City of Highland Park

Historic Preservation Commission Meeting
City Hall - Council Chambers
January 8, 2026
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 Jan 8, 2026, 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 meeting.

Individuals with questions or feedback about an agenda item may email the Staff Liaison Maddy Markle at 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. Approval of Dec. 11, 2025 Regular Meeting Minutes

IV. Scheduled Business

A. 3135 Priscilla Avenue — Final Consideration of Landmark Designation Recommendation

B. 1375 Sheridan Road — Determination of Historic Significance

C. 147 Central Avenue — Recommendation to the Plan and Design Commission Regarding Planned Unit Development

D. 147 Central Avenue — Preliminary Consideration of Partial Landmark Designation Removal

E. A Resolution Recommending Formal Consideration of Ways to Encourage Historic Preservation

V. Discussion Items

VI. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)

VII. Other Business

A. 1770 Heather Lane — Administrative Determination of Historic Significance

B. Next Regularly Scheduled Meeting to Occur Feb. 12, 2026

VIII. Staff Report

IX. Adjournment

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

MEETING DATE: Monday, December 11, 2025

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

CALL TO ORDER
At 6:32 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 Gonka, Hartinger, Portman, & Weeder

Commissioners Absent: Commissioners Ehrlich & Greenbaum

Councilmember Present: Blumberg

Student Council Absent: Koslow

Staff declared that a quorum was present.

Staff Present: Fontane, Coleman, & Markle

Guests Present: Donna Verechek/Petitioner
Tomaz Gniedziejko, Owner/TG Homes LLC

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES
Regular Meeting of the Historic Preservation Commission – November 13, 2025

Commissioner Weeder moved to approve the regular meeting minutes of November 13, 2025. Commissioner Gonka seconded the motion.

On a voice vote
Voting Yea Chairperson Pines; Commissioners Gonka, Hartinger, Portman, & Weeder
Voting Nay: None

Staff declared that the motion passed unanimously.

SCHEDULED BUSINESS
1. Preliminary Consideration of Landmark Nomination – 3135 Priscilla Avenue
Planner Markle offered a presentation:

- Landmark Designation Process
    - 3-step

DRAFT

- Summary
    - H.W. Kadell House
    - built in 1941
    - architect is George Keck
    - Contemporary style
- Existing Conditions were shown
- Architectural Features
- Contemporary Style Characteristics
    - wood, brick, stucco
- Keck and Keck
    - Famous for 1933 House of Tomorrow
    - passive solar design
    - designed 300 homes in Chicago area, 30 in Highland Park
- Original Owner & Chain of Title
- Historic Plans
- Floor Plans & Elevations were illustrated
- Radiant Heat Plan was noted (iron pipes, heated floors)
- Photos were displayed (from 1941, 1942, and 1968)
- Alteration History
    - Material changes to windows and doors
    - front porch extended in 2014
- Landmark Criteria were referenced (Staff highlighted Criteria #1, 4, 5, and 6)
- Recommendation

Some HPC comments are

- Chairperson Pines asked:
    - and Ms. Donna Verechek, owner, stated they don't know if the pipes work. There is no control valve. She noted the floors are heated in the kitchen and bathrooms.
    - how many Keck homes there are in Highland Park. Planner Markle will review same.
- Commissioner Portman referenced a possible Keck home.

Councilperson Blumberg said he grew up in a Keck house. He noted a house in Glencoe had radiant heat and expounded on same.

- Commissioner Weeder believes this house meets Criteria #4, 5, and 6. She commends the homeowners.
- Commissioner Gonka concurred and believes this may meet Criteria #1, 3, and 7. He shared it is incredibly important to save. The integrity is still there.
- Chairperson Pines believes Criteria #1, 4, 5, and 6 are met.
- Commissioner Portman believes Criteria #4, 5, and 6 are met. He believes Criteria 1 and 7 blend together. Commissioner Portman loves this home; beautiful example of an early Mid-Century Modern home; represents an owner who had a vision built by a renowned architect. The documentation is wonderful. This was called the Woodlands subdivision.

Commissioner Gonka moved that Criteria #1, 4, 5, and 6 apply and sufficient integrity is met – with adoption of a Preliminary Landmark Designation. Commissioner Weeder seconded the motion.

Commissioner Portman noted the code said the home must have sufficient integrity. He expressed the front entry is more habitable.

On a roll call vote
Voting Yea Chairperson Pines; Commissioners Gonka, Hartinger, Portman, & Weeder
Voting Nay: None

Staff declared that the motion passed unanimously.

Extended HPC comments are:

- Commissioner Portman said due to a narrow lot and trees make it is hard to see the beauty of this home. He appreciates its modest design.
- Commissioner Gonka said the home has curb appeal.

Councilperson Blumberg referred to his modest home in Glencoe. He shared his parents contacted the Keck's and had their current home built in Highland Park.

- Chairperson Pines asked Petitioner why they decided to landmark the home. Ms. Verechek said she read an article about Keck and learned a home he built in Glencoe got leveled following the closing. She doesn't ever want her house to be demolished.

2. Determination of Historic Significance – 1373 Oakwood Avenue

Planner Markle offered a presentation:

- Summary
  - Contributing Structure in 2006 Bob O'Link survey
  - Dutch Revival style
  - built c.1912
- Property History
- Architecture
- Elevations were shown
- Landmark Criteria were illustrated
- Impact of Historic Findings
- Recommendation (Staff recommends Commission consider Criteria #1 and 4)

Some HPC comments are…..

- Commissioner Portman:
  - referenced Page 2 of the memo in the packet and asked how it is known that the photo is from 1974. Planner Markle said it is from a real estate listing that indicated 1974. They noted a lot has changed with the current structure.
  - asked what would be done if more information is needed. Planner Markle said this is a standard option.
  - asked how many homes in Highland Park have this style. Planner Markle referenced Page 2, and said there are 9 at least.
- Chairperson Pines believes Criteria #4 and 6 are on the edge of being met.
- Commissioner Weeder said this is a solid Four Square; a good example of a modest home. She believes Criteria #1 and 4 pertain. Porch additions are not detrimental.

- Commissioner Hartinger believes Criteria #1 and 4 are met. The additions make it look piece meal. The front porch blends and is all over the place.
- Commissioner Gonka identified the original steps, roofline. He asked, and Planner Markle said the back porch was added later. The front porch was added c. 1924.

Petitioner, Tomaz Gniedziejko, Owner, with TG Homes LLC, noted this is a 2-bedroom house; like a barn in Wisconsin. He advised the original owner was a construction worker in the 1920s; a cheap way to build a house.

More HPC comments:

- Commissioner Portman said, based on other Dutch Revival homes, this style is a stretch. He noted, if the house was altered with pride, he would vote against all criteria.
- Commissioner Gonka believes this house has integrity. The house is still a Dutch Colonial Revival that could contribute to the neighborhood.
- Commissioner Weeder believes this house meets Criteria #1 and 4.

Commissioner Gonka moved that this house meets Criteria #1 and 4 and has integrity. Commissioner Weeder seconded the motion.

On a roll call vote
Voting Yea Commissioners Gonka & Weeder
Voting Nay: Chairperson Pines; Commissioners Hartinger & Portman

Staff declared that the motion failed 2-3. Commissioner Portman read a portion of the Ordinance.

DISCUSSION ITEMS

1. Continued Discussion – Encouraging Historic Preservation

Planner Markle noted the HPC will offer recommendations to City Council, and Staff will provide same.

Further clarification was discussed on the following…..

- Historic Rehabilitation Grants
  - Planner Markle provided Commissioner Ehrlich's comments that he would like to offer a $10,000 incentive amount like the City of Hinsdale does.
  - Commissioner Hartinger wants to save homes. A significant amount/match should be offered. He is not a fan of income eligibility.
  - Commissioner Portman believes, as per Elgin, policing would be difficult.
  - Commissioner Gonka said a cap on the grant takes care of various issues.
  - Commissioner Weeder believes rich people should also receive benefits; try to come up with a menu for more preservation. Councilperson Blumberg believes this is accurate. He expounded. A protection should be put in place if the house gets sold, demolished, etc. (so the City receives its money back).

A more general discussion took place.

Director Fontane asked what criteria would be a distinction to preserve; incentive to landmark a home.

DRAFT

Councilperson Blumberg said, based on City Council's position, the goal is to benefit the community. He noted there are 2 issues – incentivize landmarking and preventing teardowns.

Director Fontane said the focus is to encourage preservation – more landmarkings.

Commissioner Gonka doesn't understand persistent encouragement rather than discouragement.

Director Fontane reminded this came from City Council. Feedback is still welcome, and Staff will convey same. Recommendations can be made without all details.

- Local Property Tax Abatement
    - Director Fontane said the property tax rate is based on assessed values.

      Councilperson Blumberg said Staff doesn't make policy. The tax levy is whatever it is for Highland Park. He explained same.

    - Commissioner Weeder:
        - stated there are empty lots. Director Fontane concurred, and said the assessed value is less. Residential properties are desirable. He noted City Council will give direction from the HPC's recommendations.
        - would like to broaden this category to Contributing Structures.

      It was stated Highland Park has the public benefit of private preservation. There is no incentive for encouragement beyond education.

    - Commissioner Gonka said maintenance could be at a reduced rate.

Councilperson Blumberg reminded the goal is historic preservation. The HPC should recommend a program to incentivize the landmarking of a home – not set a dollar amount. The value to the community is vibrancy. The main goal is to recommend as many programs as possible.

Commissioner Gonka stated paying someone to landmark their house is the goal.

- Land Use Incentives
    - Commissioner Hartinger would like to see land use incentives expanded.

A general discussion continued.

Commissioner Portman would like to identify what homes would qualify for programs. Councilperson Blumberg reminded one has to qualify for a landmark (2 or more criteria). He noted a Regulated Structure is a landmark structure. During a teardown delay, programs could be told to the homeowner. He summarized that programs should be given by the HPC that City Council would implement.

Director Fontane said Grants would be for exterior features, so the community can benefit.

Senior Planner Coleman discussed restoring integrity.

Chairperson Pines suggested heightening awareness by offering a plaque program for landmarked homes.

DRAFT

Commissioner Gonka explained the process to landmark, go for a COA, then benefit from a grant.

Councilperson Blumberg recapped how to format the content; give City Council a lot to review.

Director Fontane discussed prioritizing:

- Grant Program link with Land Use
- Reduce Zoning Relief after a 365-Day Delay

Commissioner Weeder:

- asked, and Planner Markle said, when sending new resident letters, that resident could be informed he/she purchased a Contributing Structure, is in a landmark district, etc.
- said a big menu shows this is being taken seriously.

Commissioner Gonka would like to add Commissioner Weeder's suggestion – If something is demolished, there should be a plan to rebuild.

Councilperson Blumberg departed the meeting at 8:58 p.m.

2. Introduction to 2026 Historic Preservation Awards

Planner Markle advised the ceremony is slated to take place at the Willits House.

Director Fontane departed the meeting at 8:59 p.m.

Senior Planner Coleman noted there is a running list of homeowners doing projects/preserving homes.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

OTHER BUSINESS

1. Next Regular Meeting is Scheduled for January 8, 2026

It was noted the next regular HPC Meeting is scheduled for January 8, 2026.

STAFF REPORT

Planner Markle shared book recommendations. They noted multiple copies are available for viewing in Community Development or at the library. They will distribute the list to the HPC.

Planner Markle advised if there is a material or dimension change on windows, a COA is required.

Senior Planner Coleman asked that the HPC give Chairperson Pines a round of applause as he ends his appointment as Chair. Chairperson Pines said the HPC is devoted, and this has been a rewarding experience for him. Commissioner Weeder will be the new Chair in 2026.

ADJOURNMENT

Commissioner Gonka moved to adjourn at 9:11 p.m. Commissioner Hartinger seconded the motion.

On a voice vote

DRAFT

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

Staff declared that the motion passed unanimously.

Respectfully Submitted,

Gale Cerabona
Recorder

MINUTES OF NOVEMBER 13, 2025, WERE APPROVED WITHOUT CORRECTIONS.

DRAFT

FINDINGS OF FACT

Recommending Landmark Designation of 3135 Priscilla Avenue

Section 24.025 Landmark Designation Procedures

Pursuant to Section 24.025(D) of the City Code, the Historic Preservation Commission shall make a determination to recommend a landmark designation to the City Council including findings of fact relating to the criteria for designation that constitute the basis for its decision.

Criteria for Landmark Designation

1. **It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.**

   Finding. The Historic Preservation Commission finds that the property at 3135 Priscilla Avenue is a strong example of a structure and site that demonstrate character, interest, and value as part of the development of the City and country.

   The 1941 structure on the site is representative of the contemporary suburban design that, by the 1950's and 60's, would become ubiquitous across country. The Contemporary structure is an important precursor to the popular Mid-Century Modern Architectural Style.

   Furthermore, the structure on the site is an early example of passive solar design. Keck's contributions to the development of sustainable architecture best-practices cannot be understated, and the structure at 3135 Priscilla Avenue is a part of this contribution.

   Additionally, the site setting (a large lot with sizable open space) typifies a historically significant pattern of suburban development in North-West Highland Park between the 1920s and 1950s, as described in the 2001 North-Central Neighborhood Plan.

2. **It is the site of a significant local, county, state, or national event.**
   N/A

3. **It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.**
   N/A

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.**

Finding. The Historic Preservation Commission finds that the structure at 3135 Priscilla Avenue is an excellent early example of the Contemporary Style of architecture. It features an asymmetrical, single-story frame, minimal façade design, large windows on the south elevation and a low pitched roof with deep overhangs.

Additionally, it represents an uncommonly early iteration of passive solar construction and radiant heating. The Commission finds these unique methods of construction to be historically significant.

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.

Finding. The Historic Preservation Commission finds that George Fred Keck was a notable architect in Highland Park. According to U.S. Modernist Archives,[1] George Fred Keck designed over a thousand homes, 30 of which were in Highland Park.[2] He was the first American architect to observe the effects of passive solar heating and to apply them to single family residences.[3] Keck and his brother were the first architects to win the Illinois Medal in Architecture for their lifetime of achievements.[4]

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.[5]

Keck's design style adapted modernist European aesthetics for an American consumer who would have been more familiar with the Prairie Style.[6] 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.

Keck's design philosophy still remains relevant today and continues to inform sustainable design best practices. The Commission strongly feels that George Fred Keck is unquestionably a notable architect whose works should be preserved.

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.

Finding. The Historic Preservation Commission finds the property at 3135 Priscilla Avenue includes design elements rendering it architecturally, visually, and aesthetically significant. It is a prototypical example of an innovative solar residence.

---

[1] *US Modernist Archives*. (n.d.). https://www.usmodernist.org/keckkeck.htm
[2] Staff has confirmed that 17 are still standing, 3 have been demolished, and 10 are unaccounted for. The homes unaccounted for are likely not located in a surveyed area.
[3] 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
[4] *US Modernist Archives*
[5] Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.
[6] Boyce, R. (1993). *Keck and Keck*.

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. 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, as opposed to the one inch of ceiling insulation that was typical of the period.[7]

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. In 1941 radiant floor heat was a rarity in the United States. It was only used by Frank Lloyd Wright, who adapted the idea from Korean architecture.[8] Two decades after the completion of the KaDell House, radiant heat would become popular.[9] Keck proved to be decades ahead of his time.

The Commission finds that these design elements are the evidence of architectural, cultural, visual and aesthetic significance and innovation.

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.**
   N/A

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.**
   N/A

9. **It possesses or exhibits significant historical and/or archaeological qualities.**
   N/A

Integrity: Has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

Finding. The Historic Preservation Commission finds that the structure and site at 3135 Priscilla Avenue has sufficient integrity to make it worthy of preservation. Overall, the structure has not been added to and retains its original 1941 height, footprint, proportions of front façade, solid-to-void ratio, rhythm, projections, and massing. The Commission has access to Keck's original building plans and has confirmed that the current structure largely resembles his original design.

---

[7] Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.
[8] Boyce, R. (1993). *Keck and Keck*.
[9] 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

The Commission recognizes that the structure has seen material and textural changes (fir siding replaced with stucco, replacement windows and doors, and a small expansion of the front porch) but feel that these changes do not detract from the overall integrity of the structure. The Commission notes that the code requires "sufficient" integrity, not perfect integrity.

The Commission also finds that the site setting retains integrity. The open space on the south side of the lot has been largely preserved. As a result, the structure's solar design remains functional.

By Code, any proposed individual landmark must meet two or more landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation. **The property at 3135 Priscilla Avenue has been found to meet four landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.**

City of Highland Park

Memorandum

Date: 1.8.26

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: Landmark Nomination – 3135 Priscilla Avenue

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

***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 A***). 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 look 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.

Previous Consideration

At the previous Dec. 11, 2025 meeting the HPC considered a preliminary landmark designation recommendation for the property at 3135 Priscilla Avenue (see ***Attachment B***). The discussion included information about the original architect, the Contemporary Style, and the property's innovative use of solar passive design. The Commission also considered the integrity of the current property.

The Commission made a motion to find:

- The property at 3135 Priscilla Avenue satisfies Landmark Criteria 1, 4, 5 and 6
- The property at 3135 Priscilla Avenue has sufficient integrity of design.

Based on these findings the Commission moved to adopt a preliminary Landmark Designation Recommendation.

- Motion Carried 5-0:
    - In favor: Pines, Weeder, Gonka, Hartinger, Portman
    - Opposed: None
    - Absent: Greenbaum, Ehrlich

Information regarding the previous Dec. 11, 2025 meeting can be found here: https://highlandparkil.portal.civicclerk.com/event/362/overview

Finding of Fact

Staff drafted Findings of Fact (see ***Attachment C***) detailing how the property at 3135 Priscilla Avenue satisfies Landmark Criteria 1, 4, 5, and 6. The Commission is asked to review the Findings. If the Commission determines they are consistent with the discussion and vote on this matter from the Dec. 11, 2025 meeting, then the Findings of Fact should be approved by a majority vote. The Findings, together with the Resolution Making a Preliminary Landmark Designation, will represent the HPC's recommendation to the City Council on this landmark nomination.

Planning Report

Section 24.025 of the City Code establishes the process for approving a local historic landmark. Subsection (C) reads as follows:

> *"Request for Planning Report: Upon adoption of a resolution making a preliminary landmark designation recommendation, the Commission shall request a report from the Director of Community Development that evaluates the relationship of the proposed designation to the City's comprehensive plan and the effect of the proposed designation on the surrounding neighborhood.*
>
> *The report shall be submitted to the Commission within 60 days of the request and the Commission shall make such modifications, changes, and alterations to the report concerning the proposed landmark designation as it deems necessary in consideration of any recommendation of the City's Director of Community Development made in the report…."*

Pursuant to the Code above, staff has drafted a planning report discussing the Comprehensive Plan and the Historic Preservation Plan. The designation of the house as a landmark and preservation of a Contemporary Linear Ranch designed by a notable architect is entirely consistent with the intent of the Master Plan to "preserve neighborhood character." The Planning Report is included as **Attachment D** to this report.

Public Testimony

The petitioners Donna and Jordon Varichak, were present at the Dec. 11, 2025 HPC meeting to answer any questions that the commission had. There was no further public testimony.

Landmark Nomination Process Outline

The landmark process is initiated when a nomination form is submitted to the Historic Preservation Commission. The owner has provided consent to the landmark designation and the first two steps of the process were completed at the last meeting:

(1) The Commission discussed the landmark nomination at the Dec. 11, 2025 meeting and found 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.

(2) The Commission adopted a resolution making the preliminary recommendation. As a result, the property became a "Regulated Structure" with the associated protections against demolition and alteration.

(3) Staff has drafted Planning Report evaluating the relationship of the proposed designation to the City's Master Plan and the effect of the proposed designation on the surrounding neighborhood. The Commission reviews the Planning Report following the adoption of the Resolution making the preliminary recommendation, which occurred at the previous meeting.

(4) At the meeting on Jan. 8, 2026, the Commission shall review the Planning Report, Findings of Fact, and determine whether to recommend a landmark designation to City Council by approval of the Findings.

(5) The City Council will consider the findings, recommendations, and official record of the Historic 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 review the Planning Report and consider the staff-drafted Findings of Fact. The Commission can approve the Findings or make amendments and add conditions as needed. The Findings will constitute the Commission's recommendation to the City Council.

Attachments:

A. Landmark Nomination
B. Resolution 2025-001
C. Findings of Fact
D. Planning Report

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 in1941, 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)

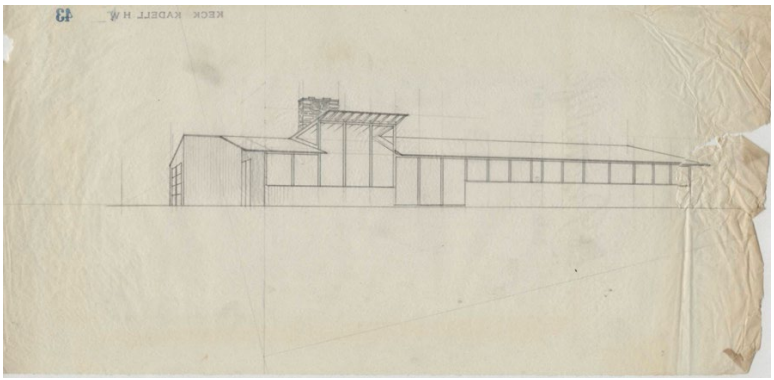
Slab concrete foundation, building constructed of frame and brick with attached, 2 car garage. Cement floors 4" thick (3" concrete/1" monolithic) cement finished with a trowel. Floors laid on sand or gravel fill over the floor heating pipes and reinforced with 4" x 4" x12 ga electrically welded wire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

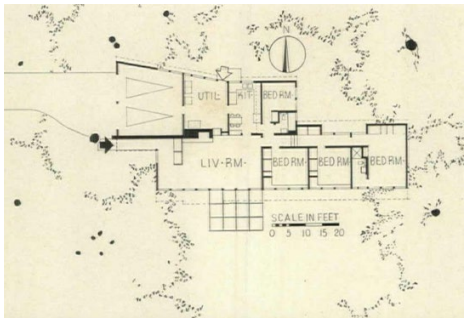
All framing lumber #1 common Fir, free from loose or large knots, shakes, excess sap or other defects. Framing lumber shall have no more than 12-15% moisture content.

2014 materials:

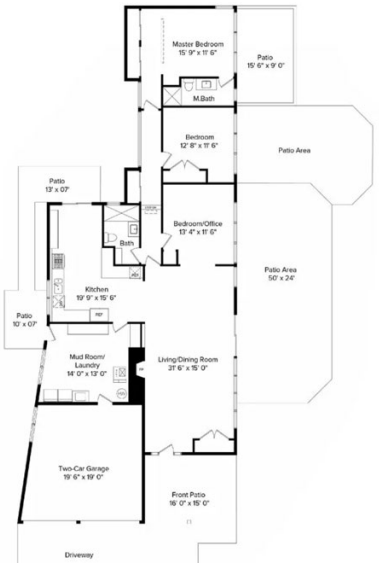
Retained original foundation, incorporated Hardie board and stucco exterior, rubber modified bitumen roof, gutters, new windows, doors and trim.

1941:





2025:


Master Bedroom
15' 9" x 11' 6"
Patio
15' 6" x 9' 0"
M.Bath
Bedroom
12' 8" x 11' 6"
Patio Area
Patio
13' x 07'
Bedroom/Office
13' 4" x 11' 6"
Bath
Patio Area
50' x 24'
Kitchen
19' 9" x 15' 6"
Patio
10' x 07'
Mud Room/
Laundry
14' 0" x 13' 0"
Living/Dining Room
31' 6" x 15' 0"
Two-Car Garage
19' 6" x 19' 0"
Front Patio
16' 0" x 15' 0"
Driveway

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)

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: Pines, Weeder, Gonka, Hartinger, Portman

NAYS: None

ABSENT: Greenbaum, Ehrlich

PASSED: 5-0

APPROVED: December 11, 2025

RESOLUTION NO. R001-2025

Seth Pines, Chairman

ATTEST:

Maddy Markle, Commission Secretary

FINDINGS OF FACT

Recommending Landmark Designation of 3135 Priscilla Avenue

Section 24.025 Landmark Designation Procedures

Pursuant to Section 24.025(D) of the City Code, the Historic Preservation Commission shall make a determination to recommend a landmark designation to the City Council including findings of fact relating to the criteria for designation that constitute the basis for its decision.

Criteria for Landmark Designation

1. **It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.**

   Finding. The Historic Preservation Commission finds that the property at 3135 Priscilla Avenue is a strong example of a structure and site that demonstrate character, interest, and value as part of the development of the City and country.

   The 1941 structure on the site is representative of the contemporary suburban design that, by the 1950's and 60's, would become ubiquitous across country. The Contemporary structure is an important precursor to the popular Mid-Century Modern Architectural Style.

