggest that a historic demolition tax set at a lower amount could help fund the preservation initiatives discussed above, or other projects such as the Historic Resource Survey program.

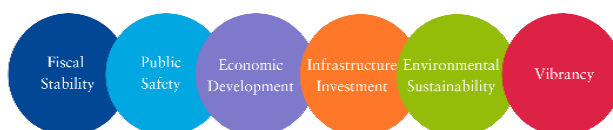
**Prohibiting Variances for New Construction on Properties where Demolition Delay was Imposed.**

A Commissioner expressed a desire to disallow all variances for new construction on properties subjected to demolition delays. Other Commissioners seemed to agree.

- Staff seek further feedback to determine if there is a consensus to support this recommendation.

**Next Steps**

- Incorporate feedback and present to the Commission for formal recommendation at a future meeting.
- Present to City Council – Committee of the Whole.



FOR MORE INFORMATION CONTACT  
Maddy Markle, Planner I, at [mmarkle@cityhpil.com](mailto:mmarkle@cityhpil.com) or (847) 926-1856



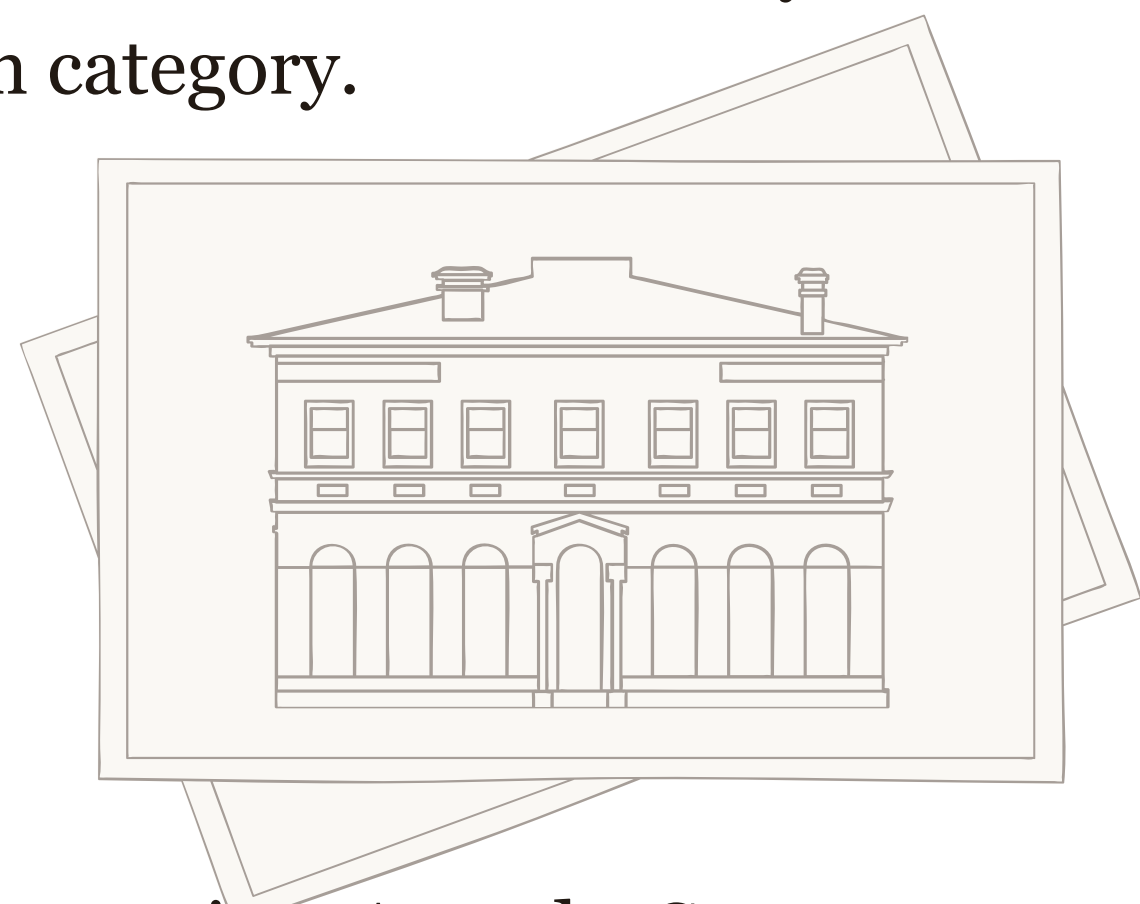
# 2026 Annual Historic Preservation Awards

Sponsored by  
THE HIGHLAND PARK HISTORIC PRESERVATION  
COMMISSION

## CALL FOR NOMINATIONS

Nominations are now being accepted for the Highland Park Preservation Awards. Public and privately owned buildings are eligible for both exterior and interior improvements. A jury of experts in the field of architecture, architectural history, and preservation will select winners in each category.

- **Restoration**
- **Rehabilitation**
- **New Construction/Addition**
- **Adaptive Reuse**
- **Landscape Restoration**



Awards will be presented at the Preservation Awards Ceremony, May 7, 2026, at 1445 Sheridan Road, Highland Park, Illinois. To nominate a structure, complete the nomination form available here or on the HPC's website: [www.cityhpil.com/HPC](http://www.cityhpil.com/HPC)

--- **Deadline for Submission : April 1, 2026** ---

FOR MORE INFORMATION CONTACT

Maddy Markle, Planner I, at mmarkle@cityhpil.com or (847) 926-1856

# 2026 Highland Park Historic Preservation Awards NOMINATION FORM

**Award Categories (check those that best represent your project):**

**RESTORATION** – Returning a structure or a significant part of it to the original design and condition through repair or by matching the original architectural detailing with replacement materials.

**REHABILITATION** – Renovating and/or “greening” a structure through alterations or additions that are compatible in materials, scale, and character with the original design.

**ADAPTIVE RE-USE** – Changing the use of a structure to meet contemporary needs in a manner that retains or restores its viability while respecting the original design character.

**ADDITION/NEW** – Can include a contemporary addition to a historic building or new construction that is sympathetic in character, scale, and materials to the existing neighborhood.

**LANDSCAPE RESTORATION** – Preserving or recreating a historic landscape plan through the use of appropriate plantings and design elements.

Address of Property: \_\_\_\_\_ Built: \_\_\_\_\_ Purchased: \_\_\_\_\_

Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Nominated By: \_\_\_\_\_ Telephone: \_\_\_\_\_

Architect (name and address): \_\_\_\_\_

Contractor (name and address): \_\_\_\_\_

Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

(Projects must have been completed within the last three years)

Brief Project Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Nomination Material to include:**

Narrative. A written narrative describing the project, the design intent, architectural cues, material choices, etc. This is your chance to present your project to the panel of jurors in your own words. Input from the project architect is recommended.

Before and After Photos. Photographs of the project, preferably before and after the work has been completed.

Elevations. Exterior architectural elevations, if appropriate. Our jurors are typically experienced architectural historians from around the Chicago metro area and will appreciate the detail.

Contact information not listed above. Contact information for all those involved with the project, unless any are being excluded from the awards nomination.

Other. Include any additional material for the jury to consider.

**SEND OR EMAIL ENTRIES TO**

Maddy Markle, Planner I, Department of Community Development,  
1150 Half Day Road, Highland Park, IL 60035

Phone: 847.926.1856 - Email: mmarkle@cityhpil.com