   Furthermore, the structure on the site is an early example of passive solar design. Keck's contributions to the development of sustainable architecture best-practices cannot be understated, and the structure at 3135 Priscilla Avenue is a part of this contribution.

   Additionally, the site setting (a large lot with sizable open space) typifies a historically significant pattern of suburban development in North-West Highland Park between the 1920s and 1950s, as described in the 2001 North-Central Neighborhood Plan.

2. **It is the site of a significant local, county, state, or national event.**
   N/A

3. **It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.**
   N/A

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.**

Finding. The Historic Preservation Commission finds that the structure at 3135 Priscilla Avenue is an excellent early example of the Contemporary Style of architecture. It features an asymmetrical, single-story frame, minimal façade design, large windows on the south elevation and a low pitched roof with deep overhangs.

Additionally, it represents an uncommonly early iteration of passive solar construction and radiant heating. The Commission finds these unique methods of construction to be historically significant.

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.

Finding. The Historic Preservation Commission finds that George Fred Keck was a notable architect in Highland Park. According to U.S. Modernist Archives,[1] George Fred Keck designed over a thousand homes, 30 of which were in Highland Park.[2] He was the first American architect to observe the effects of passive solar heating and to apply them to single family residences.[3] Keck and his brother were the first architects to win the Illinois Medal in Architecture for their lifetime of achievements.[4]

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.[5]

Keck's design style adapted modernist European aesthetics for an American consumer who would have been more familiar with the Prairie Style.[6] 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.

Keck's design philosophy still remains relevant today and continues to inform sustainable design best practices. The Commission strongly feels that George Fred Keck is unquestionably a notable architect whose works should be preserved.

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.

Finding. The Historic Preservation Commission finds the property at 3135 Priscilla Avenue includes design elements rendering it architecturally, visually, and aesthetically significant. It is a prototypical example of an innovative solar residence.

---

[1] *US Modernist Archives*. (n.d.). https://www.usmodernist.org/keckkeck.htm
[2] Staff has confirmed that 17 are still standing, 3 have been demolished, and 10 are unaccounted for. The homes unaccounted for are likely not located in a surveyed area.
[3] 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
[4] *US Modernist Archives*
[5] Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.
[6] Boyce, R. (1993). *Keck and Keck*.

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. 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, as opposed to the one inch of ceiling insulation that was typical of the period.[7]

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. In 1941 radiant floor heat was a rarity in the United States. It was only used by Frank Lloyd Wright, who adapted the idea from Korean architecture.[8] Two decades after the completion of the KaDell House, radiant heat would become popular.[9] Keck proved to be decades ahead of his time.

The Commission finds that these design elements are the evidence of architectural, cultural, visual and aesthetic significance and innovation.

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.**
   N/A

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.**
   N/A

9. **It possesses or exhibits significant historical and/or archaeological qualities.**
   N/A

Integrity: Has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

Finding. The Historic Preservation Commission finds that the structure and site at 3135 Priscilla Avenue has sufficient integrity to make it worthy of preservation. Overall, the structure has not been added to and retains its original 1941 height, footprint, proportions of front façade, solid-to-void ratio, rhythm, projections, and massing. The Commission has access to Keck's original building plans and has confirmed that the current structure largely resembles his original design.

---

[7] Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.
[8] Boyce, R. (1993). *Keck and Keck*.
[9] 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

The Commission recognizes that the structure has seen material and textural changes (fir siding replaced with stucco, replacement windows and doors, and a small expansion of the front porch) but feel that these changes do not detract from the overall integrity of the structure. The Commission notes that the code requires "sufficient" integrity, not perfect integrity.

The Commission also finds that the site setting retains integrity. The open space on the south side of the lot has been largely preserved. As a result, the structure's solar design remains functional.

By Code, any proposed individual landmark must meet two or more landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation. **The property at 3135 Priscilla Avenue has been found to meet four landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.**

City of Highland Park

Memorandum

Date: 1.8.26

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: Planning Report – 3135 Priscilla Avenue

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

***Figure 3**. West Elevation, 2025*

***Figure 4.** South Elevation, 2025*

Administrative History

On September 27, 2025 owners of 3135 Priscilla Avenue ("***Property***"), Donna and Jordon Varichak, nominated their property for a local landmark designation (see ***Attachment A***). At the previous Dec. 11, 2025 meeting the HPC considered a preliminary landmark designation recommendation. The discussion included information about the original architect (George Fred Keck), the Contemporary Style, and the property's innovative use of solar passive design. The Commission also considered current property's integrity in relationship to the primary source documentation.

The Commission made a motion to find:

- The property at 3135 Priscilla Avenue satisfies Landmark Criteria 1, 4, 5 and 6
- The property at 3135 Priscilla Avenue has sufficient integrity of design.

Based on these findings the Commission moved to adopt a preliminary Landmark Designation Recommendation. The motion carried 5-0. The Commission directed staff to draft Findings of Fact and a Planning Report per the requirements of Sec. 24.025(C) of the Historic Preservation Ordinance, which will be considered at the meeting on Jan. 8, 2026.

Property Description

The property is a west-oriented lot on which a 1941 Contemporary Style Linear Ranch ("***Structure***") is located. The structure's primary entrance faces west, while the longer elevation faces south. The structure is characterized by its asymmetry, minimal ornament, clean lines, deep eave overhangs, and strong relationship to the site. The structure and site were both designed by notable modernist architect George Fred Keck, a pioneer of passive solar design.

Finding Architectural and Historic Significance

The Historic Preservation Commission discussed a landmark nomination for the property at the Dec. 11, 2025 meeting and made the preliminarily determination that the property met four Landmark criteria (1, 4, 5, and 6) and met the integrity requirement. The following analysis of the standards reflects the Commission's Findings of Fact for the nomination:

1. It demonstrates character, interest or value as part of the development, heritage or cultural characteristics of the City, county, state or country;

Finding. The Historic Preservation Commission finds that the property at 3135 Priscilla Avenue is a strong example of a structure and site that demonstrate character, interest, and value as part of the development of the City and country.

The 1941 structure on the site is representative of the contemporary suburban design that, by the 1950's and 60's, would become ubiquitous across country. The Contemporary structure is an important precursor to the popular Mid-Century Modern Architectural Style.

Furthermore, the structure on the site is an early example of passive solar design. Keck's contributions to the development of sustainable architecture best-practices cannot be understated, and the structure at 3135 Priscilla Avenue is a part of this contribution.

Additionally, the site setting (a large lot with sizable open space) typifies a historically significant pattern of suburban development in North-West Highland Park between the 1920s and 1950s, as described in the 2001 North-Central Neighborhood Plan.

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.

Finding. The Historic Preservation Commission finds that the structure at 3135 Priscilla Avenue is an excellent early example of the Contemporary Style of architecture. It features an asymmetrical, single-story frame, minimal façade design, large windows on the south elevation and a low pitched roof with deep overhangs.

Additionally, it represents an uncommonly early iteration of passive solar construction and radiant heating. The Commission finds these unique methods of construction to be historically significant.

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.

Finding. The Historic Preservation Commission finds that George Fred Keck was a notable architect in Highland Park. According to U.S. Modernist Archives,[1] George Fred Keck designed over a thousand homes, 30 of which were in Highland Park.[2] He was the first American architect to observe the effects of passive solar heating and to apply them to single family residences.[3] Keck and his brother were the first architects to win the Illinois Medal in Architecture for their lifetime of achievements.[4]

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.[5]

Keck's design style adapted modernist European aesthetics for an American consumer who would have been more familiar with the Prairie Style.[6] 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.

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

The Commission strongly feels that George Fred Keck is unquestionably a notable architect whose works should be preserved.

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.

Finding. The Historic Preservation Commission finds the property at 3135 Priscilla Avenue includes design elements rendering it architecturally, visually, and aesthetically significant. It is a prototypical example of an innovative solar residence.

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

[1] *US Modernist Archives*. (n.d.). https://www.usmodernist.org/keckkeck.htm
[2] Staff has confirmed that 17 are still standing, 3 have been demolished, and 10 are unaccounted for. The homes unaccounted for are likely not located in a surveyed area.
[3] 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
[4] *US Modernist Archives*
[5] Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.
[6] Boyce, R. (1993). *Keck and Keck*.

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.

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, as opposed to the one inch of ceiling insulation that was typical of the period.[7]

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. In 1941 radiant floor heat was a rarity in the United States. It was only used by Frank Lloyd Wright, who adapted the idea from Korean architecture.[8] Two decades after the completion of the KaDell House, radiant heat would become popular.[9] Keck proved to be decades ahead of his time.

The Commission finds that these design elements are the evidence of architectural, cultural, visual and aesthetic significance and innovation.

Integrity: Has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

Finding. The Historic Preservation Commission finds that the structure and site at 3135 Priscilla Avenue has sufficient integrity to make it worthy of preservation.

Overall, the structure has not been added to and retains its original 1941 height, footprint, proportions of front façade, solid-to-void ratio, rhythm, projections, and massing. The Commission has access to Keck's original building plans and has confirmed that the current structure largely resembles his original design.

The Commission recognizes that the structure has seen material and textural changes (fir siding replaced with stucco, replacement windows and doors, and a small expansion of the front porch) but feel that these changes do not detract from the overall integrity of the structure. The Commission notes that the code requires "sufficient" integrity, not perfect integrity.

The Commission also finds that the site setting retains integrity. The open space on the south side of the lot has been largely preserved. As a result, the structure's solar design remains functional.

By Code, any proposed individual landmark must meet two or more landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of

[7] Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.
[8] Boyce, R. (1993). *Keck and Keck*.
[9] 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

preservation or rehabilitation. The property at 3135 Priscilla Avenue meets four landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.

Historic Preservation Commission Policy

The Historic Preservation Commission adopted a Preliminary Landmark Designation recommendation on Dec. 11, 2025. Resolution No. R001-2025 (see ***Attachment B***) designates the property at 3135 Priscilla Avenue in it's entirely as a Regulated Structure. No building permits or demolition permits shall be issued per Section 24.025(B)(3):

> *"Upon adoption of the resolution making a preliminary landmark designation recommendation, and until provided otherwise in this Chapter, the nominated Property, Structure, Area, Object, or Landscape of Significance shall be a Regulated Structure."*

The permit moratorium described above will conclude upon final disposition of the proposed local Landmark.

Historic Preservation and the City of Highland Park Master Plan

The City of Highland Park Master Plan recommends that the City "sustain a philosophy of preservation," adding a call to "maintain Highland Park's sense of place, character, and history; maintain quality of architecture in residential and public structures," preserving "the quality of residential neighborhoods" and protecting the City's "natural, historic and physical resources."

The property at 3135 Priscilla Avenue is located in the Master Plan's North Central District. The plan's North Central District was approved in February 2001 and recognizes the important of maintaining neighborhood character. The plan's vision statement says current and future City leaders should consider how to "*preserve existing neighborhood character by promoting large lot sizes, maintain housing diversity and strictly enforce zoning regulations*" The property at 3135 Priscilla Avenue is representative of the large-lot suburban development the Master Plan aims to preserve.

Historic Preservation and the City of Highland Park Historic Preservation Plan

The City of Highland Park adopted its first ever Historic Preservation Plan in 2022. One objective listed in the plan is to identify properties that could potentially be landmarked and increase the number of landmarked properties. The plan also notes that homes with a Significant rating should strongly be considered for local landmark nomination.

While the property at 3135 Priscilla Avenue has not yet been included in an architectural survey, 12 other Highland Park homes designed by Keck have received a Significant rating.[10] It is likely that the structure at 3135 Priscilla Avenue would likewise qualify as Significant.

This home's local landmark nomination aligns with the vision of the Historic Preservation Plan due to its historic significance, as found by the Commission, and association with a notable architect whose other homes rate as Significant in the City's architectural surveys.

Recommendation

Based on the information presented, the Department of Community Development recommends that the Historic Preservation Commission continue with the Landmark Designation of the property at 3135 Priscilla Avenue.

Following the adoption of the attached Resolution recommending Landmark Designation, the Commission's recommendation will be forwarded to the City Council.

[10] 2077 Partridge Lane, 460 Lakeside Plaza, 415 Dell Lane, 765 Kimball Road, 833 Kimball Road, 851 Kimball Road, 865 Kimball Road, 956 Bob-O-Link Road, 1579 Hawthorne Lane, 65 Prospect Avenue, 2595 St. Johns Avenue, 151 Maple Avenue.

Attachments:

A. Landmark Nomination
B. Resolution Recommending Landmark Designation
C. Findings of Fact

City of Highland Park

Memorandum

Date: 1.8.26

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: Planning Report – 3135 Priscilla Avenue

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

***Figure 3**. West Elevation, 2025*

***Figure 4.** South Elevation, 2025*

Administrative History

On September 27, 2025 owners of 3135 Priscilla Avenue ("***Property***"), Donna and Jordon Varichak, nominated their property for a local landmark designation (see ***Attachment A***). At the previous Dec. 11, 2025 meeting the HPC considered a preliminary landmark designation recommendation. The discussion included information about the original architect (George Fred Keck), the Contemporary Style, and the property's innovative use of solar passive design. The Commission also considered current property's integrity in relationship to the primary source documentation.

The Commission made a motion to find:

- The property at 3135 Priscilla Avenue satisfies Landmark Criteria 1, 4, 5 and 6
- The property at 3135 Priscilla Avenue has sufficient integrity of design.

Based on these findings the Commission moved to adopt a preliminary Landmark Designation Recommendation. The motion carried 5-0. The Commission directed staff to draft Findings of Fact and a Planning Report per the requirements of Sec. 24.025(C) of the Historic Preservation Ordinance, which will be considered at the meeting on Jan. 8, 2026.

Property Description

The property is a west-oriented lot on which a 1941 Contemporary Style Linear Ranch ("***Structure***") is located. The structure's primary entrance faces west, while the longer elevation faces south. The structure is characterized by its asymmetry, minimal ornament, clean lines, deep eave overhangs, and strong relationship to the site. The structure and site were both designed by notable modernist architect George Fred Keck, a pioneer of passive solar design.

Finding Architectural and Historic Significance

The Historic Preservation Commission discussed a landmark nomination for the property at the Dec. 11, 2025 meeting and made the preliminarily determination that the property met four Landmark criteria (1, 4, 5, and 6) and met the integrity requirement. The following analysis of the standards reflects the Commission's Findings of Fact for the nomination:

1. It demonstrates character, interest or value as part of the development, heritage or cultural characteristics of the City, county, state or country;

Finding. The Historic Preservation Commission finds that the property at 3135 Priscilla Avenue is a strong example of a structure and site that demonstrate character, interest, and value as part of the development of the City and country.

The 1941 structure on the site is representative of the contemporary suburban design that, by the 1950's and 60's, would become ubiquitous across country. The Contemporary structure is an important precursor to the popular Mid-Century Modern Architectural Style.

Furthermore, the structure on the site is an early example of passive solar design. Keck's contributions to the development of sustainable architecture best-practices cannot be understated, and the structure at 3135 Priscilla Avenue is a part of this contribution.

Additionally, the site setting (a large lot with sizable open space) typifies a historically significant pattern of suburban development in North-West Highland Park between the 1920s and 1950s, as described in the 2001 North-Central Neighborhood Plan.

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.

Finding. The Historic Preservation Commission finds that the structure at 3135 Priscilla Avenue is an excellent early example of the Contemporary Style of architecture. It features an asymmetrical, single-story frame, minimal façade design, large windows on the south elevation and a low pitched roof with deep overhangs.

Additionally, it represents an uncommonly early iteration of passive solar construction and radiant heating. The Commission finds these unique methods of construction to be historically significant.

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.

Finding. The Historic Preservation Commission finds that George Fred Keck was a notable architect in Highland Park. According to U.S. Modernist Archives,[1] George Fred Keck designed over a thousand homes, 30 of which were in Highland Park.[2] He was the first American architect to observe the effects of passive solar heating and to apply them to single family residences.[3] Keck and his brother were the first architects to win the Illinois Medal in Architecture for their lifetime of achievements.[4]

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.[5]

Keck's design style adapted modernist European aesthetics for an American consumer who would have been more familiar with the Prairie Style.[6] 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.

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

The Commission strongly feels that George Fred Keck is unquestionably a notable architect whose works should be preserved.

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.

Finding. The Historic Preservation Commission finds the property at 3135 Priscilla Avenue includes design elements rendering it architecturally, visually, and aesthetically significant. It is a prototypical example of an innovative solar residence.

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

[1] *US Modernist Archives*. (n.d.). https://www.usmodernist.org/keckkeck.htm
[2] Staff has confirmed that 17 are still standing, 3 have been demolished, and 10 are unaccounted for. The homes unaccounted for are likely not located in a surveyed area.
[3] 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
[4] *US Modernist Archives*
[5] Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.
[6] Boyce, R. (1993). *Keck and Keck*.

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.

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, as opposed to the one inch of ceiling insulation that was typical of the period.[7]

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. In 1941 radiant floor heat was a rarity in the United States. It was only used by Frank Lloyd Wright, who adapted the idea from Korean architecture.[8] Two decades after the completion of the KaDell House, radiant heat would become popular.[9] Keck proved to be decades ahead of his time.

The Commission finds that these design elements are the evidence of architectural, cultural, visual and aesthetic significance and innovation.

Integrity: Has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

Finding. The Historic Preservation Commission finds that the structure and site at 3135 Priscilla Avenue has sufficient integrity to make it worthy of preservation.

Overall, the structure has not been added to and retains its original 1941 height, footprint, proportions of front façade, solid-to-void ratio, rhythm, projections, and massing. The Commission has access to Keck's original building plans and has confirmed that the current structure largely resembles his original design.

The Commission recognizes that the structure has seen material and textural changes (fir siding replaced with stucco, replacement windows and doors, and a small expansion of the front porch) but feel that these changes do not detract from the overall integrity of the structure. The Commission notes that the code requires "sufficient" integrity, not perfect integrity.

The Commission also finds that the site setting retains integrity. The open space on the south side of the lot has been largely preserved. As a result, the structure's solar design remains functional.

By Code, any proposed individual landmark must meet two or more landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of

[7] Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.
[8] Boyce, R. (1993). *Keck and Keck*.
[9] 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

preservation or rehabilitation. The property at 3135 Priscilla Avenue meets four landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.

Historic Preservation Commission Policy

The Historic Preservation Commission adopted a Preliminary Landmark Designation recommendation on Dec. 11, 2025. Resolution No. R001-2025 (see ***Attachment B***) designates the property at 3135 Priscilla Avenue in it's entirely as a Regulated Structure. No building permits or demolition permits shall be issued per Section 24.025(B)(3):

> *"Upon adoption of the resolution making a preliminary landmark designation recommendation, and until provided otherwise in this Chapter, the nominated Property, Structure, Area, Object, or Landscape of Significance shall be a Regulated Structure."*

The permit moratorium described above will conclude upon final disposition of the proposed local Landmark.

Historic Preservation and the City of Highland Park Master Plan

The City of Highland Park Master Plan recommends that the City "sustain a philosophy of preservation," adding a call to "maintain Highland Park's sense of place, character, and history; maintain quality of architecture in residential and public structures," preserving "the quality of residential neighborhoods" and protecting the City's "natural, historic and physical resources."

The property at 3135 Priscilla Avenue is located in the Master Plan's North Central District. The plan's North Central District was approved in February 2001 and recognizes the important of maintaining neighborhood character. The plan's vision statement says current and future City leaders should consider how to "*preserve existing neighborhood character by promoting large lot sizes, maintain housing diversity and strictly enforce zoning regulations*" The property at 3135 Priscilla Avenue is representative of the large-lot suburban development the Master Plan aims to preserve.

Historic Preservation and the City of Highland Park Historic Preservation Plan

The City of Highland Park adopted its first ever Historic Preservation Plan in 2022. One objective listed in the plan is to identify properties that could potentially be landmarked and increase the number of landmarked properties. The plan also notes that homes with a Significant rating should strongly be considered for local landmark nomination.

While the property at 3135 Priscilla Avenue has not yet been included in an architectural survey, 12 other Highland Park homes designed by Keck have received a Significant rating.[10] It is likely that the structure at 3135 Priscilla Avenue would likewise qualify as Significant.

This home's local landmark nomination aligns with the vision of the Historic Preservation Plan due to its historic significance, as found by the Commission, and association with a notable architect whose other homes rate as Significant in the City's architectural surveys.

Recommendation

Based on the information presented, the Department of Community Development recommends that the Historic Preservation Commission continue with the Landmark Designation of the property at 3135 Priscilla Avenue.

Following the adoption of the attached Resolution recommending Landmark Designation, the Commission's recommendation will be forwarded to the City Council.

[10] 2077 Partridge Lane, 460 Lakeside Plaza, 415 Dell Lane, 765 Kimball Road, 833 Kimball Road, 851 Kimball Road, 865 Kimball Road, 956 Bob-O-Link Road, 1579 Hawthorne Lane, 65 Prospect Avenue, 2595 St. Johns Avenue, 151 Maple Avenue.

Attachments:

A. Landmark Nomination
B. Resolution Recommending Landmark Designation
C. Findings of Fact

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 in1941, 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)

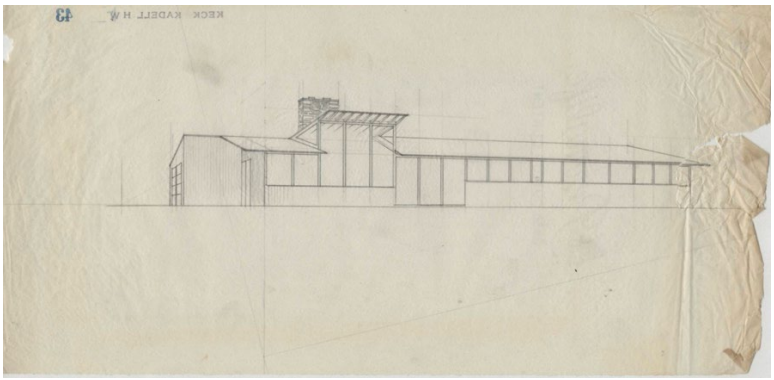
Slab concrete foundation, building constructed of frame and brick with attached, 2 car garage. Cement floors 4" thick (3" concrete/1" monolithic) cement finished with a trowel. Floors laid on sand or gravel fill over the floor heating pipes and reinforced with 4" x 4" x12 ga electrically welded wire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

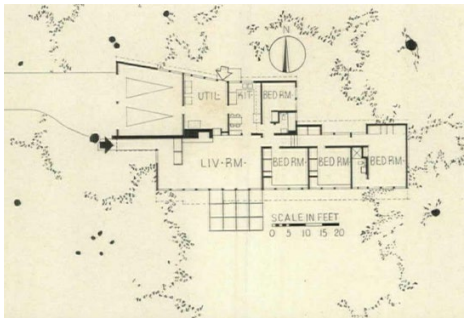
All framing lumber #1 common Fir, free from loose or large knots, shakes, excess sap or other defects. Framing lumber shall have no more than 12-15% moisture content.

2014 materials:

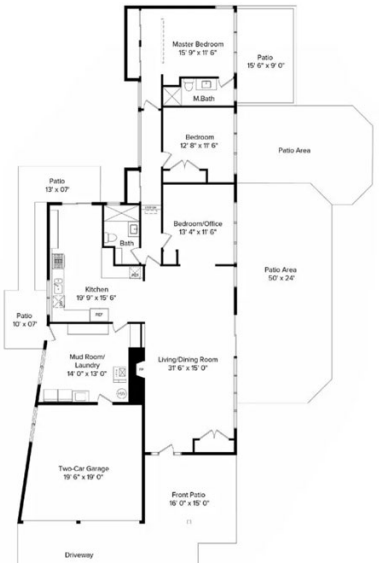
Retained original foundation, incorporated Hardie board and stucco exterior, rubber modified bitumen roof, gutters, new windows, doors and trim.

1941:





2025:


Master Bedroom
15' 9" x 11' 6"
Patio
15' 6" x 9' 0"
M.Bath
Bedroom
12' 8" x 11' 6"
Patio Area
Patio
13' x 07'
Bath
Bedroom/Office
13' 4" x 11' 6"
Patio Area
50' x 24'
Kitchen
19' 9" x 15' 6"
Patio
10' x 07'
Mud Room/
Laundry
14' 0" x 13' 0"
Living/Dining Room
31' 6" x 15' 0"
Two-Car Garage
19' 6" x 19' 0"
Front Patio
16' 0" x 15' 0"
Driveway

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)

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: Pines, Weeder, Gonka, Hartinger, Portman

NAYS: None

ABSENT: Greenbaum, Ehrlich

PASSED: 5-0

APPROVED: December 11, 2025

RESOLUTION NO. R001-2025

Seth Pines, Chairman

ATTEST:

Maddy Markle, Commission Secretary

FINDINGS OF FACT

Recommending Landmark Designation of 3135 Priscilla Avenue

Section 24.025 Landmark Designation Procedures

Pursuant to Section 24.025(D) of the City Code, the Historic Preservation Commission shall make a determination to recommend a landmark designation to the City Council including findings of fact relating to the criteria for designation that constitute the basis for its decision.

Criteria for Landmark Designation

1. **It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.**

   Finding. The Historic Preservation Commission finds that the property at 3135 Priscilla Avenue is a strong example of a structure and site that demonstrate character, interest, and value as part of the development of the City and country.

   The 1941 structure on the site is representative of the contemporary suburban design that, by the 1950's and 60's, would become ubiquitous across country. The Contemporary structure is an important precursor to the popular Mid-Century Modern Architectural Style.

   Furthermore, the structure on the site is an early example of passive solar design. Keck's contributions to the development of sustainable architecture best-practices cannot be understated, and the structure at 3135 Priscilla Avenue is a part of this contribution.

   Additionally, the site setting (a large lot with sizable open space) typifies a historically significant pattern of suburban development in North-West Highland Park between the 1920s and 1950s, as described in the 2001 North-Central Neighborhood Plan.

2. **It is the site of a significant local, county, state, or national event.**
   N/A

3. **It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.**
   N/A

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.**

Finding. The Historic Preservation Commission finds that the structure at 3135 Priscilla Avenue is an excellent early example of the Contemporary Style of architecture. It features an asymmetrical, single-story frame, minimal façade design, large windows on the south elevation and a low pitched roof with deep overhangs.

Additionally, it represents an uncommonly early iteration of passive solar construction and radiant heating. The Commission finds these unique methods of construction to be historically significant.

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.

Finding. The Historic Preservation Commission finds that George Fred Keck was a notable architect in Highland Park. According to U.S. Modernist Archives,[1] George Fred Keck designed over a thousand homes, 30 of which were in Highland Park.[2] He was the first American architect to observe the effects of passive solar heating and to apply them to single family residences.[3] Keck and his brother were the first architects to win the Illinois Medal in Architecture for their lifetime of achievements.[4]

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.[5]

Keck's design style adapted modernist European aesthetics for an American consumer who would have been more familiar with the Prairie Style.[6] 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.

Keck's design philosophy still remains relevant today and continues to inform sustainable design best practices. The Commission strongly feels that George Fred Keck is unquestionably a notable architect whose works should be preserved.

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.

Finding. The Historic Preservation Commission finds the property at 3135 Priscilla Avenue includes design elements rendering it architecturally, visually, and aesthetically significant. It is a prototypical example of an innovative solar residence.

---

[1] *US Modernist Archives*. (n.d.). https://www.usmodernist.org/keckkeck.htm
[2] Staff has confirmed that 17 are still standing, 3 have been demolished, and 10 are unaccounted for. The homes unaccounted for are likely not located in a surveyed area.
[3] 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
[4] *US Modernist Archives*
[5] Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.
[6] Boyce, R. (1993). *Keck and Keck*.

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. 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, as opposed to the one inch of ceiling insulation that was typical of the period.[7]

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. In 1941 radiant floor heat was a rarity in the United States. It was only used by Frank Lloyd Wright, who adapted the idea from Korean architecture.[8] Two decades after the completion of the KaDell House, radiant heat would become popular.[9] Keck proved to be decades ahead of his time.

The Commission finds that these design elements are the evidence of architectural, cultural, visual and aesthetic significance and innovation.

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.**
   N/A

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.**
   N/A

9. **It possesses or exhibits significant historical and/or archaeological qualities.**
   N/A

Integrity: Has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

Finding. The Historic Preservation Commission finds that the structure and site at 3135 Priscilla Avenue has sufficient integrity to make it worthy of preservation. Overall, the structure has not been added to and retains its original 1941 height, footprint, proportions of front façade, solid-to-void ratio, rhythm, projections, and massing. The Commission has access to Keck's original building plans and has confirmed that the current structure largely resembles his original design.

---

[7] Denzer, A. (2013). *The Solar House: Pioneering Sustainable Design*. Rizzoli Publications.
[8] Boyce, R. (1993). *Keck and Keck*.
[9] 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

The Commission recognizes that the structure has seen material and textural changes (fir siding replaced with stucco, replacement windows and doors, and a small expansion of the front porch) but feel that these changes do not detract from the overall integrity of the structure. The Commission notes that the code requires "sufficient" integrity, not perfect integrity.

The Commission also finds that the site setting retains integrity. The open space on the south side of the lot has been largely preserved. As a result, the structure's solar design remains functional.

By Code, any proposed individual landmark must meet two or more landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation. **The property at 3135 Priscilla Avenue has been found to meet four landmark criteria, while retaining sufficient integrity to qualify for local Landmark designation.**

Historic Preservation Commission

Determination of Historic Significance Staff Memorandum

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Date: January 8, 2026

Subject: Determination of Historic Significance - 1375 Sheridan Rd

Location:	1375 Sheridan Road
Petitioner:	Tyler Floyd and Brandon Kane of Scott Simpson Design on behalf of Owner Wendy Weiss
Historical Name:	Churchill House
Historical Status:	S – Significant (1999 Central East Architectural Survey)
Year Built:	Circ. 1919
Style:	Colonial Revival
Architect:	Robert E. Seyfarth
Builder:	Unknown
Original Owners:	James Hart and Gertrude Foreman Hart
Alterations:	2022 Roof Replacement

Figure 1. Exterior Facade, 2025

Summary of the Petition

Tyler Floyd and Brandon Kane of Scott Simpson Design submitted a demolition application on December 12, 2025, on behalf of Wendy Weiss, a representative of the 1375 Sheridan LLC. The subject property is rated Significant in the 1999 Central East Architectural Survey (***Attachment A***) as well as the 2020 Central East Survey Update (***Attachment B***). The survey also determined the property was unaltered and exhibited a high degree of integrity in 1999 and 2020.

Figure 2. Exterior Elevation, 2020

Additionally, during a failed landmark nomination in the 1990s, the Historic Preservation Commission ("***HPC***") found the property satisfied Landmark Criteria 4 and 6 and had integrity (***Attachment C***).

Past HPC Review

In December of 1988, Mrs. Kathleen Schaul and Mr. Robert Schaul (former property owners of 1375 Sheridan Road) submitted a landmark nomination for 1375 Sheridan Road (***Attachment D***). The nomination states *"This home is an excellent representation of the significant body of work produced by Robert E. Seyfarth for Chicago's North Shore communities The home retains original architectural integrity of Seyfarth in both the interior and exterior."* They consented to the

designation and submitted the proper owner consent form alongside the nomination materials. Both owners put their names and signatures on the owner consent form. In August, 1989, the HPC found the home eligible for designation under Criteria 4 and 6 and recommended that it be designated a landmark (***Attachment E***). At this point, record of the nomination process stops until 1991. Presumably, the nomination was revoked.

In Sept. 1991 former HPC Commissioner Irv Wagner nominated the property as a local landmark again, and a preliminary determination of significance was approved by the HPC. A public hearing occurred in March, 1992. At the public hearing the HPC approved 5-1 by resolution a recommendation for local landmark designation (***Attachment F***).

Between September of 1991 and February of 1992, Staff at the time were unable to elicit a response from the Schauls concerning their consent. Staff sent 5 letters to the Schauls, who were unresponsive (***Attachment G***). In April, 1992, City Council voted to approve 6-0 an ordinance designating the property a local landmark, with the condition that the property owners consent to the designation (***Attachment H and I***). It was thought that consent could still be obtained since Mrs. and Mr. Schaul had at one point nominated the home themselves. Mrs. Schaul was reportedly still in favor of the designation and had been in contact with local historian Susan Benjamin (***Attachment J***).

By July 1992 it was revealed Mr. Schaul had become opposed to the designation. The consent of both owners could not be obtained, and as a result, City Council never signed an ordinance designating the property (***Attachment K***).

In 2017, the Historic Preservation Commission featured 1375 Sheridan Road as part of the Robert Seyfarth Architectural Walking Tour re-printing (***Attachment L***).

Architectural Analysis

Robert E. Seyfarth

Robert Seyfarth was a successful North-Shore architect who worked and resided in Highland Park from 1910 to 1950. He trained with Prairie Style architect George Maher, before moving to Highland Park and developing his own personal style that utilized balanced, traditional forms, commonly with Colonial Revival elements.

In his 1914 article "The Local Feeling in Western Country Houses"[1] Herbert Croly attributes Seyfarth's success in the suburbs to a turn-of-the-century trend; the commuter suburb. After moving to Highland Park, Seyfarth adapted his style to appeal to the businessmen and merchants who wanted to work in the city while raising their families in the idyllic countryside. Croly describes the typical Seyfarth home as located within easy distance from a large city, surrounded by sufficient land on a large lot, and possessing "*propriety and charm.*"

Professor of architecture history David Van Zanten says Seyfarth's handling of proportion and light was "*extraordinary*" and that "*historical reminiscence is a kind of smoke that suffuses the experience of (Seyfarth's works) but never intrudes. (His works) are predictable, gentle, understated and self-confident… He chose a limited field of endeavor – friends' houses on the Chicago's North Shore – and mastered it completely.*"[2]

Seyfarth's works are not as nationally well-known as some of his contemporaries like Howard Van Doren Shaw due to his modest designs. However, his local influence on Highland Park as both a designer and resident was substantial. He designed over 50 homes in Highland Park, including his own residence at 1498 Sheridan Road (***Attachment M***). Seyfarth would reside in Highland Park until his death in 1950.

Architectural Style and Type

[1] Croly, H. (1914). The Local Feeling In Western Country Houses. *Architectural Record.*
[2]Van Zanten, David. "Robert Seyfarth", Chicago Architectural Club Journal, 5 (1985), pp. 40-41.

The structure at 1375 Sheridan Road is a Georgian House Type in the Colonial Revival Style. It is an asymmetrical, two story, wood frame residence with wood shingle siding. The first story of the front façade has 4 eight-over-sixteen double-hung-sash windows with louvered shutters. The second story of the front façade has 5 eight-over-eight double-hung-sash windows with louvered shutters. On the far left side of the front façade there is a sunroom with paired twelve-by-twelve windows. With the exception of the sunroom, the front façade maintains a balanced symmetry. The slight asymmetry introduced by the sunroom is a quirk that is characteristic of Seyfarth's works. The front door has a Colonial Revival Style surround with Corinthian pilasters and a broken pediment. The door is framed by two oversized carriage lights.

The structure is a representative example of the Colonial Revival Style. Elements such as classical inspired pilasters, accentuated broken pediments, multi-lite windows with louvered shutters, and carriage lights are characteristics of the style.[3] The Colonial Revival Style was especially popular in Highland Park between 1910 and 1940. It is a historical revival style that harkens back the Georgian and Federalist architecture of the original 13 colonies.[4]

On page 71, the 2020 Central East Architectural Survey Report Update states,

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

There are 68 other Colonial Revival Style homes in the Central East Survey area with 15 of those 68 structures rated as locally Significant, including the structure at 1375 Sheridan Road.

Alterations

The structure at 1375 Sheridan Road has no major alterations. The 1999 and 2020 Central East Architectural Survey notes that the home retains integrity. In 1989 and 1991 the HPC determined the structure retained integrity, noted from both failed landmark nominations. The City has no record of an alteration to the property besides a 2022 roof replacement (***Attachment O***).

Biographical Information

Original Owner

The original owner is most likely James Max Hart and Gertrude Foreman Hart. The 1920 Census (***Attachment P***) documents them both as residing at 835 Sheridan Road, the former address of 1375 Sheridan Road before the 1950s street renumbering. James was a manager at a clothing company and is described as a businessman in his 1924 obituary (***Attachment Q***). Hart, a successful clothing merchant who commuted into Chicago, fit the mold of typical Seyfarth clients.

Gertrude was described in the 1920 census as having no occupation. The couple had two children, James and Eleanor. Gertrude would continue to reside at 1375 Sheridan Road as a widow until 1930, when she remarried and sold the house to William and Jane Strong. Complete chain of title information is compiled in ***Attachment R***.

Chain of Title

c. 1919-1930	James Hart and Gertrude Foreman Hart
1930-1941	William G. and Jane B. Strong
1941- c. 1962	Rob M. and Mildred M. Beckler

[3] McAlester, V., & McAlester, A. L. (1984). A Field Guide to American Houses. In *NSUWorks (Nova Southeastern University)*.
[4] The Lakota Group & City of Highland Park. (2020). *Central East Survey*.

1962- 1975	Meyer R. and Norma L. Ragir
1975- c. 1988	J.C.E. and Shirely Fuller
c. 1988 -2025	Robert and Kathleen Schaul
Dec. 2025 – Present	1375 Sheridan LLC

Recommended Action

Based on the available information, Staff recommends the Commission review the property at 1375 Sheridan Road with regard to any of the landmark criteria that they see fit. **Staff recommends that the Commission consider Criteria 1, 4, 5 and 6.** 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.

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.[5]

Attachments

A. 1999 Central East Survey Form
B. 2020 Central East Survey Form
C. HPC Resolution, 1992
D. Landmark Nomination, 1988
E. HPC Resolution, 1989
F. Landmark Nomination, 1991
G. Compiled Letters, March 1991 – March 1992
H. City Council Minutes, April 1992
I. Owner Consent as Condition to Designation, May 1992
J. Staff to Susan Benjamin, 1992
K. Staff Note, No Owner Consent, July 1992
L. Seyfarth Walking Tour, 2017 Reprint
M. South Central Survey, 1498 Sheridan Rd, 2001
N. Central East Survey Pages, 2020
O. Roof Replacement, 2022
P. 1920 Census
Q. James Hart Obituary
R. Compiled Chain of Title

[5] 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)).

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 1375
STREET Sheridan Rd
ROLL # 19
FRAME #s 7
ROLL # 21
FRAME #s 8

GENERAL INFORMATION

CLASSIFICATION building
PRESENT USE single-family
CONDITION good
SECONDARY STRUCTURES detached garage
ORIGINAL USE single-family
INTEGRITY unaltered

ARCHITECTURAL INFORMATION

ARCHITECTURAL STYLE/TYPE Colonial Revival
ARCHITECTURAL DETAILS
ORIGINAL CONSTRUCTION DATE c. 1919
SOURCE Seyfarth List
OVERALL SHAPE OR PLAN rectangular
LANDSCAPE FEATURES Circular driveway; foundation plantings; mature trees; garden coach lamp

NO. OF STORIES 2
EXT. WALLS (current) wood shingle
EXT. WALLS (original) wood shingle
FOUNDATION not visible
ROOF(type & materials) gable asphalt shingle
WINDOW MATERIAL, TYPE(S) wood double hung 8/16;8/8
PORCH

SIGNIFICANT FEATURES: Classical broken pedimented front entry with engaged pilasters; wood shingle siding;

ALTERATIONS (removals, replacements, additions, date (if known), etc.): Garage built in 1929

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING: S

Significant (S) Contributing (C) Non-Contributing (NC)

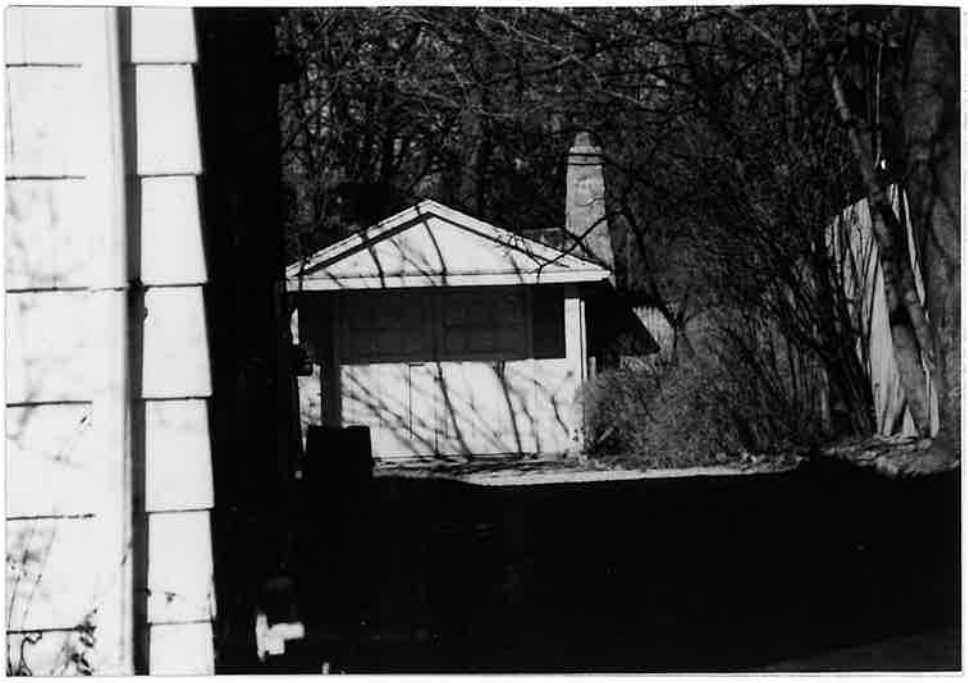
POTENTIAL INDIVIDUAL NATIONAL REGISTER? (Y or N) N

Criteria

CONTRIBUTING TO A NATIONAL REGISTER DISTRICT? (C or NC) C

Contributing secondary structure? (C or NC) -

LISTED ON EXISTING SURVEY:(IHSS, NR, etc.) HP



RESEARCH INFORMATION

HISTORY

HISTORIC NAME: Churchill House

COMMON NAME:

HISTORIC INFORMATION:

Previous owners included Mrs. Schwartz, 1929; Mr. or Mrs. Becker, 1954 (permit)

ARCHITECTURE

ARCHITECT Seyfarth, Robert E.

SOURCE Seyfarth List

BUILDER

COST

OTHER ARCHITECTURAL INFORMATION:

AREA Central East **SURVEYOR** V. Granacki **DATE** 01/15/1999

PIN **RESEARCHER** **DATE**

HISTORIC RESOURCE INVENTORY FORM

Resource Address: **1375 Sheridan Rd** **Highland Park Illinois 60035 United States**
County: Lake
Historic name: Churchill House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership:
Owner/Address:
Land unit size:
Site/Setting: Circular driveway; foundation plantings; mature trees; garden coach lamp.

Lat/Long: 42.1778247384504400, -87.7840759509262000 [WGS84]
UTM: Zone 16T, 435245.5961 mE, 4669817.7126 mN
Parcel No.

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1910-1919 , approximate 1919*	Architect: Robert E. Seyfarth
Original or Significant Owners: Churchill	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, Single-family residence	Style: Colonial Revival	☐ Additions ☐ Alterations ☐ Moved ☐ Other Ancillary structures: 1 total including single-bay garage
Structural: frame	Exterior Material(s): original wood shingles	
Stories: 2, Bays:	Roof Material: replacement asphalt shingles	
Form or Plan: , rectangular	Roof Type: Gabled	
Foundation: undetermined	Windows: original wood 8/16 double-hung sashes	
General condition: Good	Chimney(s): one brick side left straddle ridge	
Basement:	Porch:	

Historical Summary:
A permit was issued to Mrs. Schwartz in 1929 for a garage. Mr. or Mrs. Becker owned the property in 1954.

Status (Current Listing or Designation)

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

Evaluation (Preparer's Assessment of Eligibility)

Recommendation	*Level of potential eligibility*	*Landmark potential*
☐ Individually eligible	☑ National	☐ National
☑ Eligible as contributing resource	☐ State	☐ State
☐ Not eligible / non-contributing	☑ Local	☑ Local
☐ Not determined		

Eligibility: Local Significance Rating is SIGNIFICANT.

Description/Remarks
This is a 2-story single-family residence in the Colonial Revival style built ca. 1919. The structural system is frame. The foundation is undetermined. Exterior walls are original wood shingles. The building has a gabled roof clad in replacement asphalt shingles. There is one side left, straddle ridge, brick chimney. Chimney is painted brick or stucco Windows are original wood, 8/16 double-hung sashes. Also 8/8 double-hung windows and French doors; operable shutters Classical broken pedimented front entry with engaged pilasters.

Date source: Seyfarth List Other sources: Check to see if Seyfarth List has been updated with construction date.

Survey and Recorder

Project: Highland Park, Illinois	Sequence/Key no.:	Survey Date: February 18, 2020
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Central East / Central Avenue + Deerfield Road Survey Update	Previous Surveys: 1999 Central East Survey
Inventoried: 01/06/2020 4:23:39 pm Last updated: 06/30/2020 6:59:37 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: ☐ Reconnaissance ☑ Intensive	Additional Research Recommended? ☑ Yes ☐ No

RESOLUTION TO RECOMMEND TO CITY COUNCIL
THAT THE CHURCHILL HOUSE
BE DESIGNATED AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an Historic Preservation Ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission held a hearing on MARCH 19, 1992, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Churchill House, Lot 1 in Hart's Subdivision of Lots 15 and 16 in Resubdivision of Lots 1-6 including 15, 16 and 17 in Block 69 in Highland Park, Lake County, Illinois, situated in the North West quarter of fractional Section 25, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, of Hart's Subdivision recorded as document number 182546, is eligible for designation as a Highland Park Landmark because it meets with Criteria #4 & 6 of the Commission's "Criteria for Determining Highland Park Landmarks;"

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

That the proposed landmark, the Churchill House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -5-

NAYES: -1-

ABSENT: -5-

PRESENT: -0-

ABSTAIN: -1-

PASSED: 03-19-92

APPROVED: 03-19-92

Chairman

RESOLUTION NO. 02-92

Owner Consent Form
for
Highland Park Landmark Nomination

Date: December 5, 1988

The undersigned owner of the property located at 1375 Sheridan Road _____ (address, in the city of Highland Park, Illinois, hereby approves consent for the above property to be nominated by the Highland Park Historic Preservation Commission for designation as a Highland Park Landmark (X)/ disapproves consent for the above property to be nominated by the Highland Park Historic Preservation Commission for designation as a Highland Park Landmark (__). (Please place an X in the appropriate space.)

Signature(s) _____

_____

Print Names(s) Kathleen M. Schaul

Robert J. Schaul

Address 1375 Sheridan Road

Highland Park, Il. 60035

Phone # 432-4246

(X) I am/(we) are the sole owner.

(___) I am/we are part owners of the property.

The other owner/s are:

Print Names(s)_____

_____

Address(es)_____

_____

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: December 5, 1988

1) Name of Property (original if known): Churchill

2) Street Address: 1375 Sheridan Road

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park):

16-25-104-022

4) Name and Address of Property Owner(s) (From Assessor's Office):

Robert & Kathleen Schaul

1375 Sheridan, Highland Park, IL 60035

5) Present Use: Residential 6) Past Use: Residential

7) Architect: Robert E. Seyfarth 8) Date of Construction: 1919

9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:

This home is an excellent representation of the significant body of work produced by Robert E. Seyfarth for Chicago's North Shore communities. The home retains the original architectural integrity of Seyfarth in both the exterior and interior.

10) This structure is eligible for designation on the basis of the following criteria (see reverse page):
6 and 4

11) Name(s) and address(es) Applicant(s):

Name(s): Robert and Kathleen Schaul

Signature(s):

Kathleen M. Schaul

Address(es): 1375 Sheridan Road

12) Affiliation (Commission Member, Owner, City Council, Preservation Organization): HPC Chairman/Staff

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT THE CHURCHILL HOUSE
BE DESIGNATED AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an Historic Preservation ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on August 24, 1989, and has prepared a report summarizing the evidence at said hearing, a copy of that report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Churchill House, Lot 1 in Hart's Subdivision of Lots 15 and 16 in Resubdivision of Lots1-6 including lots 15, 16 and 17 in Block 69 in Highland park, Lake County, Illinois, situated in the North West quarter of fractional Section 25, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, of Hart's Subdivision recorded as document number 182546 is eligible for designation as a Highland Park Landmark because it meets with Criteria #4 and 6 of the Commission's "Criteria for Determining Highland Park Landmarks";

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRSERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

That the proposed landmark, the Churchill House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -6-

NAYES: -0-

ABSENT: -3-

PRESENT: -1-

PASSED: 8-24-89

APPROVED: 8-24-89

Marsha Goldstein mb.
Chairman

RESOLUTION NO. 2-89

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: September 19, 1991

1) Name of Property (original if known): Churchill House

2) Street Address: 1375 Sheridan Road, Highland Park, Illinois 60035

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park):

16-25-104-022

4) Name and Address of Property Owner(s) (From Assessor's Office):

Robert and Kathleen Schaul 708-432-4246

1375 Sheridan Road, Highland Park, IL 60035

5) Present Use: Residential **6) Past Use:** Residential

7) Architect: Robert E. Seyfarth **8) Date of Construction:** 1919

9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:

This home is an excellent representation of the significant body of work produced by Robert E. Seyfarth for Chicago's North Shore communities. The home retains the original architectural integrity of Seyfarth in both the exterior and interior.

10) This structure is eligible for designation on the basis of the following criteria (see reverse page):

4 & 6

11) Name(s) and Adress(es) of Applicant(s):

Name(s): Irv Wagner

Signature(s):

Address(es): 1707 St. Johns Avenue

12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):

Historic Preservation Commission Chairman

Please complete and return this form to the Highland Park Preservation Commission 1707 St. Johns Avenue, Highland Park, Illinois 60035

CITY OF HIGHLAND PARK
City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(312) 432-0800

March 20, 1991

Mr. Robert Schaul
Mrs. Kathleen Schaul
1375 Sheridan Road
Highland Park, IL 60035

Dear Mr. and Mrs. Schaul:

This letter is to inform you that the Historic Preservation Commission met on March 19, 1992 and made an official motion to recommend that 1375 Sheridan Road be designated as a Highland Park Landmark by the City Council. The City Council will vote on this recommendation on Monday, April 13, 1992 at 7:30 PM. For your information, the Commission's Request for Council Action is enclosed. You are welcome to attend this meeting, but it is not required.

Sincerely,

Michael J. Kruse
Director of Community Development

MJK:aw

Enclosure

CITY OF HIGHLAND PARK
City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(708) 432-0800

September 25, 1991

Robert and Kathleen Schaul
1375 Sheridan Road
Highland Park, IL 60035

Dear Mr. and Mrs. Schaul:

The members of the Highland Park Historic Preservation Commission are pleased to inform you that they have decided to nominate your house for designation as a Highland Park Landmark. During the September Historic Preservation Commission meeting it was determined that the Churchill House is eligible for listing as a local landmark, and preliminary nomination procedures commenced. The Commission would like to have your consent to continue with the procedures necessary for the designation of your house as a Highland Park Landmark.

The Commission has determined that your house meets with two of the "Criteria for Determining Highland Park Landmarks," and thus feels strongly that your house should be designated a Highland Park Landmark. Besides offering your house community-wide recognition as a significant local historic/architectural resource, landmark designation makes you eligible for certain tax incentives for historic rehabilitation work, and provides you with technical assistance from the Historic Preservation Commission.

To aid in your decision-making, I am enclosing the following materials: the Highland Park Preservation Ordinance; an information sheet about Highland Park Landmarks and the Historic Preservation Commission; a sheet which explains the differences between the National, State, and Local landmark programs; a Tax Fact Sheet; a completed nomination form for the Churchill House (with a list of criteria on the back); and an Owner Consent Form. As you will note on page 24-8 of the Preservation Ordinance, approval or rejection must be made within sixty (60) days of receipt of this letter. If you do not respond within sixty (60) days, the Commission has the authority to continue the designation process without your consent. If you would like an extension to the sixty day period, please let me know.

Please feel free to call me to discuss with you the implications of landmark designation. My office is at Community Development, and my phone number is 432-0867. I look forward to hearing from you.

Sincerely,

Diana Evanyshyn-Saltel
Assistant Planner

DES:aaw

Enclosures

CITY OF HIGHLAND PARK
City Hall 1707 St. Johns Avenue
Highland Park, Illinios 60035
(708) 432-0800

October 30, 1991

Mr. and Mrs. Robert Schaul
1375 Sheridan Road
Highland Park, IL 60035

Dear Mr. and Mrs. Schaul:

This letter is to remind you that the Historic Preservation Commission nominated the "Churchill House" as a Highland Park Landmark at its September 19, 1991 meeting. Shortly after this meeting, a letter and owner consent form was mailed to you requesting your approval to continue with the procedures necessary for designation. To date, I have had no response from you.

I am thus enclosing an owner consent form. If you require more time to consider landmark designation of your home, the Commission will be happy to grant you an additional sixty day period. I am thus, also enclosing a form with which you can request an extension.

If I can answer any questions, please do not hesitate to call me at 432-0867.

Sincerely,

Diana Evanyshyn-Saltel
Assistant Planner

DES:aw

Enclosure

CITY OF HIGHLAND PARK
City Hall 1707 St. Johns Avenue
Highland Park, Illinios 60035
(708) 432-0800

November 20, 1991

Mr. Robert Schaul
Mrs. Kathleen Schaul
1375 Sheridan Road
Highland Park, IL 60035

Dear Mr. and Mrs. Schaul:

I am writing to remind you that the sixty day owner consent period for the Highland Park landmark nomination of your house is due to expire. As you may recall, Section 24.025(E) of the Preservation Ordinance empowers the Historic Preservation Commission to designate local landmarks without owner consent, if no response is given by owners after the sixty-day owner consent period. The Commission, however, would prefer not to nominate properties without a signed consent form.

If necessary, the Commission will be happy to grant you an additional sixty day extension to the owner consent period. Thus, I am enclosing a form with which you can request an extension to the owner consent period, and an owner consent form. On the owner consent form you can indicate approval or disapproval of landmark nomination.

I will appreciate it if you will complete whichever form you feel is appropriate and return it to me in the self addressed envelope. If I can answer any questions, please don't hesitate to call me at 432-0867.

Sincerely,

Diana Evanyshyn-Saltel
Staff Representative

DES:aaw

CITY OF HIGHLAND PARK

City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(312) 432-0800

February 25, 1992

Mr. Robert Schaul
Mrs. Kathleen Schaul
1375 Sheridan Road
Highland Park, IL 60035

Dear Mr. andd Mrs. Schaul:

As you know, quite some time ago the Historic Preservation Commission nominated the Churchill House, located at 1375 Sheridan Road, as a Highland Park Landmark. Over the past few months, I have made several attempts to elicit approval or rejection of the nomination.

Section 24.025(E) of the Historic Preservation Ordinance (see attached) empowers the Historic Preservation Commission to designate local landmarks without owner consent, if no response is given by the owners after the sixty-day owner consent period.

The Historic Preservation Commission discussed this matter at their February 20, 1992 meeting. The Commission decided it will hold a pubic hearing on March 19, 1992, and will vote to recommend that the City Council designate your home. A public hearing notice will be published in the Pioneer Press between 7 and 30 days prior to that date.

If you wish to reject the nomination, please indicate your disapproval on the enclosed owner consent form and return it to me in the self addressed envelope before or on March 19, 1992.

You may also voice your rejection to the designation at the public hearing, which will commence at 7:30 p.m. on March 19, 1992 at City Hall which is located at 1707 St. Johns Avenue, Highland Park, Illinois.

If you have any questions, please call me at 432-0867.

Sincerely,

Diana Evanyshyn-Saltel
Assistant Planner

DES:aw

cc: Irv Wagner, Chairman

Encl.

CITY OF HIGHLAND PARK
City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(312) 432-0800

March 2, 1992

Mr. Robert Schaul
Mrs. Kathleen Schaul
1375 Sheridan Road
Highland Park, Illinois 60035

Dear Sir/Madam:

This letter is to inform you that the Historic Preservation Commission will hold a public hearing on Thursday, March 19, 1992 to make an official recommendation to the City Council that your house be designated as a Highland Park Landmark. (Please see the attached public hearing notice.) The City Council will consider the official designation at its meeting of April 13, 1992 to be held in the Council Chambers at City Hall, 1707 St Johns Avenue.

Both of these meetings will commence at 7:30 PM. It is not required that you attend either of them but you are welcome to either one or both if you so desire. Please feel free to call me if you have any questions at 432-0867.

Sincerely,

Diana Evanyshyn-Saltel
Assistant Planner

DES:aaw

Enclosure

cc: Irv Wagner, Chairman Historic Preservation Commission

License issued by the City Manager on April 6, 1992, for the awnings to encroach 2'3" over the public right-of-way at 1791 St. Johns Avenue and directed Corporation Counsel to draft the necessary ordinance.

Councilman Koukos seconded the motion.
Upon roll call: Yeas: Mayor Pierce and Councilmen Brenner, Weiss, O'Keefe, Geraci and Koukos
Nays: None

The Mayor declared that the motion carried.

6. Landmark Designation of:
a. The Churchill House - 1375 Sheridan Road
b. The LeTarte House - 268 Laurel Avenue

Historic Preservation Commission Member Louis Nathenshon presented the Commission's recommendation. Following discussion, Councilman O'Keefe moved that the City Council accept the recommendation of the Historic Preservation Commission that the Churchill House and the LeTarte House be designated as Highland Park Landmarks, subject to Council's review of the owner consent forms, and directed Corporation Counsel to draft the necessary ordinances.

Councilman Weiss seconded the motion.
Upon roll call: Yeas: Mayor Pierce and Councilmen Brenner, Weiss, O'Keefe, Geraci and Koukos
Nays: None

The Mayor declared that the motion carried.

7. DRC Parking Recommendations

Downtown Redevelopment Commission (DRC) Member Jerry Fell and Coordinator of Economic Development Peg Blanchard were present to review the DRC's recommendations regarding downtown parking solutions and answer Council's questions. Following discussion, Councilman Koukos moved to approve the DRC's recommendations as follows:

- Permit persons who have an "E" permit to park in the two hour spaces on St. Johns Avenue, between Park Avenue to Elm Place, west side only, on a six month trial basis. The time allocation will remain two hour free.

  Reduce the Remote Parking Permit fee from $25.00 per quarter to $5.00 per quarter on a six month trial basis. This reduced fee will apply to the Water Tower Parking Lot and the Presbyterian Lot.

  Authorize an expenditure for an engineering study in an amount not-to-exceed $8,500.00 to be immediately undertaken regarding a parking deck on the Trinity Parking Lot for consideration prior to giving authorization for the expansion of the Peer's project.

CITY OF HIGHLAND PARK
City Hall 1707 St. Johns Avenue
Highland Park, Illinois 60035
(312) 432-0800

May 20, 1992

Mr. Robert Schaul
Mrs. Kathleen Schaul
1375 Sheridan Road
Highland Park, IL 60035

Dear Mr. and Mrs. Schaul:

I am writing to let you know that the Highland Park City Council met on April 13, 1992, to consider the Historic Preservation Commission's recommendation to nominate your home, at 1375 Sheridan Road, as a local landmark. After some discussion, the City Council voted to designate your house (the Churchill House) as a Highland Park Landmark, only if you consent to the nomination. Since we do not have a signed owners consent form, this item will remain on the table until a signed form is submitted to the City Council.

As you may know, the city's Historic Preservation Ordinance provides that the Historic Preservation Commission can recommend the nomination of Landmarks, as long as the owners do not object, after making every reasonable effort to contact owners who have not returned a signed owners consent form, although the Commission prefers to work with owners in this nomination process.

Designation of your house is important to the Historic Preservation Commission, because the house is an excellent representation of the significant body of work produced by Robert E. Seyfarth for Chicago's North Shore communities (see enclosed biography of Robert Seyfarth). I hope you will consider signing the attached owners consent form.

If you have any questions regarding this issue, please do not hesitate to call me at 432-0867. Additionally, I would be happy to meet with you at your convenience to further discuss the nomination.

Thank you for your consideration.

Sincerely,

Michael J. Kruse
Director of Community Development

cc: Irv Wagner, Chairman
Historic Preservation Commission

MEMORANDUM:

DATE: January 24, 1992

TO: Susan Benjamin

FROM: Diana Evanyshyn-Saltel, Assistant Planner DS

RE: 1375 Sheridan Road

Thank you again for volunteering to speak with Kathleen Schaul regarding the landmark designation of her home at 1375 Sheridan Road. Attached you will find: a blank owner consent form; my correspondence with Mrs. Schaul; the landmark nomination form; and the owner consent form she originally signed in 1988. If there is anything else you need, please feel free to call.

Thanks. See you next Thursday.

DES:aaw

No
OWNER
CONSENT

- EB 7/92

23 1882 Sheridan Road
1917

1 425 Laurel Avenue – Trinity Church
1910 addition

The activity, which is the subject of this brochure, has been financed in part with federal funds from the Department of the Interior, administered by the Illinois Historic Preservation Agency. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Illinois Historic Preservation Agency, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Illinois Historic Preservation Agency.

This program received Federal financial assistance for identification and protection of historic properties under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended. The U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:
Office for Equal Opportunity
National Park Service
P.O. Box 37127
Washington, DC 20013-7127
or
Equal Employment Opportunity Officer
Illinois Historic Preservation Agency
One Old State Capitol Plaza
Springfield, IL 62701

THE CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION
promotes the educational, cultural, economic, and general welfare of the community by protecting the City's architectural heritage. Preservation efforts began with the formation of the Highland Park Historic Preservation Committee in 1979, as well as the designation of four National Register Districts.

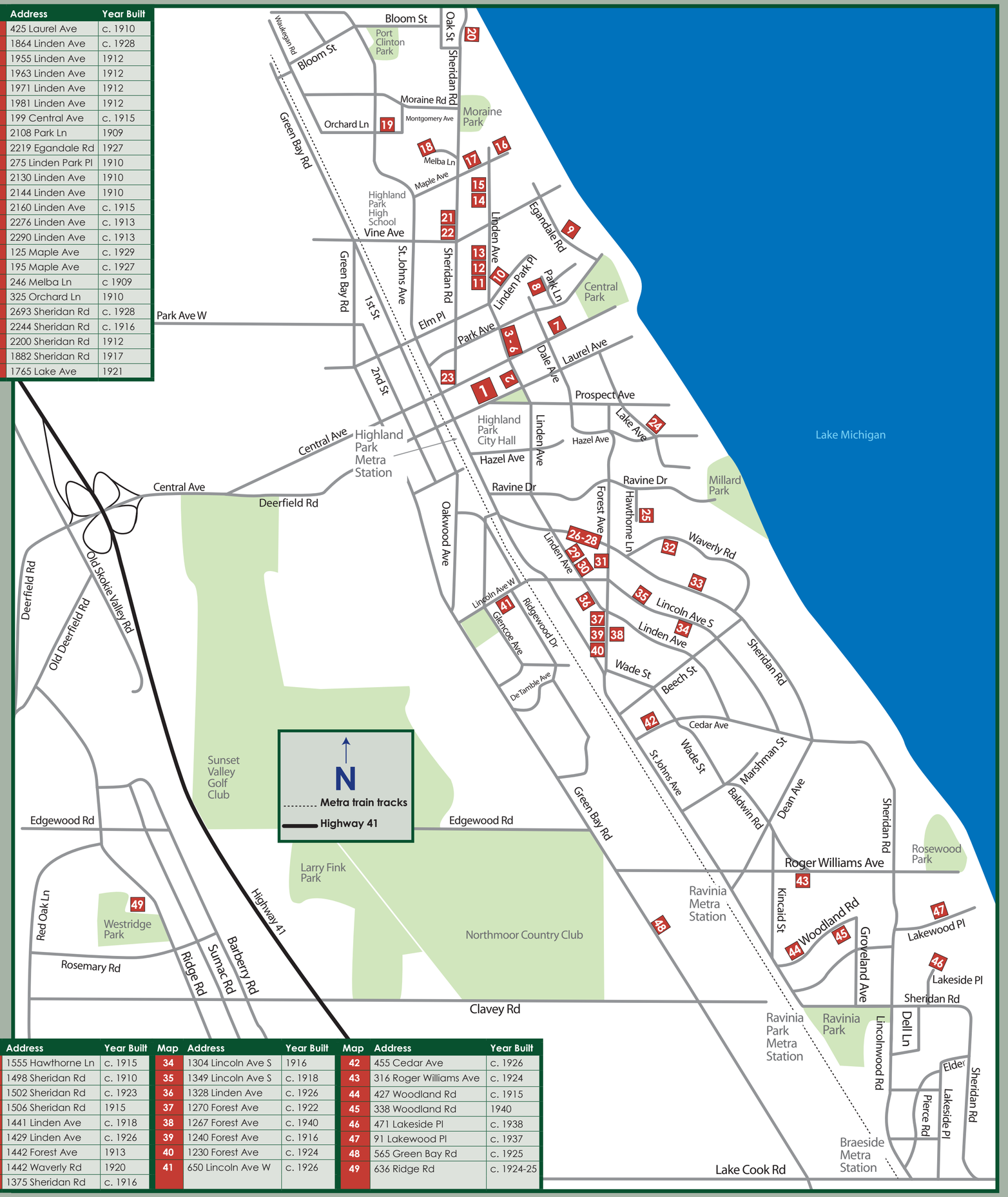
For more information on the activities of the Historic Preservation Commission, please visit our webpage at **www.cityhpil.com**. *Meetings are held monthly and the public is encouraged to attend and get involved.*

Special thanks to Mary Seyfarth and Peter Seyfarth, without whose support this project would not have been possible.

City of Highland Park
Historic Preservation Commission
1150 Half Day Road
Highland Park, IL 60035
Phone: 847-432-0867
Fax: 847-432-0954

design by jengordondesign.com

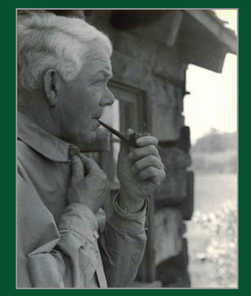
Map	Address	Year Built
1	425 Laurel Ave	c. 1910
2	1864 Linden Ave	c. 1928
3	1955 Linden Ave	1912
4	1963 Linden Ave	1912
5	1971 Linden Ave	1912
6	1981 Linden Ave	1912
7	199 Central Ave	c. 1915
8	2108 Park Ln	1909
9	2219 Egandale Rd	1927
10	275 Linden Park Pl	1910
11	2130 Linden Ave	1910
12	2144 Linden Ave	1910
13	2160 Linden Ave	c. 1915
14	2276 Linden Ave	c. 1913
15	2290 Linden Ave	c. 1913
16	125 Maple Ave	c. 1929
17	195 Maple Ave	c. 1927
18	246 Melba Ln	c 1909
19	325 Orchard Ln	1910
20	2693 Sheridan Rd	c. 1928
21	2244 Sheridan Rd	c. 1916
22	2200 Sheridan Rd	1912
23	1882 Sheridan Rd	1917
24	1765 Lake Ave	1921



Map	Address	Year Built
25	1555 Hawthorne Ln	c. 1915
26	1498 Sheridan Rd	c. 1910
27	1502 Sheridan Rd	c. 1923
28	1506 Sheridan Rd	1915
29	1441 Linden Ave	c. 1918
30	1429 Linden Ave	c. 1926
31	1442 Forest Ave	1913
32	1442 Waverly Rd	1920
33	1375 Sheridan Rd	c. 1916

Map	Address	Year Built
34	1304 Lincoln Ave S	1916
35	1349 Lincoln Ave S	c. 1918
36	1328 Linden Ave	c. 1926
37	1270 Forest Ave	c. 1922
38	1267 Forest Ave	c. 1940
39	1240 Forest Ave	c. 1916
40	1230 Forest Ave	c. 1924
41	650 Lincoln Ave W	c. 1926

Map	Address	Year Built
42	455 Cedar Ave	c. 1926
43	316 Roger Williams Ave	c. 1924
44	427 Woodland Rd	c. 1915
45	338 Woodland Rd	1940
46	471 Lakeside Pl	c. 1938
47	91 Lakewood Pl	c. 1937
48	565 Green Bay Rd	c. 1925
49	636 Ridge Rd	c. 1924-25



CITY OF
Highland Park Architectural Tour
FEATURING

ROBERT SEYFARTH ARCHITECTURE

ROBERT EDWARD SEYFARTH *was born on April 13, 1878 in Blue Island, IL. His parents were active in local business and community affairs. After attending the local school in Blue Island, he continued his education at the Chicago Manual Training School, which was eventually absorbed into the University of Chicago Laboratory Schools. Created by the Commercial Club of Chicago, it combined practical training in such topics as architectural drawing and construction with the usual course of a general education. After graduating in 1895, he worked under August Fiedler in the Architect's Department of the Chicago School Board. Around 1898, Seyfarth went to work for George Maher, an influential architect associated with the Prairie School style of architecture.*

In addition to his work in Maher's office, Seyfarth started to design houses on his own. His early works were in either the Prairie School Style or showed Maher's influence. In 1903, he built a Prairie School style house on Maple Avenue in Blue Island for himself and his future bride.

Around 1909 he opened his own practice. For a number of years he had an office in downtown Chicago, at first in the Corn Exchange Bank Building and then in the Tribune Tower. In 1934, during the depression, he moved his office into his house in Highland Park.

In 1910 he built a new house in the North Shore community of Highland Park and moved his family there. He and his wife, Neli Martin Seyfarth, became active in local affairs as his business thrived. She was involved in the PTA, the local school board, and the Highland Park Women's Club while he found clients among the businessmen and professionals moving to the northern suburbs.

The new house in Highland Park marked a change in the direction of his design work. With a gambrel roof, painted shingles for siding, large double hung windows, and an enclosed porch that ran the length of the house facing the street, its style alluded to historical precedents instead of the Prairie School style of his earlier work. For the rest of his career he would continue to design gracefully proportioned and finely detailed houses, often combining Colonial and Tudor elements with strong geometric forms.

Robert E. Seyfarth continued to live in Highland Park until his death in 1950.

2 1864 Linden Avenue
c. 1928

3 1955 Linden Avenue
1912

4 1963 Linden Avenue
1912

5 1971 Linden Avenue
1912

6 1981 Linden Avenue
1912

7 199 Central Avenue
c. 1915

8 2108 Park Lane
1909, altered

9 2219 Egandale Road
1927

10 275 Linden Park Place
1910

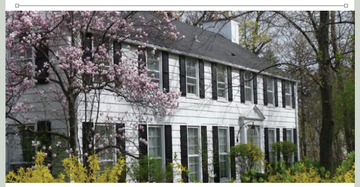
11 2130 Linden Avenue
c. 1910

12 2144 Linden Avenue
1910

13 2160 Linden Avenue
c. 1915

14 2276 Linden Avenue
c. 1913

15 2290 Linden Avenue
c. 1913



16 125 Maple Avenue
c. 1929

17 195 Maple Avenue
c. 1927

18 246 Melba Lane
c. 1909

19 325 Orchard Lane
1910

20 2693 Sheridan Road
c. 1928

21 2244 Sheridan Road
c. 1916

22 2200 Sheridan Road
c. 1912

24 1765 Lake Avenue
1921

25 1555 Hawthorne Lane
c. 1915

26 1498 Sheridan Road
c. 1910

27 1502 Sheridan Road
c. 1923

28 1506 Sheridan Road
1915

29 1441 Linden Avenue
c. 1918

30 1429 Linden Avenue
c. 1926

31 1442 Forest Avenue
1913

32 1442 Waverly Road
1920

33 1375 Sheridan Road
c. 1916

34 1304 Lincoln Avenue South
1916

35 1349 Lincoln Avenue South
c. 1918

36 1328 Linden Avenue
c. 1926

37 1270 Forest Avenue
c. 1922

38 1267 Forest Avenue
c. 1940, altered

39 1240 Forest Avenue
c. 1916, altered

40 1230 Forest Avenue
c. 1924

41 650 Lincoln Avenue West
c. 1926

42 455 Cedar Avenue
c. 1926

43 316 Roger Williams Avenue
c. 1924, altered

44 427 Woodland Road
c. 1915

45 338 Woodland Road
1940

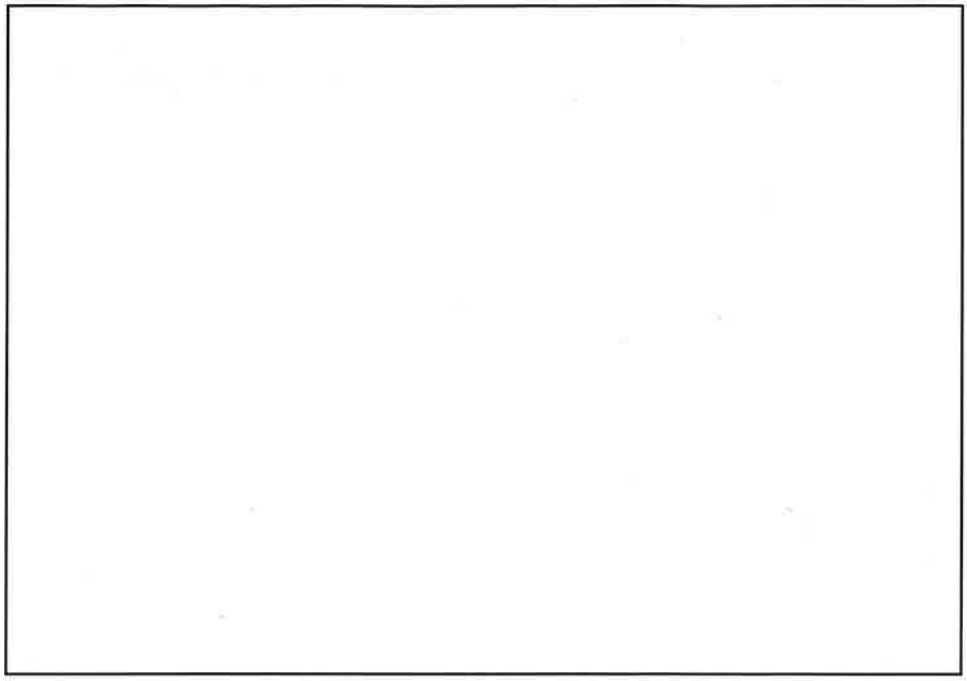
46 471 Lakeside Place
c. 1938

47 91 Lakewood Place
c. 1937

48 565 Green Bay Road
c. 1925

49 636 Ridge Road
c. 1924-25

ROBERT SEYFARTH ARCHITECTURE



RESEARCH INFORMATION

HIST NAME Seyfarth House

COMMON NAME

ARCHITECT Seyfarth, Robert E.

BUILDER

COST

ADDITIONAL INFORMATION:

Reason for Significance: A design and the residence of Highland Park's most prolific and distinguished architect, Robert E. Seyfarth.

SURVEY AREA:

AREA South Central Highland Park

LANDSCAPE FEATURES

Midblock; uniform setback; circular driveway; along busy thoroughfare

PHOTOGRAPHIC INFORMATION:

ROLL NO. 40 **FRAME NO.** 1

ROLL NO. **FRAME NO.**

ROLL NO. **FRAME NO.**

PREPARER Kristin Martin

ORGANIZATION Historic Certification Consultants

DATE 2/21/2001

1498 SHERIDAN RD

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 1498
DIRECTION
STREET SHERIDAN
ABB RD
PIN 1626208004

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

GENERAL INFORMATION

CATEGORY building
CONDITION Good
INTEGRITY Not altered

CURRENT FUNCTION Domestic - single dwelling
HISTORIC FUNCTION Domestic - single dwelling

SECONDARY STRUCTURE
SECONDARY STRUCTURE 2

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Dutch Colonial Revival
ARCHITECTURAL CLASSIFICATION2
ORIGINAL CONSTRUCTION DATE 1910
DATE SOURCE NR Nomination
EXTERIOR WALLS (current) Wood
EXTERIOR WALLS (original) Wood

OVERALL SHAPE OR PLAN L
NO. OF STORIES
WINDOW MATERIAL, TYPE(S) Wood
double hung 8/8
PORCH
ROOF (type and materials) Gambrel Asphalt
FOUNDATION Concrete

SIGNIFICANT FEATURES full height windows; octagonal vents on gables; louvered shutters
ALTERATION(S)

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

1660 Second Street, Colonial Revival (c. 1920)

Locally prominent architect Robert Seyfarth designed the Churchill House at 1375 Sheridan Road in 1919. Basically rectangular, the facade is organized into a main, symmetrical section with five bays, with a side section of the same height. The house is wood shingle and has multi-light wood double-hung windows throughout. A notable feature is the classical broken pedimented front entry with engaged pilasters. Another characteristic Colonial Revival house is the 1924 brick house with slate roof at 1643 Linden Avenue. This two and ½ story house has a gabled front entry portico with Doric columns. The entry door has a fanlight and multi-light sidelights.

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

One of the Colonial Revival houses in the Central Avenue/Deerfield Road Survey Area, at 1660 Second Street, is ranked locally significant. Built c.1920, it is basically symmetrical with a central front entry porch with brick piers and wood entablature. There is a projecting central bay on the second floor with engaged pilasters.

PERMIT PLACARD

PERMIT NO: BROF-22-04144

Permit Type: BUILDING ROOFING PERMIT
Description: ROOF- REMOVE EXISTING ROOFING MATERIALS AND INSTALL NEW SHINGLES
Date of Issuance: 09/09/2022

Site Address:	1375 SHERIDAN RD HIGHLAND PARK, IL 60035	**General Contractor:** ETRUSCAN EXTERIORS CORP 1460 OLD SKOKIE RD HIGHLAND PARK, IL 60035 (847) 926-0085	**License:** **Bus License:** 104.017432 **Expires:** 12/31/2023
Project Name:			
Project Description:			

LISTING OF PERMITS ASSOCIATED WITH THIS CONSTRUCTION PROJECT

BROF-22-04144

REQUIRED INSPECTIONS

1. Tree Preservation fencing.
2. Drainage and Grading silt fencing
3. Temporary driveway (new construction)
4. Footing or trench foundation (prior to pour)
5. Foundation wall (prior to pour when steel included)
6. Spot surveys showing top of foundation elevations New construction (required prior to framing)
7. First drain tile inspection (after forms are removed and prior to stone being covered)
8. Second drain tile and damp proofing inspection.
9. Rough grading per approved drainage & grading plan.
10. Slab inspection (basement, garage, & crawl space).
11. Driveway (prior to pouring)
12. Sewers and Water service (all work exposed).
13. Plumbing rough-in (includes gas pipe testing).
14. Electrical rough-in.
15. HVAC rough-in
16. Structural rough-in. Fire walls must be completely exposed. (mechanical rough inspections must have prior approval)
17. Insulation
18. EIFS inspections/reports provided by licensed 3rd Party.
19. Final plumbing (before any occupancy).
20. Final electrical (before any occupancy).
21. Final HVAC. (before any occupancy)
22. Final structural. Building (before any occupancy)
23. Final sprinkler/alarm (before any occupancy)
24. Engineering dept. (Final grading & drainage)/landscaping.
25. Public right-of-way restoration with seed/sod (germinated)
26. Water meter pit inspection.
27. Certificate of Occupancy inspections (complete)

All permits expire one (1) year after date of issuance.

To schedule Inspection call (847) 432-0808.
This department must have minimum notice of 24 hours prior to all requests for inspections. Due to heavy volumes at times, inspections may require greater notification. All work must be inspected prior to concealment.
General contractor, sub contractor and / or owner are responsible to have alarm contractor disable the fire alarm system on construction site during normal working hours. False alarms fee will be billed to the contractor for non-compliance and must be paid prior to final Certificate of Occupancy.

CAUTION: BEFORE DIGGING.
PLEASE CALL J.U.L.I.E. AT 1-800-892-0123

CONSTRUCTION HOURS: Monday through Friday 7:00 a.m. - 7:00 p.m. Saturday 9:00 a.m. - 5:00 p.m.
NO WORK on Sunday and Holidays. For a list of the holidays, please refer to www.cityhpil.com.

Persuant to IBC Sect. 104.1 & 105.7: This permit card shall be displayed prior to the start of construction and continuously until completion of construction at an approved location at the constuction site.

STATE Illinois
COUNTY Lake
TOWNSHIP OR OTHER DIVISION OF COUNTY Deerfield Township
NAME OF INSTITUTION X

9–197

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

[D1–578]

FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

SUPERVISOR'S DISTRICT No. 2
ENUMERATION DISTRICT No. 251
SHEET No. 9 B

NAME OF INCORPORATED PLACE Highland Park City Prct 2
WARD OF CITY 3

ENUMERATED BY ME ON THE 10th & 12th DAY OF January 1920. Ray L. Phillips ENUMERATOR.

Street, avenue, road, etc.	House number or farm (See instructions)	Number of dwelling house in order of visitation	Number of family in order of visitation	NAME of each person whose place of abode on January 1, 1920, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on January 1, 1920. Omit children born after January 1, 1920.	RELATION. Relationship of this person to the head of the family.	TENURE. Home owned or rented	If owned, free or mortgaged	PERSONAL DESCRIPTION. Sex.	Color or race.	Age at last birthday.	Single, married, widowed, or divorced.	CITIZENSHIP. Year of immigration to the United States.	Naturalized or alien.	If naturalized, year of naturalization.	EDUCATION. Attended school any time since Sept. 1, 1919.	Whether able to read.	Whether able to write.	NATIVITY AND MOTHER TONGUE. Place of birth of each person and parents of each person enumerated. If born in the United States, give the state or territory. If of foreign birth, give the place of birth and, in addition, the mother tongue. (See instructions.) PERSON. Place of birth.	Mother tongue.	FATHER. Place of birth.	Mother tongue.	MOTHER. Place of birth.	Mother tongue.	Whether able to speak English.	OCCUPATION. Trade, profession, or particular kind of work done, as teacher, salesman, laborer, etc.	Industry, business, or establishment in which at work, as cotton mill, dry goods store, farm, etc.	Employer, salary or wage worker, or working on own account.	Number of farm schedule.
1	2	3	4	5	C	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
51	426	162	168	Hartman Elsie	Servant			F	W	24	S	1915	Al			Yes	Yes	Finland	Finnish	Finland	Finnish	Finland	Finnish	Yes	Servant	Private family	W	
52				Hyman Pope	Servant			F	W	22	S	1914	Al			Yes	Yes	Finland	Finnish	Finland	Finnish	Finland	Finnish	Yes	Servant	Private family	W	
53				Harrell, Mary	Servant			F	W	50	M	Ire	Ire			Yes	Yes	Ireland	Irish	Ireland	Irish	Ireland	Irish	Yes	Cook	Private family	W	
54				Chimi, Gaml Rd	Servant			M	W	28	S	1907	Na	1918		Yes	Yes	Italy	Italian	Italy	Italian	Italy	Italian	Yes	Gardner	Private family	W	
55				Edlei, Alfonse	Servant			M	W	26	S	1907	Na	1918		Yes	Yes	Italy	Italian	Italy	Italian	Italy	Italian	Yes	Chauffeur	Private family	W	
56		Jan 17 1920		Anguiano, Ed	Head	R		M	W	42	M					Yes	Yes	Illinois		Massachusetts		Italy		Yes	Painter	Sunset Co	Emp	
57	208	163	169	——— Pearl	Wife			F	W	42	M					Yes	Yes	Iowa		Tennessee		England	English	Yes	None			
58				——— Virginia	Daughter			F	W	16	S					Yes	Yes	Illinois		Illinois		Iowa		Yes	None			
59				——— Julius	Daughter			F	W	13	S					Yes	Yes	Illinois		Illinois		Iowa		Yes	None			
60				——— Fernando	Son			M	W	7	S					Yes	Yes	Illinois		Illinois		Iowa		Yes	None			
61				Blackwell, Bertha	Servant			F	Bl	42	M					Yes	Yes	Illinois		Kentucky		Kentucky		Yes	Servant	Private family	W	
62	822	164	170	Butz, C. T.	Head	O	Fr	M	W	33	M					Yes	Yes	Illinois		Illinois		New York		Yes	Farmer	Dan Ring	Emp	
63				——— Jean Dr	Wife			F	W	30	M					Yes	Yes	Illinois		Canada	English			Yes	None			
64				——— Howard	Son			M	W	6	S					Yes	Yes	Illinois		Illinois		Illinois		Yes	None			
65				Reynolds, William	Servant			M	Bl	21	M					No	Yes	Tennessee		Tennessee		Tennessee		Yes	Servant	Private family	W	
66				——— Daniel	Servant			M	Bl	35	M					No	Yes	Tennessee		Tennessee		Tennessee		Yes	Cook	Private family	W	
67				Carney, Frances	Servant			M	W	31	S					Yes	Yes	Illinois		Illinois		Illinois		Yes	Chauffeur	Private family	W	
68	835	165	171	Hart, Jas	Head	O	Fr	M	W	29	M					Yes	Yes	Illinois		Illinois		Illinois		Yes	Manager	Clothing Co	Emp	
69				——— Gertrude	Wife			F	W	25	M					Yes	Yes	Illinois		Illinois		Illinois		Yes	None			
70				——— James M	Son			M	W	4	S							Illinois		Illinois		Illinois			None			
71				Solomon, Eleanore	Servant			F	W	42	S	1902	Al			Yes	Yes	Switzerland	Swiss	Switzerland	Swiss	Switzerland	Swiss	Yes	Nurse	Private family	W	
72				Olaya, Anna	Servant			F	W	28	M	1913	Na	1916		Yes	Yes	Norway	Norwegian	Norway	Norwegian	Norway	Norwegian	Yes	Domestic	Private family	W	
73	912	166	172	Roberts, Rose	Head		Mtg	F	W	33	M					Yes	Yes	Illinois		Ohio		Indiana		Yes	None			
74				——— Ellen M	Daughter			F	W	2	S							Illinois		Illinois		Illinois		Yes	None			
75				Lonnie, Erma L.	Teacher			F	W	37	S					Yes	Yes	New York		Germany	German	German		Yes	Teacher	Music	W	
76	920	167	173	Mayer, Edward	Head	O	Fr	M	W	45	M					Yes	Yes	Illinois		Illinois		Illinois		Yes	Farmer	Self	Emp	
77				——— Pearl	Wife			F	W	37	M					Yes	Yes	Illinois		Illinois		Illinois		Yes	None			
78				——— Catherine	Daughter			F	W	11	S					Yes	Yes	Illinois		Illinois		Illinois		Yes	None			
79				——— Margaret	Daughter			F	W	8	S					Yes	Yes	Illinois		Illinois		Illinois		Yes	None			
80				——— Elaine	Daughter			F	W	5	S					Yes	Yes	Illinois		Illinois		Illinois		Yes	None			
81				Meyer, August E	Servant			M	W	53	S	1904	Al			Yes	Yes	Germany	German	Germany	German	Germany	German	Yes	Engineer	Private family	W	
82				Fitzgerald, C. Bernice	Servant			F	W	33	S					Yes	Yes	Wisconsin		Wisconsin		Wisconsin		Yes	Servant	Private family	W	
83				——— Anna	Servant			F	W	64	M	1916	Al			No	Yes	Bohemia	Bohemian	Bohemia	Bohemian	Bohemia	Bohemian	Yes	Cook	Private family	W	
84				Gisley, Cyrille	Servant			M	W	35	M	1908	Na	1916		Yes	Yes	Belgium	Flemish	Belgium	Flemish	Belgium	Flemish	Yes	Chauffeur	Private family	W	
85	1139	168	174	Lambert, Victor E	Head	O	Fr	M	W	50	M					Yes	Yes	Michigan		England		Pennsylvania		Yes	Manager	Railroad Co	S	
86				——— Grace	Wife			F	W	44	M					Yes	Yes	Illinois		Ohio		Canada	English	Yes	None			
87				——— Doris	Daughter			F	W	17	S					Yes	Yes	Illinois		Michigan		Illinois		Yes	None			
88		X	169	175	Dondrosk, Sam	Servant			M	W	36	S	1910	Pa			Yes	Yes	Bohemia	Bohemian	Bohemia	Bohemian	Bohemia	Bohemian	Yes	Car helper	Ry. shops	W	
89	1289	170	176	Bourke, Eddie	Head	O	Fr	M	W	29	M					Yes	Yes	Illinois		Ireland	English	Ireland	English	Yes	Secretary	Lumber Co	W	
90				——— Bessie	Wife			F	W	27	M					Yes	Yes	Illinois		England	English	England	English	Yes	None			
91				——— Dorothy Jane	Daughter			F	W	5	S							Illinois		Illinois		Illinois		Yes	None			
92		171	177	Knight, Geo E.	Head	O	Fr	M	W	30	M					Yes	Yes	Illinois		New York		Illinois		Yes	Architect	Home	W	4
93				——— Helen May	Wife			F	W	29	M					Yes	Yes	Illinois		Illinois		Illinois		Yes	None			
94				——— Catherine A	Son			M	W	5	S					Yes	Yes	Illinois		Illinois		Illinois		Yes	None			
95		1220	172	178	Booth, Earl H.	Head	O	Fr	M	W	37	M					Yes	Yes	Ohio		Ohio		Ohio		Yes	Engineer	Electric Furnace	S	
96				——— Ingeborg	Wife			F	W	35	M							Illinois		Illinois		Sweden		Yes	None			
97				——— Richard	Son			M	W	12	S					Yes	Yes	Ohio		Ohio		Ohio		Yes	None			
98				——— Elizabeth	Daughter			F	W	11	S					Yes	Yes	Ohio		Ohio		Ohio		Yes	None			
99				——— Madeleine	Daughter			F	W	9	S					Yes	Yes	Illinois		Ohio		Ohio		Yes	None			
100				——— David	Son			M	W	7	S					Yes	Yes	Illinois		Ohio		Ohio		Yes	None			

Sheridan Rd
Linden Ave

Citation:
"Illinois, United States records," images, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:33S7-9R6G-ZM6?view=index : Dec 18, 2025), image 427 of 1140; United States. National Archives and Records Administration.
Image Group Number: 004964806

https://www.familysearch.org/ark:/61903/3:1:33S7-9R6G-ZM6?view=index

JAMES M. HART DIES IN ASHEVILLE, N. C.

Death of Highland Park Resident and Chicago Business Man

Relatives here received word last week of the death at Asheville, N. C., of James M. Hart of 835 South Sheridan road. Mr. Hart was a member of the firm of Hart, Schaffner & Marx and was prominent in Chicago business circles. He is survived by his wife, Mrs. Gertrude Foreman Hart, two sons, James M. Hart, Jr., and Richard Foreman Hart, and a brother and sister, Abraham S. Hart, and Mrs. Joel Spitz.

the above described premises, and given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and attested by its Assistant Secretary, the day and year first above written.

UNION BANK OF CHICAGO, as Trustee under trust agreement known as No. 272 to bind the trust estate and not individually.

Union Bank of Chicago, Corporate Seal, Chicago, Illinois.

JAM

By F. H. Hayes
Vice President.

MEC

Attest: J. M. Treveiler
Asst. Secretary.

STATE OF ILLINOIS)
SS:
COUNTY OF COOK)

I, ELLA LEGNER, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY That F. H. HAYES, Vice President of the UNION BANK OF CHICAGO, and J. M. TREVEILER, Assistant Secretary of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Asst. Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said Asst. Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Company, did affix the said corporate seal of said Company to said instrument as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10th day of April 1930.

Ella Legner
Notary Public.

Ella Legner, Notary Public, Cook County, Ill.

10;

Doc. No. 352751, Filed April 18th A.D. 1930 at 3:30 o'clock P. M.

THIS INDENTURE WITNESSETH, That the Grantors, GERTRUDE FOREMAN SCHWARZ (formerly Gertrude Foreman Hart, the widow of James M. Hart, deceased, and now the wife of Sidney L. Schwarz) and SIDNEY L. SCHWARZ, her husband, both of the City of Highland Park in the County of Lake and State of Illinois, for and in consideration of THIRTY-SIX THOUSAND FIFTY and no/100 ($36,050.00) Dollars, in hand paid, CONVEY AND WARRANT to WILLIAM G. STRONG and JANE B. STRONG, husband and wife, not as tenants in common, but as joint tenants, of the City of Highland Park County of Lake and State of Illinois, the following described Real Estate, situated in the City of Highland Park, in the County of Lake, in the State of Illinois, to wit:
Lot one (1) in Hart's Subdivision of Lots fifteen (15) and sixteen (16) in the Resubdivision of Lots 1, 2, 3, 4, 5, 6, 15, 16 and 17 in Block Sixty-nine (69) in Highland Park in the Northwest quarter of fractional Section Twenty-five (25), Township forty-three (43) North, Range Twelve (12) East of the Third Principal Meridian, together with all buildings and improvements thereon;

TO HAVE AND TO HOLD the said described premises and real estate not in tenancy in common, but in joint tenancy; and the said premises are hereby expressly declared to pass hereunder to the grantees not in tenancy in common, but in joint tenancy;

by virtue of the Homestead Exemption Laws of the State of Illinois.

This conveyance is made subject to all and singular the covenants, agreements, conditions, restrictions, regulations and provisions contained in the certain deed of said Severt K. Lund to said William B. Ingvoldstad, dated April 13, 1921, and filed for record in the office of said Recorder of Deeds on April 29, 1921, as Document 201498, reference thereto being had; and the said grantees herein hereby bind themselves, their heirs, legal representatives and assigns, jointly and severally, to observe and keep said covenants, agreements, conditions, restrictions, regulations and provisions, so far as the same apply either expressly or by implication to the said Lot 20 hereby conveyed and to the grantees herein, their heirs, legal representatives and assigns, and the acceptance of this conveyance or entry into possession of the premises herein conveyed shall constitute an acceptance by the grantees herein of the covenants, agreements, conditions, restrictions, regulations and provisions herein set forth, mentioned or referred to.

This conveyance is subject to the general taxes of 1938.

DATED, this 11th day of June, A. D. 1940.

William B. Ingvoldstad (Seal)

Sophia M. Ingvoldstad (Seal)

STATE OF Iowa)
) ss.
County of Winneshiek)

I, Hans C. Hjerleid a Notary Public in and for said County of Winneshiek in the State of Iowa aforesaid, DO HEREBY CERTIFY, That William B. Ingvoldstad and Sophia M. Ingvoldstad, 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 my seal, this 11th day of June A. D. 1940.

. Hans C. Hjerleid IOWA .
. Notarial Seal .

Hans C. Hjerleid

Notary Public

My Commission expires July 4th, A. D. 1942.

Doc. No. 495678, Filed May 24th A.D. 1941, at 11:25 o'clock A.M.

THIS INDENTURE, Made this 24th day of May 1941, between JANE B. STRONG, a widow of Highland Park of the .....in the County of Lake and State of Illinois party of the first part, and ROBERT M. BECKLER and MILDRED M. BECKLER, his wife, of the Village of Kenilworth in the County of Cook and State of Illinois parties of the second part:

WITNESSETH, That the party of the first part, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, in hand paid, conveys and warrants to the said parties of the second part, not in tenancy in common, but in joint tenancy, the following described Real Estate, to-wit:

Lot one (1) in Hart's Subdivision of Lots 15 and 16 in the Resubdivision of Lots 1 to 6, inclusive, Lots 15, 16 and 17 in Block 69 in Highland Park, in the North West Quarter of Fractional Section 25, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat of said Hart's Subdivision recorded March 24, 1919 as Document 182546, in Book "K" of Plats, page 14,

situated in the City of Highland Park County of Lake, in the State of Illinois, hereby releas-

WARRANTY DEED—Statutory (Joint Tenancy) Approved by { The Chicago Real Estate Board / The Chicago Title and Trust Co.

BOOK 1483 PAGE 318

This Indenture,

made this 6th day of September 19 56, between ROBERT M. BECKLER and MILDRED M. BECKLER, his wife

of the City of Highland Park in the County of Lake and State of Illinois parties of the first part, and

MEYER J. RAGIR and NORMA L. RAGIR, his wife

of the Great Neck in the County of Nassau and State of New York parties of second part.

Witnesseth, that the parties of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration ~~Dollars~~ in hand paid, convey ~~—~~ and warrant ~~—~~ to the said parties of the second part, not in tenancy in common, but in joint tenancy, the following described Real Estate to-wit:

Lot one (1) in Hart's Subdivision of Lots fifteen (15) and sixteen (16) in the Resubdivision of Lots one (1) to six (6), inclusive, fifteen (15), sixteen (16), and seventeen (17) in Block 69 in Highland Park, in the Northwest quarter of fractional Section twenty-five (25), Township forty-three (43) North, Range twelve (12) East of the Third Principal Meridian, according to the plat of said Hart's Subdivision recorded March 24, 1919 as Document 182546 in Book "K" of Plats, Page 14,

situate in the City of Highland Park 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.

To Have and to Hold the above granted premises unto the said parties of the second part forever, not in tenancy in common, but in joint tenancy.

This conveyance is made subject to general taxes for the year 1956 and subsequent years.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seals the day and year first above written.

Robert M. Beckler (SEAL)

Mildred M. Beckler (SEAL)

(SEAL)

S-15 2M 1-56 H.F.S.

RS 46.25

mail 240200

RELEASE DEED

State of Illinois } ss.
Lake County }
Filed for record in the
AUG 31 1962 at
recorded in Book
of RECORDS Page

Form 216 R 962

THE ABOVE SPACE FOR RECORDER'S USE ONLY

KNOW ALL MEN BY THESE PRESENTS, That CHICAGO TITLE AND TRUST COMPANY, a corporation of the State of Illinois, as Trustee

in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto

Meyer J. Ragir and Norma L. Ragir, his wife

the heirs, legal representatives and assigns of the grantee or grantees herein, all the right, title, interest, claim, or demand whatsoever it may have acquired in, through or by a certain Trust Deed, recorded in the Recorder's Office of Lake County, in the State of Illinois, as Document Number 923111

in book 1480, page 511

to the premises situated in the said County, State of Illinois, described as follows, to-wit:

Lot 1 in Hart's Subdivision of Lots 15 and 16 in the Resubdivision of Lots 1 to 6, inclusive, 15,16 and 17 in Block 69 in Highland Park, in the Northwest 1/4 of fractional Section 25, Township 43 North, Range 12, East of the Third principal meridian, according to the plat of said Hart's Subdivision recorded March 24, 1919 as Doc.No. 182546 in Book "K" of Plats, page 14, in Lake County, Illinois,

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed, (Date) AUG 28 1962

CHICAGO TITLE AND TRUST COMPANY
as Trustee as aforesaid,

By _____ Assistant Vice-President

Attest _____ Assistant Secretary

STATE OF ILLINOIS, COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal Date AUG 2[illegible] 1962.

Margaret C. Cardual
Notary Public

DELIVERY
NAME
STREET
CITY
INSTRUCTIONS

DOVENMUEHLE, INC.
136 S. LA SALLE ST.
CHICAGO 3, ILLINOIS

OR

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1375 Sheridan Road
Highland Park, Illinois

240200

BOOK 1964 PAGE 33

CHICAGO TITLE & TRUST CO.

GEORGE E COLE
LEGAL FORMS

No. 810
July, 1967

(E) 378169

1728874

WARRANTY DEED

Joint Tenancy (Illinois Statutory

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTORS, MEYER J. RAGIR and NORMA L. RAGIR, 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 consideration in hand paid,
CONVEY and WARRANT unto J. C. E. FULLER (a/k/a JAMES C. E. FULLER)
and D. SHIRLEY FULLER, of 1375 Sheridan Road,
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:

Lot 1 in Hart's Subdivision of Lots 15 and 16 in the Resubdivision of Lots 1 to 6, inclusive, 15, 16 and 17 in Block 69 in Highland Park, in the North West quarter of fractional Section 25, Township 43 North, Range 12, East of the 3rd P. M., according to the plat of said Hart's Subdivision recorded March 24, 1919, as Document 182546, in Book "K" of Plats, page 14.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
F.B. 10685 SEP 16 '75 ★★★ DEPT OF REVENUE 140.00

AFFIX "RIDERS" OR REVENUE STAMPS HERE

140.00

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 taxes for 1974 and subsequent years to the extent not yet due and owing.**

DATED this 30th day of July 19 75

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

(Seal) Meyer J. Ragir (Seal)
MEYER J. RAGIR

(Seal) Norma L. Ragir (Seal)
NORMA L. RAGIR

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 Meyer J. Ragir and Norma L. Ragir, 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.

LORETTA P. McKENZIE NOTARY PUBLIC STATE OF ILLINOIS

Given under my hand and official seal, this 28th day of August 19 75

Commission expires Sept. 14 1979

Loretta P. McKenzie

Loretta P. McKenzie

THIS INSTRUMENT WAS PREPARED BY:
Edward J. Wong, Jr. Attorney at Law
One IBM Plaza - Suite 4700
Chicago, Illinois 60611

MAIL TO: CONTINENTAL ILLINOIS NATIONAL BANK
231 S. LA SALLE ST. -- 15th FLOOR
(Address)
CHICAGO, ILLINOIS 60693
- C.M.MEIER, RESIDENTIAL LOAN DIV.

OR RECORDER'S OFFICE BOX NO. ____

ADDRESS OF GRANTEES and
ADDRESS OF PROPERTY
1375 Sheridan Road

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.C.E.FULLER
(Name)
AS ABOVE
(Address)

DOCUMENT NUMBER

2

Warranty Deed

JOINT TENANCY

NO INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

1728874

DOC. _____
FILED FOR RECORD IN RECORDERS
OFFICE OF [illegible] ILLINOIS

'75 SEP 16 PM 1:33

[illegible]
RECORDER OF DEEDS

(2) 37,916 9 1728875

This Mortgage,

made at Chicago, Illinois, this 30th day of July, 19 75, by and between J. C. E. Fuller and D. Shirley Fuller, his wife, of Highland Park, Lake County, Illinois (hereinafter, whether one or more, called the "Mortgagor"), and CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, having its principal office at 231 South LaSalle Street, in Chicago, Cook County, Illinois 60693 (hereinafter sometimes called the "Mortgagee").

W I T N E S S E T H :

WHEREAS, the Mortgagor is justly indebted to the Mortgagee, which said indebtedness is evidenced by one certain installment note (the "Note") of the Mortgagor, of even date herewith, made payable to the order of CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, and delivered, in the amount of ----------NINETY THREE THOUSAND AND NO/100THS----------Dollars ($93,000.00) and providing for interest on the unpaid balance thereof at the rate specified therein, all payable in installments as provided in the Note, with a final payment of principal and interest due, if not sooner prepaid in accordance with the prepayment privilege therein contained, on September 1, 2000. All of said principal and interest is payable in lawful money of the United States of America at the office of **CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO,** Chicago, Illinois, or at such place as the legal holder of the Note may from time to time appoint in writing.

NOW, THEREFORE, for the purpose of securing the payment of the principal of and interest on the Note and the performance of the covenants and agreements herein contained to be performed by the Mortgagor, the Mortgagor hereby conveys and warrants unto the Mortgagee, its successors and assigns, the following described real estate situated in the County of Lake and State of Illinois, to-wit:

Lot 1 in Hart's Subdivision of Lots 15 and 16 in the Resubdivision of Lots 1 to 6, inclusive, 15, 16 and 17 in Block 69 in Highland Park, in the North West quarter of fractional Section 25, Township 43 North, Range 12, East of the 3rd P. M., according to the plat of said Hart's Subdivision recorded March 24, 1919, as Document 182546, in Book "K" of Plats, page 14, in Lake County, Illinois.

Mail to: Continental Ill Natl Bk and Tr Co.
231 South LaSalle St.
Chicago, Illinois 60693 Attn: Cust Mtge

TOGETHER with all buildings, improvements, tenements, easements, fixtures and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagor may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including without restricting the foregoing, screens, window shades, storm doors and windows, floor coverings, awnings, stoves, water heaters, built-in ovens, washers, dryers and disposal units. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises shall be considered as constituting part of the real estate, and all of which together with the real estate are hereinafter sometimes referred to as the "premises" or the "mortgaged property."

TO HAVE AND TO HOLD the mortgaged property unto the Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, hereby releasing and waiving all rights of the Mortgagor under and by virtue of the Homestead Exemption Laws of the State of Illinois in and to the premises hereby conveyed.

Mortgagor convenants and agrees:

1. Mortgagor shall (i) promptly repair, restore or rebuild any buildings or improvements now or hereafter constituting part of the premises which may become damaged or be destroyed (unless Mortgagee shall elect to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage); (ii) keep the premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (iii) pay, when due, any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and, upon request, exhibit satisfactory evidence of the discharge of such prior lien to Mortgagee; (iv) complete, within a reasonable time, any building or buildings or other improvements now or at any time in process of erection upon the above described real estate; (v) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (vi) make no material alterations or additions to the premises except as required by law or municipal ordinance or as consented to in writing by Mortgagee, but in no event suffer or permit any removal or demolition of any part of the premises, nor suffer or permit the premises to be abandoned or to be used for a purpose other than that for which the premises are presently used or represented to Mortgagee to be used; (vii) appear in and defend any proceedings which, in the opinion of the Mortgagee, impairs the security afforded hereby.

2. The Mortgagor agrees to deposit with the Mortgagee on each day on which an installment payment is to be made on the Note, until the indebtedness hereby secured shall have been fully paid, an amount equal to the amount estimated by the Mortgagee to be annually payable with regard to the premises, on real estate taxes, special assessment levies, property insurance premiums,

4

and any similar charges divided by the number of installments to be made on the Note in each year beginning with first day on which an installment payment is to be made thereunder. Said sums shall be held by the Mortgagee, without any allowance or payment of interest, for application for payment of taxes, special assessment levies and insurance premiums when due. The Mortgagor further agrees to deposit, within 10 days after receipt of demand therefor, any deficiency in the aggregate of such monthly deposits, in the event the tax, special assessment levies or insurance bills when issued, shall be in excess of the aggregate of such deposit being held for payment of such charge. All such deposits are pledged as additional security for payment of the indebtedness secured hereby and, in the event of a default in any of the provisions contained in this Mortgage or in the Note, at the option of the Mortgagee, the Mortgagee may, without being required to do so, apply any monies at the time on deposit to payment, in whole or in part, of any of the Mortgagor's obligations herein or in the Note contained in such order and manner as the Mortgagee may elect. The Mortgagee shall be under no obligation to obtain the tax, special assessment levies or insurance bills or to ascertain the correctness thereof, nor shall the Mortgagee be obligated to attend to the payment thereof, except on timely presentation of such bills, provided, however, the Mortgagee may make payment authorized in this Mortgage relating to taxes or assessments or insurance bills according to any bill, statement or estimate which it may elect to procure from the appropriate public office or company, as the case may be, without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof. The Mortgagor shall pay, before any penalty attaches, all taxes, assessments, water charges, sewer charges and other charges against the premises, for which sums as aforesaid are not deposited with the Mortgagee.

3. Until all unpaid indebtedness secured hereby is fully paid (or in case of foreclosure, until the expiration of the period of redemption, if any) the Mortgagor shall keep the buildings and improvements now or hereafter constituting part of the premises insured in an amount satisfactory to the Mortgagee (but the Mortgagee shall not require an amount exceeding the full insurable value of such buildings and improvements) against damage by fire (with extended coverage, vandalism and malicious mischief endorsements). The Mortgagor further agrees to maintain in full force and effect such other insurance as the Mortgagee may require, including any required flood insurance, in such amounts as shall be adequate to protect the mortgaged property, and in companies approved by the Mortgagee and shall pay or provide for payment of premiums on such insurance as provided herein or in such other manner the Mortgagee may reasonably request. All such insurance policies shall be delivered to and remain with the Mortgagee during said period or periods, and each shall contain the standard mortgage clause making all sums recoverable upon said policies payable to the Mortgagee. Acceptance by the Mortgagee of an insurance policy deposited by the Mortgagor or the purchase of insurance by the Mortgagee upon the Mortgagor's failure so to do, will not of itself constitute an admission either (i) that the building and improvement portions of the premises are fully insured, or (ii) that the policy satisfies all the requirements of this Mortgage. In the case of loss covered by any of such policies, the Mortgagee is authorized to adjust, collect and compromise in its discretion, all claims thereunder and in such case, the Mortgagor covenants to sign upon demand, or the Mortgagee may sign or endorse in the Mortgagor's behalf all necessary proofs of loss, receipts, releases, and other papers required of the Mortgagor to be signed by the insurance companies. At the option of the Mortgagee, all or part of the proceeds of any such insurance may be applied either to the restoration of the premises or to the reduction of the indebtedness secured hereby. In the event the premises are restored, the Mortgagee may pay the insurance proceeds in accordance with its customary construction loan payment procedures and the Mortgagor agrees in such event to pay the Mortgagee its customary fee for such services.

4. In case the premises, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any mortgaged property taken or for damages to any mortgaged property not taken, and all condemnation money so received shall be forthwith applied by the Mortgagee as it may elect to the immediate reduction of the indebtedness secured hereby or to the repair and restoration of any mortgaged property so damaged, upon the same conditions and with the same effect as provided in paragraph 3 with reference to the application of insurance moneys recovered by the Mortgagee.

5. Upon default of Mortgagor of any agreement herein, Mortgagee may, but need not, make any payment or perform any act required of the Mortgagor in this Mortgage in any form and manner deemed expedient, and in any event may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture regarding said premises or contest any tax or assessment. All monies paid for any of the purposes herein authorized or by reason of the failure of the Mortgagor to perform the covenants in this Mortgage contained, and all expenses paid or incurred in connection therewith, including, without limitation, attorneys fees, and any other monies advanced by the Mortgagee to protect the premises and the lien hereof, plus reasonable compensation to the Mortgagee for each matter concerning which action is authorized under this Mortgage may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the maximum rate allowed by law. Without limiting in any way the generality of the foregoing, all expenditures and expenses when paid or incurred by the Mortgagee in connection with (i) any proceeding, including, without limitation, probate and bankruptcy proceedings, to which Mortgagee shall be or made a part, either as plaintiff, claimant, or defendant by reason of this Mortgage or any indebtedness hereby secured; (ii) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose, whether or not actually commenced; or (iii) preparations for the defense of any threatened suit or proceedings which might affect the premises or the security hereof, whether or not actually commenced; or (iv) enforcement in any way of the provisions of the Note or of this Mortgage, shall become so much additional indebtedness secured hereby and payable at the time and with interest as aforesaid.

Any such action of the Mortgagee shall never be considered as a waiver of any right accruing to it on account of any default on the part of Mortgagor under the Note or this Mortgage. Each right, power or remedy herein conferred upon the Mortgagee is cumulative with every other right of the Mortgagee whether herein or by law or equity conferred.

6. Mortgagor shall pay each item of indebtedness herein and in the Note, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee, and without notice to or demand upon the Mortgagor or to any other person obligated or bound by the Note, all unpaid indebtedness secured by this Mortgage shall become due and payable, notwithstanding anything in the Note or in this Mortgage to the contrary, (i) five days after default in making payment of any installment of principal or interest on the Note or in the payment of any other indebtedness arising under this Note or the Mortgage if any such default shall not be cured within such five days, or (ii) ten days after default shall occur in the performance of any other agreement of the Mortgagor herein contained and if such default shall not be cured within such ten days.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, the Mortgagor hereby waives all right to the possession, income, and rents of the premises, and thereupon it shall be lawful for the Mortgagee, and the Mortgagee is hereby expressly authorized and empowered, to enter into and upon and take possession of the premises, to lease the same, collect and receive all rents, issues and profits thereof and apply the same, less the necessary expenses of collection thereof, for the care, operation, and preservation of the premises, including, without limitation, the payment of fees, insurance premiums, cost of operation of the premises, taxes, assessments, interest, penalties and water charges, or at the election of the Mortgagee, in its sole discretion, to apply all or any part thereof to a reduction of said indebtedness; and it is further expressly covenanted and agreed that, upon any such breach, the Mortgagee shall have the right to immediately foreclose this Mortgage, and upon the filing of any bill for that purpose, the court in which such bill is filed may at once, or at any time thereafter, either before or after foreclosure sale, and without notice to the Mortgagor, or to any party claiming under the Mortgagor and without regard to the solvency or insolvency at the time of such application, for a receiver of the Mortgagor or any other person or persons then liable for the payment of the indebtedness secured hereby, and without regard to the then value of the premises or whether the same shall then be occupied, in

whole or in part, as a homestead by the owner of the equity of redemption, and without requiring any bond from the complainant in such proceedings, appoint a receiver for the benefit of the Mortgagee, with power to take possession, charge and control of the premises, to lease the same, to keep the building thereon insured and in good repair, and to collect all the rents, issues and profits of the premises during the pendency of such foreclosure suit, and, in case of foreclosure sale and a deficiency, during the full statutory period of redemption; and the court may, from time to time, authorize said receiver to apply the net amounts remaining in his hands, after deducting reasonable compensation for the receiver and his attorney as allowed by the court, in payment (in whole or in part) of any or all of the following items in such order of priority as the Mortgagee may determine: (i) amount due upon the indebtedness secured hereby, (ii) amount due upon any decree entered in any suit foreclosing this Mortgage, (iii) insurance premiums or repairs as aforesaid, upon the improvements upon said premises, (iv) taxes, special assessments, water charges and interest, penalties and costs, in connection therewith, or (v) any other lien or charge upon the premises that may be or become superior to the lien of this Mortgage, or of any decree foreclosing the same.

8. In case of foreclosure of this Mortgage, or the commencement of foreclosure proceedings or preparation therefor, all expenses of every kind paid or incurred by the Mortgagee in or about the enforcement, protection, or collection of this Mortgage, including, without limitation, reasonable costs, attorney's fees, and stenographer's fees of the complainant in such proceeding or preparation therefor, advertising costs, outlays for documentary evidence, and the cost of such title insurance or commitments therefor as deemed necessary by Mortgagee, in its sole judgment, shall be paid by the Mortgagor, and all similar fees, costs, charges and expenses paid or incurred by the Mortgagee in any other suit or legal proceeding in which it shall be or be made a party by reason of this Mortgage, all moneys advanced by the Mortgagee for any purpose authorized in this Mortgage, with interest on such advances at the maximum rate allowed by law, shall also be paid by the Mortgagor and all such fees, costs, charges and expenses, shall constitute so much additional indebtedness secured by this Mortgage, and shall be allowed in any decree of foreclosure hereof. No proceeding to foreclose this Mortgage, whether or not decree of foreclosure shall have been entered, shall be dismissed, nor shall a release of this Mortgage be given until all such expenses, charges, and costs of suit, including Mortgagee's, attorney's, and stenographer's fees, shall have been paid.

9. No action for the enforcement of the lien or of any provisions hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the Note.

10. Notwithstanding any subsequent extension of the time of payments of the Note, or any installment thereof, the liability of the maker thereof shall in no event cease until the payment in full of all indebtedness hereby secured.

11. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. If any Mortgagor is a corporation, it hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage, on its own behalf and on behalf of each and every person, except decree or judgment creditors of such Mortgagor, acquiring any interest or title to the premises subsequent to the date of this Mortgage.

13. This Mortgage and all provisions hereof shall extend to and be binding upon Mortgagor, his heirs, executors, administrators, successors and assigns, and all persons claiming under or through the Mortgagor and the word "Mortgagor" when used herein, shall denote the plural as well as the singular and shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the Note of this Mortgage.

14. Mortgagor further covenants and agrees not to transfer or cause to be transferred or suffer an involuntary transfer of any interest, whether legal or equitable, and whether possessory or otherwise in the premises, to any third party, so long as the debt secured hereby subsists, without the advance written consent of Mortgagee, and further that in the event of any such transfer by the Mortgagor without the written consent of the Mortgagee, the Mortgagee may, in its sole discretion, and without notice to the Mortgagor, declare the whole of the debt hereby secured immediately due and payable.

15. No delay or omission to exercise any remedy or right accruing on any default shall impair any such remedy or right, or shall be construed to be a waiver of any such default, or acquiescence therein, nor shall it affect any subsequent default of the same or a different nature. Every such remedy or right may be exercised from time to time and as often as may be deemed expedient by the Mortgagee or by the holder of the Note. The invalidity of any one or more agreements, phrases, clauses, sentences or paragraphs of this Mortgage shall not affect the remaining portions of this Mortgage, or any part thereof, and in case of any such invalidity, this Mortgage shall be construed as if such invalid agreements, phrases, clauses, sentences or paragraphs had not been inserted.

THIS INSTRUMENT WAS PREPARED BY
JOSEPH M. TWO
231 SO. LA SALLE ST.
CHICAGO, ILLINOIS 60693

WITNESS the hand(s) and seal(s) of the Mortgagor the day and year first above written.

J. C. E. Fuller (SEAL)

D. Shirley Fuller (SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, _____, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY that J. C. E. Fuller and D. Shirley Fuller, his wife

who are personally known to me to be the same person s 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 involuntary act, for the uses and purposes therein set forth, including the release and waiver of their right of homestead.

GIVEN under my hand and Notarial Seal this 27th day of August, A.D. 1975

Notary Public

My commission expires:

Oct 3, 1975

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

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

_____,

personally known to me to be the _____ President of _____ _____

_____, a _____

corporation, and _____ _____ ,

personally known to me to be the _____ Secretary of said corporation, and 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 severally acknowledged that as such

_____ President and _____ Secretary, they signed and delivered

the said instrument as _____ President and _____ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 19__.

_____
Notary Public

My commission expires:

1728875

1728875

DOC
RECORDER'S OFFICE
'75 SEP 10 PM 1:33

RECORDER OF DEEDS

Box _____

LOAN No. 123196

MORTGAGE

J.C.E. FULLER AND

D. SHIRLEY FULLER, HIS WIFE

TO

CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO

MAIL TO:
CONTINENTAL ILLINOIS NATIONAL BANK
231 S. LA SALLE ST. -- 15th FLOOR
CHICAGO, ILLINOIS 60693
C.M.MEIER, RESIDENTIAL LOAN DIV.

CONTINENTAL BANK
CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO
231 SOUTH LA SALLE STREET, CHICAGO, ILLINOIS 60693

ADDRESS OF PROPERTY:

1375 SHERIDAN ROAD
HIGHLAND PARK ILLINOIS 60035

D 2650-S

8/

GEORGE E. COLE®
LEGAL FORMS

NO. 803
February, 1985

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

2680770

RECORDER
LAKE COUNTY, ILLINOIS

1988 MAY 10 PM 1:31

Frank J. Kuetra

THIS INDENTURE, made this 28th day of April, 1988, between ERMC, INC., formerly EQUITABLE RELOCATION MANAGEMENT CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and ROBERT J. SCHAUL & KATHLEEN M. SCHAUL HIS WIFE of: 264 Lakewood, Bloomfield, Mi. 48013

(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100---------- Dollars and & other good & valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Lake and State of Illinois known and described as follows, to wit:

Above Space For Recorder's Use Only

Lot 1 in Hart's Subdivision of Lots 15 and 16 in Resubdivision of Lots 1-6 including Lots 15, 16 and 17 in Block 69 in Highland Park, Lake County, Illinois, situated in the North West quarter of fractional Section 25, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, of Hart's Subdivision recorded as document number 182546.

Subject to: general taxes for 1987 and subsequent years, covenants, conditions, restrictions, easements and building lines of record, if any.

The Grantor covenants and agrees to and with Grantees, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above described property against all persons lawfully claiming to claim the same, by, through or under the Grantor.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Index Number(s): 16-25-104-022

Address(es) of real estate: 1375 Sheridan Road, Highland Park, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Admin. Vice President, and attested by its Assistant Secretary, the day and year first above written.

ERMC, INC.
(Name of Corporation)

By Bruce Merrill
President

Attest: Lisa Thaller
Secretary

This instrument was prepared by JAMES R. GIENKO, 121 Fairfield Way #106, Bloomingdale, Illinois 60108
(NAME AND ADDRESS)

MAIL TO: Mr. John Botner (Name) / 188 W. Randolhp #1101 (Address) / Chicago, Illinois 60601 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Robert J. Schaul (Name) / 1375 Sheridan Road (Address) / Highland Park, Illinois (City, State and Zip)

(147) RECORDER'S OFFICE BOX NO. _____

LAW BULLETIN

PAID N

June 10331-1

STATE OF Texas)
) ss.
COUNTY OF Dallas)

I, Johanna S. R. Simmons, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bruce Merrill personally known to me to be the Admin. Vice President of ERMC, INC., an Illinois corporation, and ~~Janet L. Hicks~~ Lisa Prather, personally known to me to be the Assistant Secretary of said corporation, and 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 severally acknowledged that as such Admin. Vice. President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of April, 1988.

JOHANNA S.R SIMMONS, Notary Public for the state of Texas at large My commission expires: 1/20/91

Johanna S. R. Simmons
Notary Public

Commission expires January 20, 1991

COUNTY OF LAKE
REAL ESTATE TRANSFER TAX
EXEMPT AS TO AMOUNT
EXCEEDING ILLINOIS
REAL ESTATE TRANSFER TAX.

LAKE Co. IND. 049
0 9 8 6 7 4

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 10'88
DEPT. OF REVENUE
265.00
88.10691

2680770

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS

Type: DW
Recorded: Dec 16, 2025 01:55 PM
Fee Amt: $2,170.00 Page 1 of 2
Receipt#: 20251210000178
IL Rental Housing Fund: $18.00
State Stamp: $1,400.00
County Stamp: $700.00
Lake County IL
Anthony Vega Lake County Clerk

File#: 8139910

REAL ESTATE TRANSFER TAX

County:	$700.00
Illinois:	$1,400.00
Total:	$2,100.00
Stamp No:	2-032-921-968
Declaration ID:	20251204954402
Instrument No:	8139910
Date:	Dec 16, 2025

Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR, **Kathleen M. Schaul,** a single person, of the City of Highland Park, County of Lake, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) to **1375 Sheridan LLC**, an Illinois limited liability company, having its business principal address located at 155 North Wacker Drive, Suite 3200, Chicago, IL 60600, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1 IN HART'S SUBDIVISION OF LOTS 15 AND 16 IN THE RESUBDIVISION OF LOTS 1 TO 6, BOTH INCLUSIVE, 15, 16 AND 17, IN BLOCK 69 IN HIGHLAND PARK, IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 25, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 1919 AS DOCUMENT 182546, IN BOOK "K" OF PLATS, PAGE 14, IN LAKE COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, general taxes for the year 2025 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2025.

THIS IS HOMESTEAD PROPERTY IN GRANTOR.

Permanent Real Estate Index Number: 16-25-104-022-0000
Address of Real Estate: 1375 Sheridan Road, Highland Park, IL 60035

Dated this 3 day of December 2025.

CITY OF HIGHLAND PARK
REAL ESTATE TRANSFER TAX
17108 $ 7,000

By: Kathleen M Schaul
Kathleen M. Schaul

CT 25GSA255890LP 1/1 CMP

STATE OF ILLINOIS)
) **SS.**
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the Country aforesaid, CERTIFY THAT Kathleen M. Schaul, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of December 2025.

DENIELL VESHI
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 24, 2026

(Notary Public)

Prepared By:	*Mail To:*	*Name & Address of Taxpayer:*
Daniel G. Lauer, Esq. 1424 W. Division Street Chicago, Illinois 60642	Cal Bernstein, Esq. 484 Central Ave. #202 Highland Park, IL 60035	1375 Sheridan LLC 155 North Wacker Drive, Suite 3200 Chicago, IL 60600

City of Highland Park

Memorandum

Date: January 8, 2026

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: 147 Central Avenue – Planned Unit Development Recommendation

---

Recommendation

Staff recommends that the Historic Preservation Commission consider a Planned Unit Development ("**PUD**") application for the property at 147 Central Avenue and provide a non-binding recommendation to the Plan and Design Commission, that considers the impact of the proposed changes to the historic site setting, as part of the required PUD review process.

Property Background

The Cornelius Field Property was established c. 1875. The property's main house was constructed by the Highland Park Building Company for Mr. Field, who was a Director of the Highland Park Building Company and the City's second mayor.

Starting in 1889, the home was known as Sylvan Dells, "A Home School for Boys and Girls", though the school later became exclusively for boys and was eventually combined with the North Western Military Academy. By 1899 the house was back in private hands, keeping the estate name of "Sylvan Dells."

The property at 147 Central Avenue was designated a Local Historic Landmark in 1985. The Historic Preservation Commission found that the property met Landmark Criteria 1, 3, 4 and 6 (***Attachment A***).

The home has two distinct additions. The northern two-story portion is what remains of the original 1870's farm house. The eastern section is a Victorian Gothic Revival Cottage c. 1895. To the west of the eastern section is an abutting two-story Italianate Classical wing with porte-cochere and Palladian windows in a mansard roof.

In addition to a main house, the property also includes a historic coach house, gardener's cottage, bridge and greenhouse foundation. These structures, all located on the western half of the property, are listed as part of the 1982 National Register Multiple Resource Nomination (***Attachment B***) and have been subject to HPC review in the past.

Notable landscape features include the wrought-iron fence in the front yard, the wooded area to the east of the main home, and the main home's dramatic driveway. These features were listed as part of the 1988 Highland Park Historic Landscape Survey (***Attachment C***).

Current Applications

Atty. Calvin Bernstein (the "***Applicant***") has submitted a PUD application for the property at 147 Central, on behalf of property owner Harold Katz (***Attachment D***). The applicant intends to subdivide the property into two separate legal lots of record. One of the proposed lots will contain the property's historic main house, coach house, gardener's cottage, greenhouse foundation, and bridge ("***Lot A***"). The other proposed lot will consist of a wooded area and not include any of the property's historically significant structures[1] ("***Lot B***"). The applicant has also applied to remove the landmark designation from Lot B. That application is being considered as a separate agenda item, as required per Sec. 24.025(H) of the Historic Preservation Ordinance.

Figure 1. Proposed site plan submitted by applicant.

Historic Status

To understand the totality of the property's historic significance, Staff has reviewed the entire historic record leading up to and following the landmark designation of 147 Central Avenue to determine if the entire property is a Regulated Historic Structure. After review, Staff concludes that the property at 147 Central Avenue is a Regulated Historic Structure in its entirety. The following is staff's review of the historic record.

[1] Staff has determined that the property's historically significant structures are those named in the 1985 Landmark Nomination and or 1982 National Register Nomination. An association with the 1988 Landscape Survey does not alone make a structure historically significant because the survey was completed three years after the Council adopted an ordinance designating 147 Central Avenue a Local Landmark.

- The 1985 RFCA for Council and HPC resolution for Council refer to the property as the "Cornelius Field House" (***Attachment E and A***).
- The 1985 landmark ordinance refers to the property as a "property," uses a PIN that encompasses the entire property, but also refers to the property as the "Cornelius Field House" (***Attachment F***).
- The original landmark nomination presented to Council in 1985 was to landmark the "Field" property, not the Field House (***Attachment G***).
- The National Register Nomination for 147 Central (predates local landmark nomination by 2 years, and was known to the HPC) includes the entire property and mentions features such as the coach house, gardener's cottage, greenhouse foundation and bridge (***Attachment B***).
- The same HPC members who recommended the nomination to Council reviewed the coach house for a Certificate of Appropriateness ("***COA***") a year after the nomination. The property owner (who was the nomination applicant) did not object to this review, neither did staff or Council (***Attachment H***).
- The gardener's cottage and landscape have also been reviewed by the HPC in the past with no objections from the property owners (***Attachment I***).

Planned Unit Development Application

The applicant proposes to subdivide the 178,534 sq/ft lot into two separate legal lots of record. Lot A will be 88,808 sq/ft and contain all the site's significant historic structures as well as the ravine on the back of the lot. Lot B will be 89,729 sq/ft and consist of the wooded area to the east of the main house. No significant historic structures exist within the boundary of proposed Lot B.

The largest change to the site is a proposed alteration to the current driveway. The applicant proposes removing the current driveway and creating a new driveway to the historic main house. The unused driveway pavement to the right of the current main house will be removed and the existing curb cut will be used to create a new driveway for Lot B (***Attachment J).***

Given that 147 Central Ave. is a landmark property, staff considers this property a Significant Area and therefore requires Historic Preservation Commission ("***HPC***") review per 150.130(E)(2). As part of the required Planned Unit Development review, the HPC should give a non-binding recommendation to the Plan and Design Commission per Sec. 150.520(E)(2) of Code. The Plan and Design Commission will consider this recommendation while they review the PUD application.

The HPC should consider the impacts the proposed plan could have on the site's historic structures, landscape and setting. Staff recommends that the HPC consider the impact of the proposed driveway changes on the property's historic landscape and setting.

Next Steps

Staff recommends the Commission consider the impact of the proposed PUD on the historic structures, landscape and setting of the property at 147 Central Avenue. The Commission should make a non-binding recommendation to the Plan and Design Commission.

Attachments

A. 1985 HPC Resolution
B. 1982 National Register Nomination
C. 1988 Highland Park Historic Landscape Survey
D. Dec. 2025 PUD Application
E. 1985 RFCA
F. 1985 Ordinance Approving Landmark Designation
G. 1985 Landmark Nomination
H. 1986 Coach House COA
I. 2011 Gardener's Cottage and Landscape COA
J. Dec. 2025 Proposed Site Plan

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT THE HOUSE BE DESIGNATED
AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an Historic Preservation ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on July 30, 1985, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has dtermined that the Cornelius Field House, located at 147 Central Ave., P.I.N.: 16-23-210-002, is eligible for designation as a Highland Park Landmark because it meets with Criteria #1, #3, #4, and #6 of the Commission's "Criteria for Determining Highland Park Landmarks";

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

That the proposed landmark, the Cornelius Field House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 2-85

HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

PROPERTY NAME Cornelius Field House

ADDRESS 147 Central Avenue CITY/TOWN/VICINITY Highland Park

COUNTY Lake STATE Illinois ZIP 60035

OWNER'S NAME Martha F. MacLeod

ADDRESS same CITY/TOWN/VICINITY

STATE ZIP

LOCATION OF LEGAL DESCRIPTION Deerfield Township Assessor's Office
600 Laurel Avenue
Highland Park, Illinois 60035

VERBAL BOUNDARY DESCRIPTION Lot 4, Block 26 Highland Park Subdivision
P.I.N. # 16-23-210-002

APPROXIMATE ACREAGE 3.8 acres

DATE OF CONSTRUCTION circa 1875 ARCHITECT AND/OR BUILDER Cornelius Field

ARCHITECTURAL STYLE (IF RELEVANT) Steamboat Gothic

PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY Vertical-battened siding would argue for labeling the overall structure Steamboat Gothic, however, the south-facing facade is a combination of two separate styles, indicating completion at different times. (Photographs show house had attained its present size by 1896.) The eastern section is a straightforward but slightly broad Gothic cottage with roof, running parallel to the street, intersperced by a gable. A High Victorian porch wraps around this part of the first floor to face south and east. Abutting this section, on the west, is an Italianate structure approximately the same size but with the second story contained (continued on attached)

OVERALL CONDITION: EXCELLENT X GOOD ___ FAIR ___ DETERIORATED ___ RUIN ___

INTEGRITY: UNALTERED X ALTERED ___

DATE AND NATURE OF ALTERATIONS: A later addition, a second-floor sleeping porch, was removed in 1985.

ALTERATIONS (cont'd)

USE:

ORIGINAL USE Predominately residential

PRESENT USE Residential

OUTBUILDINGS AND/OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)

Coach House, circa 1875-1880, on the northwest corner of the property (address, 160 Park Avenue) is Queen Anne style with a gambrel roof bisected by gambrel dormers front and

(continued on attached)

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

During the 1880s, the building served as a boys' school. The unusually large bedroom (second floor, southwest corner) is said to have been a dormitory dating from this period.

FORM PREPARED BY Martha F. MacLeod

TEL (312) 433-3353

PROPERTY NAME Cornelius Field House

LOCATION 147 Central Avenue CITY/TOWN/VICINITY Highland Park, Illinois

FACING DATE

PHOTOGRAPHER

LOCATION OF NEGATIVE

continued from "Physical Description..." Page 1

within a Mansard roof. Here a large Palladian window, with ample cornices and topped by a large keystone, bisects the front. Below this, on the ground floor, is a square-fronted bay. Behind the east (Gothic) section is the kitchen wing which is housed in an older and more simple structure, apparently the original farmhouse. On the west side of the front is a large porte-cochere.

In 1984 and 1985 restoration of the porch--wide front and deep side--was carefully and authentically executed. All woodwork that needed replacement was faithfully reproduced (from existing work) and replaced. Porch roof was covered, and gutters and downspouts executed, in lead-coated copper. In the early 198s, the entire exterior of the building was hand stri ped with paint remover.

contined from "Outbuildings and/or other..." Page 2

back. Bridge from driveway to coach house was constructed of railway trestlework (infrastructure) and wood (superstructure) circa 1930.

Guest House on property was originally the potting shed (and heating source) for a large greenhouse. The greenhouse had been razed by 1954; the potting shed was converted (varied floor levels and furnace cellar were retained) to a guest house in 1967. The foundation of the old greenhouse now serves as a planted terrace.

7. Secondary Documentation or References Landmarks listing ; interview w/ Mrs Macleod.

Significance

___Historic Association ___Historic Signif in Landscape Design
___Historic Signif in Culture ___Work of a Recognized Master
___Important Artistic Statement ___Example of Fine Craftsmanship
___Use of Unique Materials ___Unique Regional Expression
_X_Example of Particular Style ___Example of Particular Type
___Example of Particular Time ___Example of Time Sequence
___Other Verifiable Quality

8 Statement of Significance (for each type of significance) original design late Victorian. renovated in 1920's(?) and has been somewhat modified. Main spatial patterns & unique features & grounds exist

9 6) Physical Desription
Brief Description of Significant Design Elements orchard, pools, greenhouse, foundation as terrace, porches & entry point/clearing
Plant Materials oaks, wildflowers, orchard, tulip tree, magnolias

Manmade Features carriage house, potting shed, greenhouse & coal foundation, bridge, well, goldfish pond, trellis
Water No

10 Is there a ravine on this property? _X_ Yes ___No

Charles Breson - deciduous trees & they died bulbs also did paper birch grove.

11 Are there any critical or endangered plant materials on this property?
If yes please explain trillium, phlox (long trillium)
may apples · jack in pulpit, oaks dying being
replaced w/ oak & maple

7) Evaluation
Condition
___Excellent ___Good X Fair ___Deteriorated ___Severely Deteriorated

Changes
___Unaltered X Altered X Added to ___Loss/ Removal ___Encroached Upon

12 Qualilfying Statement of Condition and Change

Integrity (Does the site retain the physical characteristics that give it its historic identity; and represent and convey the type(s) of signig icance established by the sites historical context?)

___Location ___Design Intent X Spatial Relationships/Setting
___Materials ___Vegetation ___Workmanship ___Feeling
___Association ___Other

13 Describe the degree to which the overall landscape and its significant features are present today. Explain the categories of integrity noted above: the areas have been maintained as open space
with the exception of the planting along front yard fences
and the formal garden which is now the orchard

14 8) Form Prepared by: Van BEROES

Address 1707 St. Johns

Phone Date

Fred Jr Snite 1616 Sheridan Rd Wilmette 251-5190
805-969 7275

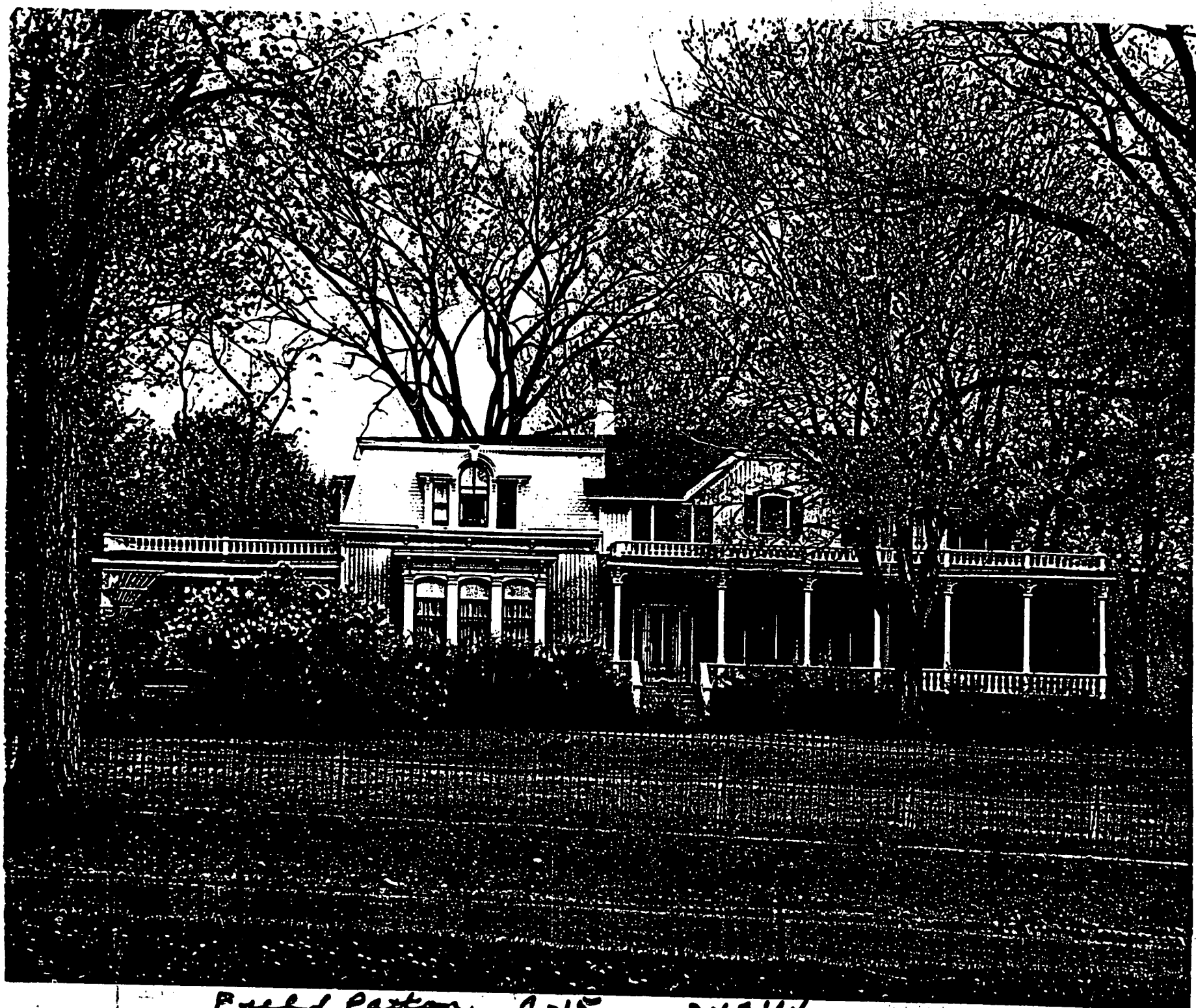
mike . son of John T.

John T. Snite
San Diego

B/W

15) Photo(s)
Roll Number_____
Negative No(s).____ C/S

16. Sketch of base map or plan
Please attach if on separate sheet



147 CENTRAL / CHEED / MACLEOD HOUSE
Early 1970's

Fred Patton C-15 2X3 1/4

37

~~SMT~~
SNITE HOME
147 CENTRAL AVE
MARCH 1954 ?

1417 CENTRAL AVE — NO DATE

1417 Central Ave

Bought by Mrs MacLeod - 30yrs+ ~1954
added trees & wildflower & bulbs.
added in 1970s.

added Willows & poplars. 1970's

Was called Twin oaks because of tree in front

4yrs ago put in spirea
added yew by door

old greenhouse & potting shed - held furnace - now terrace

trellis by greenhouse moved from orchard

Tulip tree - ? magnolia
pump original location

Well at least 33 yrs old.

formal garden - 8 sq ? w/grass paths.

Vegetable garden N. of formal garden, Was seperated by 2 row hedge, Now single row, was privet, now "tapestry" using colored shrubs to replace lost privets

Is lawn on pt multicolored, revived after manuring

pebble paths - also in between 2 hedg(s)

playhouse was supposed to be on pt. before
Mrs. Macleod

ice house on edge of ravine - remnant
of road in ravine to lake from ice house.
old foundation removed 1960's

Fred.
Mrs Smith 30yrs - ? Imperial Loan Co. owner
Fred Jr. 40's -

Orchard 30yrs - many tapersty hedge privet

driveway hedged

Florence drive added after 1954 the drive around
the portico

2 gardeners - lived in carriage house 1930's - 40's

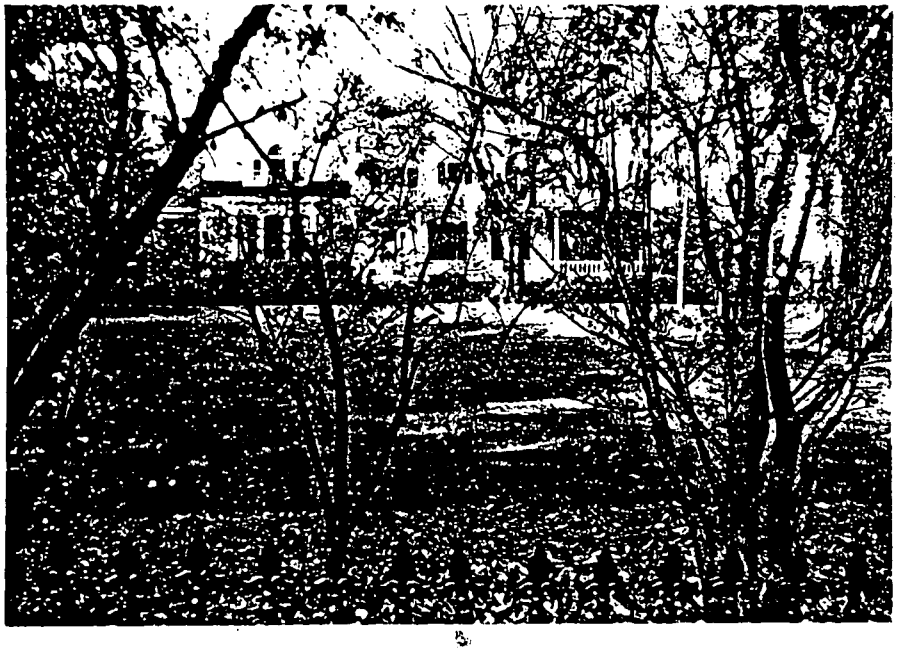
Carriage house was 4 car garage - Now 2 stalls + apt.

147 Central Ave.

flag pole - from 2 masted schooner - were spliced - on E end of orchard
which sank off shore in 1950's
photo shows pole on W. end
of yard.

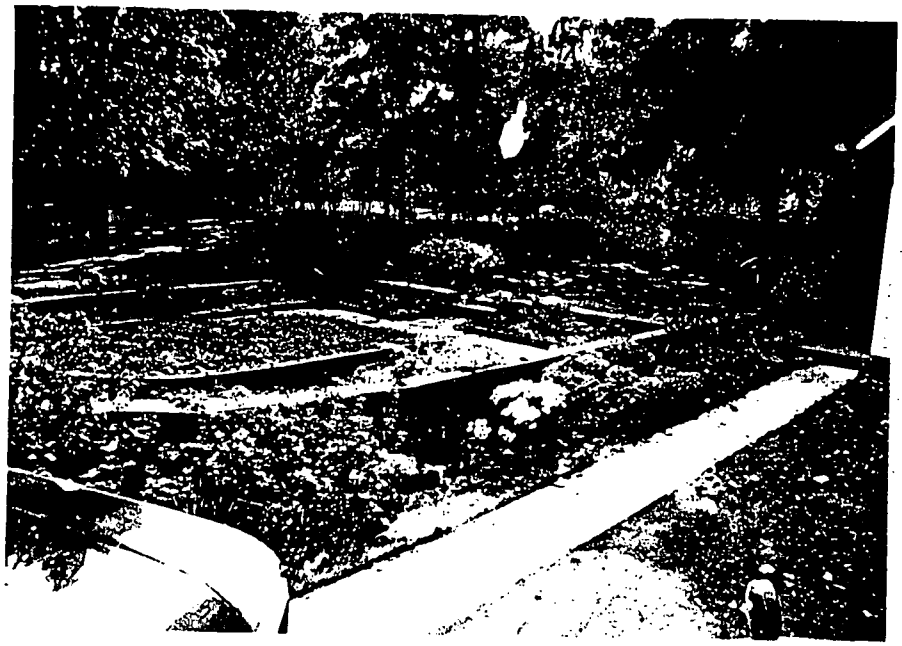
Carriage house turn of century, Queen Anne style ?

Entry gate leading to Cornelius Field property



Front view of house from Ron Victorian gater

stone borders around natural ravine area



Foundation area now terrace + garden

Drive leading to house w/ corner planting

available to the homeowner.

For the Victorians, the house was the landscape's key visual element. It faced the street for the passersby to see. Landscaping framed and ornamented the house, but carefully avoided hiding details or distracting from the house. Victorian landscapers avoided the use of foundation plantings, since they did not wish to hide any part of the house. They had beds of roses; shrubs, mostly flowering; and perennial flowers along the property lines and in one or two geometric beds in front of the house. They generally included at least two or three botanical novelties like Elephant Ear plant or Hercules Club, and one or two ornate pedestal urns heavily planted with pendulous annuals and tender perennials.

Elisha Gray House, C- , L-461 Hazel, D-1872, A- Highland Park Building Company, LA - , Des, N.R. District, LL

Elisha Gray, a noted inventor who filed more than 100 patents during his lifetime hired the Highland Park Building Company to build this Italianate Style house. The property originally encompassed most of what is now the 400 block of Hazel Avenue. Elisha Gray's workshop was located on the property. (Today, its address is 333 Hazel). The grounds included two artificial ponds, a bridge, and gardens. There was a well which supplied water to the whole neighborhood.

In 1892, Gray advertised for a private gardener in a New York newspaper. The ad was answered by Fritz Bahr, who was born in France, educated in Germany and Switzerland and emigrated to New York at the age of sixteen. Bahr came to Highland Park, worked for Elisha Gray for three years, and then began his own nursery and greenhouse business. The Bahr family still operates the business.

Cornelius Field House, C- , L- 147 Central , D-1875 , A- Highland Park Building Company, LA -, Des- LL

Cornelius Field was the director of the Highland Park Building Company. He built this house for himself in approximately 1875. The landscape was Victorian with exotic specimen plants and geometric patterned floral beds. A driveway was entered from Central Avenue through wrought iron gates hung on massive gateposts. The drive continued from the front of the house to the back of the property, over a bridge which spanned the ravine, leading to

the carriage house. The carriage house was also accessible from Park Street. A greenhouse and gardener's cottage were located to the rear of the house. The property included a hedged vegetable garden, and small entry gardens.

The property has been not been subdivided, but it has been altered. The formal vegetable garden is now an orchard, and the hedges have been retained. A variety of new shrubs have been planted, as has a grove of poplar trees. The greenhouse no longer exists but the concrete floor and foundation now serve as a terrace.

Egandale, C- , L- property included what is now the west side of Egandale Road, bordering Lake Michigan, south of Vine Ave., D- 1889, A- , LA- William C.Egan, Des -

Egandale was the "country place" of William C. Egan, son of the noted Chicago politician Dr. William Bradshaw Egan. William C. Egan moved to the four acre wooded ravine site in Highland Park in 1889. Though he was an amateur, Egan became widely known for his knowledge of horticulture and his gardens at Egandale.

Egan was frequently published. His writings included: "Landscape Gardening," in Gardening (Vol. III, No. 72, 1895); Making a Garden of Perennials (1909); and How to Grow Roses (1916). In addition, many plant introductions bear his name: W.C. Egan Iris; Egandale Canna; W.C. and Sara Chandler Egan Rose; and a hawthorn, Craetagus Egani. Egan served on the board of the Chicago Horticultural Society when it was organized in the early 1890's to promote horticultural exhibits at the 1893 Columbian Exposition.

Egan had many well known colleagues including Wilhelm Miller, editor of Country Life in America. Miller described Egandale as the "show place" of Chicago. In an article entitled "How the Middle West Can Come into its Own," (Country Life in America, Vol. XXII, No. 10) Miller asserted that no gardens in the East "can vie with it [Egandale] for pictorial quality and finish." Miller edited and contributed to the writing of How to Grow Roses (1916).

Today, little remains of Egandale, though the current road bears its name. Other than the street name, the only reminders of Egandale are some residual trees and an apple orchard planted on the site of the house. The most fitting tribute to William C. Egan's horticultural contributions which remains is the Memorial Rose Garden of Laurel Park (see pp. 36-37).

Sylvester Millard House, C- , L- 1623 Sylvester Pl., D- 1893, A- Boyington , LA-, Des- NR, LL

Though the Sylvester Millard House was first used by the Millards as a summer home, Sylvester Millard was much involved in making Highland Park a year-round community. He was an active member of the community and was specifically concerned with keeping the lakefront land forested and keeping the bluffs from washing away. Sylvester Millard served as an Alderman in Highland Park and was a founding member of the Citizen's Association in

CITY OF HIGHLAND PARK
Subdivision Application
Letter of Situation
Dated: October 7, 2025

RE: 147 Central Avenue Subdivision in Highland Park

TO: Plan Commission and City Council

147 Central is also known as the Field House. 147 Central is a substantial property situated adjacent to a ravine, encompassing more than four acres of land. It was the home of Highland Park's second mayor, Cornelius Field, and is believed to be the oldest residence in Highland Park. In addition to being mayor, Cornelius Field was a director of the Highland Park Building Company, and he built this home for himself in 1875. In 1985, the existing home was designated as landmark by the City of Highland Park. In the landmark application, the stated reason for the landmarking was due to the "eastern section Gothic Cottage, abutting it on the west is two story wing – second story contained within Mansard roof". The property has been altered over the years, and it has been vacant for over 5 years. The current owners have been marketing the unsubdivided home and property for sale, without success, for over a year.

In order to preserve the existing landmarked home, the applicant desires to subdivide the property into two very large lots. One containing the historic landmarked home and the second, the non-historical/landmark vacant area. This subdivision will allow the owner to properly market the home to allow a buyer the ability to purchase the landmark home while embracing the historical significance at a fair price. The two lots created by this subdivision are both very large and double the minimum lot size for R-4 LFOZ, however, each will contain more than four (4) sides. Due to the ravine location, it is impossible to create two lots with only four sides at this location. Thus, to subdivide, one variation is required to allow lots of more than 4 sides.

Pursuant to the Subdivision Code, the Plan and Design Commission may recommend, and the City Council may grant variations so long as the variation does not affect the general plan or the spirit of the Subdivision Code (Section 151.009). The intent and purpose of the regulation set forth in the Subdivision Code is, in part, to protect neighborhood character and to provide quality neighborhoods by requiring minimum lot widths, depths and areas (Section 151.002(D)). In this case, the existing lot contains more than 4 sides, as will the newly created lots. It is important to note that many homes in this area, including 147 Central, have more than 4 sides, as these lots meander around the ravine.

The newly subdivided lots comport well with the neighborhood and preserve the neighborhood character. The existing landmarked home will remain untouched and preserved for generations to come. Furthermore, the newly created lots comply with the regulations by meeting the minimum lot width, depth and area in the zoning district. Thus, the application herein meets the standards for a variation set forth in the Subdivision Code and but for the one issue, no variation will be required or needed. In sum, the proposed subdivided lots do not affect the general plan and are consistent with the spirit of the Subdivision Code. Thank you for considering this application.

Existing Tree Inventory

Heritage Trees in Highlighted Yellow

Tree #	DBH	Species	Condition	Comments
1	29	White Oak	5	large mushrooms alongthe trunk, large deadwood
2	21	Red Maple	2	
3	5,2,4	White Birch	3	
4	3.5	White Birch	2	
5	5,4,7	White Birch	3	Large crack, trunk damage in 4" lead
6	4,5	White Birch	3	
7	19	White Oak	2	
8	37	Red Oak	2	Heavy decay in large lead with light
9	22	Dawn Redwood	1	
10	7	Cockapur Hawthorn	2	
11	9	Cockapur Hawthorn	2	
12	39	Hackberry	2	
13	18	Red Maple	3	
14	16	Katsura	1	
15	12	Sugar Maple	2	
16	18	Sugar Maple	4	dead top, heavy cicada damage
17	29, 14, 28	Silver Maple	4	heavy decay at union and large cavities on multiple large stems
18	9	Sugar Maple	4	60% dieback
19	8	Sugar Maple	2	
20	9	Sugar Maple	2	
21	8	Sugar Maple	2	
22	9	Sugar Maple	2	
23	11	Sugar Maple	2	
24	7	Sugar Maple	2	
25	9	Sugar Maple	2	
26	7	Sugar Maple	2	
27	8	Sugar Maple	3	
28	8	Sugar Maple	3	
29	10	Sugar Maple	2	
30	14	Sugar Maple	3	
31	6	Sugar Maple	4	40% dieback
32	11	Sugar Maple	4	50% dieback
33	9	Sugar Maple	4	30% dieback
34	1/12/1900	Sugar Maple	2	
35	31	Silver maple	4	30% dieback
36	25 at base	Silver Maple	2	
37	18	Norway maple	3	
38	22	Norway Spruce	2	
39	18	Norway Spruce	2	
40	9	Magnolia	1	
41	23	Norway Maple	2	
42	15	Norway Maple	2	
43	15	Norway Maple	1	
44	7	Horsechestnut	2	
45	12 at base	Magnolia	2	
46	11	Magnolia	4	
47	14, 18	Norway Maple	2	
48	24	Norway Maple	2	
49	9	Sugar Maple	2	
50	8	Sugar Maple	3	
51	14	Bowlder	4	
52	14	Sugar Maple	2	
53	7	Sugar Maple	2	
54	15	Sugar Maple	2	
55	11	Norway Maple	2	
56	13	Norway Maple	2	
57	7	Hophornbeam	2	
58	10	Norway Maple	2	
59	13	Norway Maple	2	
60	9	Norway Maple	2	
61	8	Norway Maple	2	
62	7	Norway Maple	2	
63	8	Norway Maple	2	
64	9	Sugar Maple	4	
65	10	Sugar Maple	4	
66	6	Sugar Maple	2	
67	9	Sugar Maple	2	
68	7	Sugar Maple	3	
69	7	Hophornbeam	2	
70	24	Sugar Maple	4	
71	10	Sugar Maple	2	
72	7	Sugar Maple	3	
73	15	Sugar Maple	2	
74	13	Norway Maple	2	
75	13	Basswood	2	
76	18	Red Oak	2	
77	25	Red Oak	1	
78	8	Basswood	3	
79	16	Red Oak	2	
80	10	Sugar Maple	2	
81	7	Sugar Maple	2	
82	10	Sugar Maple	2	
83	9	Sugar Maple	2	
84	30	N. Pin Oak	2	
85	14	Ash	5	dead
86	15	Ash	5	dead, possibly weeping conk
87	9, 10	Basswood	2	Large cavity on trunk
88	11	Basswood	2	
89	10	Red Oak	2	
90	19	Ash	2	
91	8	Basswood	2	Split in middle of trunk
92	7	Sugar maple	2	
93	8,9	Redbud	4	Heavy lean, 30% dieback
94	18	Basswood	2	Large cavity at base
95	9	Sugar Maple	5	Dead and leaning, hung up next to Tree #94
96	8	Sugar Maple	2	
97	6	Sugar Maple	2	
98	10	Sugar Maple	2	
99	7	Sugar Maple	2	
100	11	Sugar Maple	2	
101	11	Sugar Maple	2	
102	13	Mulberry	2	
103	10 at base	Redbud	3	
104	11	Norway Maple	2	
105	10	Norway Maple	2	
106	21	Norway Maple	2	
107	9	Hackberry	2	
108	7	Black Cherry	4	50% dieback
109	8	Sugar Maple	3	
110	7	Ash	4	60% dieback
111	17	Elm	4	50% dieback
112	7	Sugar Maple	2	
113	11	Sugar Maple	3	
114	8	Sugar Maple	2	
115	14	Sugar Maple	2	
116	13	Sugar Maple	2	
117	13	Red Oak	2	
118	8	Norway Maple	2	
119	12	Sugar Maple	3	
120	10	Norway Maple	2	
121	8	Red Oak	2	
122	17	Norway Maple	4	30% dieback
123	8	Norway Maple	2	
124	11	Norway Maple	2	
125	23	White Oak	5	dead and hollow
126	7	Cornelian Cherry Dogwood	3	
127	15	Norway Maple	2	
128	20	Red Maple	2	
129	11	Sugar Maple	3	
130	21	Honey Locust	3	
131	33	Silver Maple	3	
132	23	Honey Locust	2	
133	24	Honey Locust	2	
134	19	Norway Maple	2	
135	16	Red Maple	1	
136	24	N. Pin Oak	2	
137	19	N. Pin Oak	3	
138	25	Honey Locust	2	
139	26	Honey Locust	2	
140	13	Callery Pear	3	
141	17	Sugar Maple	2	Large cavity on main lead
142	15	Norway Maple	3	hollow cavity at root flare
143	20	Silver Maple	3	Large cavities on branch
144	2	Hybrid Elm	2	east most parkway tree
145	2	American Hophornbeam	2	
146	4	Bald Cypress	1	
147	14	Sugar Maple	2	
148	10	Sugar Maple	2	
149	13	Sugar Maple	2	
150	9	Sugar Maple	2	
151	11	Sugar Maple	2	
152	11	Sugar Maple	2	
153	2	Honey Locust	2	
154	13	Sugar Maple	2	
155	13	Sugar Maple	2	
156	8	Sugar Maple	2	
157	11	Sugar Maple	2	
158	4	Freeman Maple	3	sparce, heavy lean, growth only on roadside of the tree

View looking East Along Park Avenue

View looking West Along Central Avenue

North

0 20 40 80 160

Ravine Park Partners

SF Lotting Plan
147 Central
Highland Park, Illinois

Date: September 29, 2025

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

PLAT OF SURVEY

OF

LOT 4 IN BLOCK 26 IN HIGHLAND PARK; BEING A SUBDIVISION OF FRACTIONAL SECTIONS 23 AND 24 AND PART OF FRACTIONAL SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1869 IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
147 CENTRAL AVENUE, HIGHLAND PARK, IL
PARCEL AREA = 178,536 S.F.
(4.10 ACRES)
PIN: 16-23-210-002

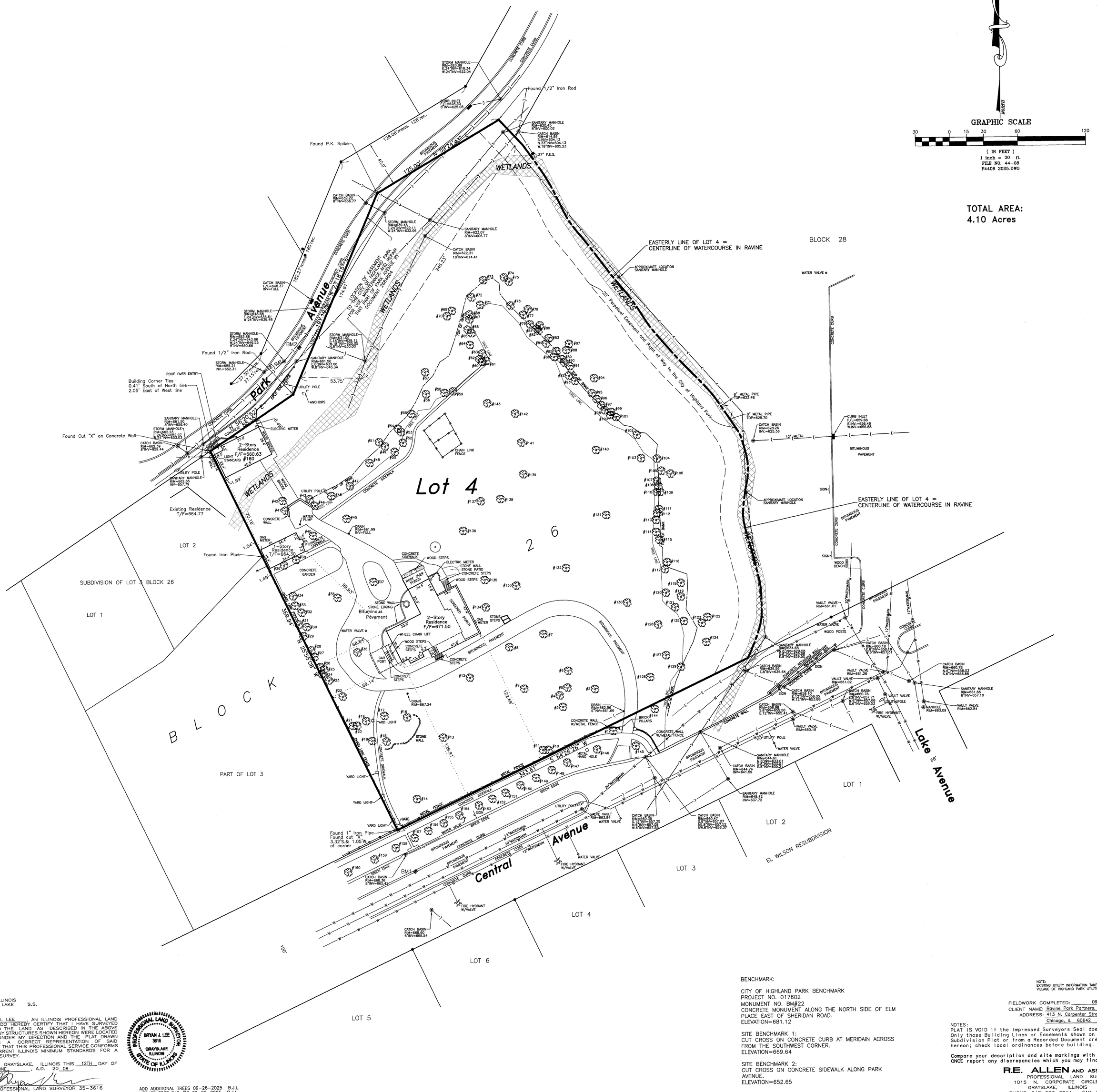
NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.
FILE NO. 44-08
F4408 2025.DWG

TOTAL AREA:
4.10 Acres



STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 12TH DAY OF JUNE, A.D. 20 08.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-26
PROFESSIONAL DESIGN FIRM NO. 184-002732

PROFESSIONAL LAND SURVEYOR
BRYAN J. LEE
3616
GRAYSLAKE
ILLINOIS
STATE OF ILLINOIS

ADD ADDITIONAL TREES 09-26-2025 B.J.L.
UPDATE TREE TAG #'S 09-09-2025 B.J.L.
SURVEY UPDATED 11-12-09 B.J.L.

NOTE:
EXISTING UTILITY INFORMATOIN TAKEN FROM VILLAGE OF HIGHLAND PARK UTILITY MAPS.

FIELDWORK COMPLETED: 09-24-2025
CLIENT NAME: Ravine Park Partners, LLC
ADDRESS: 413 N. Carpenter Street, Suite 1E
Chicago, IL 60642

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear. Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

Request For Council Action

REFERRED TO COUNCIL: August 12, 1985 **AGENDA ITEM NO:** 2-a

ORIGINATED BY: Historic Preservation Commission

SUBJECT: Landmark Nomination of Cornelius Field House

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Historic Preservation Commission nominates local landmarks, as set forth by the Highland Park Preservation Ordinance. The Commission has passed a resolution to recommend to the City Council that the Cornelius Field House, 147 Central Ave. be designated as a Highland Park Landmark. The enclosed material summarizes the significance of the building. The owner has given consent to the landmark designation of the house.

DOCUMENTS ATTACHED:

1) Completed Landmark Nomination Form (Criteria for Determining Highland Park Landmarks is on the back of the sheet)

2) Resolution to recommend to the City Council that the Cornelius Field House be designated as a Highland Park Landmark (Avail Mon.)

3) Owner Consent for Highland Park Landmark

RECOMMENDATION:

The Historic Preservation Commission recommends that the Cornelius Field House be designated as a Highland Park Landmark

MANAGER'S RECOMMENDATION:

Concur

CITY OF HIGHLAND PARK)
COUNTY OF LAKE) SS
STATE OF ILLINOIS)

I, DAVID W. FAIRMAN, City Clerk of the City of Highland Park, in the County of Lake, State of Illinois, do hereby certify that I am keeper of the records, ordinances, files and seal of said City, and;

I HEREBY CERTIFY that the attached is a true and correct copy of Ordinance No. 34-85 entitled, "AN ORDINANCE DESIGNATING HIGHLAND PARK LANDMARKS," which Ordinance was passed and approved by the City Council of the City of Highland Park on August 26, 1985; all as appears from the records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said City of Highland Park, this 13th day of January 1986.

David W. Fairman
City Clerk

8/23/85-1:14

AN ORDINANCE DESIGNATING HIGHLAND PARK LANDMARKS

WHEREAS, the Historic Preservation Commission of the City of Highland Park, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, did conduct a public hearing on July 30, 1985, pursuant to proper notice; and

WHEREAS, following said hearing, the said Historic Preservation Commission passed Resolutions Nos. 2-85 through 6-85 (copies of which resolutions are attached hereto and made a part hereof as Exhibit I), which resolutions contain the reports of the Commission as well as a recommendation to the City Council of the City of Highland Park that the Cornelius Field House, the W. Lamborn House, the Francis Everett House, the Charles H. Lipman House, and the Stupey Cabin (hereinafter collectively referred to as "Subject Properties") be designated Highland Park Landmarks; and

WHEREAS, the City Council has determined that the designation of the Subject Properties will be consistent with the planning policies and objectives of the City, will promote the welfare of its residents, and will not adversely affect the value, use, or enjoyment of any adjacent or nearby property; and

WHEREAS, the City Council of the City of Highland Park believes it to be in the best interests of the residents of the City of Highland Park that the Subject Properties be designated Landmarks;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, the following described properties be and the same are designated hereby as Landmarks:

Cornelius Field House	147 Central Avenue	16-23-210-002
W. Lamborn House	2360 Sheridan Road	16-23-210-003
Francis Everett House	296 Linden Park Place	16-23-403-030
Charles H. Lipman House	85 Roger Williams Ave.	16-36-204-007
Stupey Cabin	St. Johns Avenue	16-23-413-018

and as such shall be subject hereafter to the provisions of Chapter 24 of "The Highland Park Code of 1968", as amended.

SECTION TWO: That, as notice of the action of this City Council, the City Clerk shall forward certified copies hereof to those who nominated the aforedescribed properties as Landmarks, to the owners of record of the aforementioned Landmarks, and to the Building Department of the City of Highland Park.

SECTION THREE; That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES: - 7 -

NAYS: - 0 -

ABSENT: - 0 -

PASSED: 8/26/85

APPROVED: 8/26/85

PUBLISHED: 9/12/85

ORDINANCE NO: 34-85

Robert M Buhai
Mayor

ATTEST:
David W. Jamison
City Clerk

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT THE HOUSE BE DESIGNATED
AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an Historic Preservation ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on July 30, 1985, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Cornelius Field House, located at 147 Central Ave., P.I.N.: 16-23-210-002, is eligible for designation as a Highland Park Landmark because it meets with Criteria #1, #3, #4, and #6 of the Commission's "Criteria for Determining Highland Park Landmarks";

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

That the proposed landmark, the Cornelius Field House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 2-85

EXHIBIT I-A

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT THE HOUSE BE DESIGNATED
AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an Historic Preservation ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on July 30, 1985, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the W. Lamborn House, located at 2360 Sheridan Rd., P.I.N.: 16-23-210-003, is eligible for designation as a Highland Park Landmark because it meets with Criteria #4, #5, and #6 of the Commission's "Criteria for Determining Highland Park Landmarks";

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

That the proposed landmark, the W. Lamborn House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 3-85

EXHIBIT I-B

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT THE HOUSE BE DESIGNATED
AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an Historic Preservation ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on July 30, 1985, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has dtermined that the Francis Everett House, located at 296 Linden Park Place, P.I.N.:16-23-403-030, is eligible for designation as a Highland Park Landmark because it meets with Criteria #1, #3, #4 and #6 of the Commission's "Criteria for Determining Highland Park Landmarks";

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

That the proposed landmark, the Francis Everett House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 4-85

EXHIBIT I-C

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT THE HOUSE BE DESIGNATED
AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an Historic Preservation ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on July 30, 1985, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Charles H. Lipman House, located at 85 Roger Williams Ave., P.I.N.: 16-36-204-007, is eligible for designation as a Highland Park Landmark because it meets with Criteria #1, #4, #5, and #6 of the Commission's "Criteria for Determining Highland Park Landmarks";

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

That the proposed landmark, the Charles H. Lipman House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 5-85

EXHIBIT I-D

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT THE HOUSE BE DESIGNATED
AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an Historic Preservation ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on July 30, 1985, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Stupey Cabin, located at the east side of St. Johns Ave., between Hazel St. and Laurel St., P.I.N.: 26-23-413-018, is eligible for designation as a Highland Park Landmark because it meets with Criteria #1, #4, #8, and #9 of the Commission's "Criteria for Determining Highland Park Landmarks";

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

That the proposed landmark, the Stupey Cabin, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Bergamin
Chairman

RESOLUTION NO. 6-85

EXHIBIT I-E

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: 1-30-1985 (before Commission 4/18/85)

1) Name of Property (original if known): Field

2) Street Address: 147 Central Avenue

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park):
PIN 16-23-210-002

4) Name and Address of Property Owner(s) (From Assessor's Office):
MacLeod
147 Central

5) Present Use: residence 6) Past Use: residence, school

7) Architect: H.P. Bldg Comp. 8) Date of Construction: c 1875

9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:

Eastern section Gothic cottage, abutting it on west is two-story wing - second story contained within Mansard roof

10) This structure is eligible for designation on the basis of the following criteria (see reverse page):

1, 3, 4, 5, 6

11) Name(s) and Adress(es) of Applicant(s):

Name(s): Martha MacLeod

Signature(s): Martha MacLeod

Address(es): 147 Central
Highland Park 60035

12) Affiliation (Commission Member, Owner, City Council, Preservation Organization): Owner

Please complete and return this form to the Highland Park Preservation Commission 1707 St. Johns Avenue, Highland Park, Illinois 60035

HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS

Date: August 19, 1986

Name of Landmark: Cornelius Field House (Coach House)

Address: 147 Central/ 160 Park Ave.

Name of Owner: Martha and Al MacLeod

Name of Contractor: Peter Nicolazzi, Carpenter and Smith

Proposed repair, alteration, removal, construction or demolition:
Rebuilding of Sub-structure and footings (see attached letter dated August 1, 1986)

Date of Commission Review: August 19, 1986

Motion - Commissioner Axelrod — X Accept ___Reject Propospal
Second: Commissioner Novickas
Abstain: Commissioner Nicolazzi
Vote: All-in-Favor

Attached Documents: Letter from Peter Nicolazzi to Al MacLeod date Aug. 1, 1986

Comments:

Signed: Susan S Benjamin (JS)

CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness

DATE: June 9, 2011

NAME OF LANDMARK: Cornelius Field House

ADDRESS: 147 Central Avenue

NAME OF OWNER: Gale Rothner

NAME OF ARCHITECT: N. Batistich Architects, Burr Ridge, IL

PROPOSED REPAIR, ALTERATION, REMOVAL, CONSTRUCTION OR DEMOLITION:

1) Replacement of two exterior stairways with concrete steps. The steps will be capped in masonry and have white wooden risers.
2) A fenced-in patio on the north end of the house. Details of the fence and pavers are attached to this COA.
3) A cedar deck will be constructed on the east side of the guest cottage. Approved plans attached.

DATE OF COMMISSION REVIEW: June 9, 2011

MOTION: Commissioner Rotholz

SECOND: Commissioner Fradin

ABSTAIN:

VOTE: 5-0

ACCEPT PROPOSAL	X
REJECT PROPOSAL	

ATTACHED DOCUMENTS:

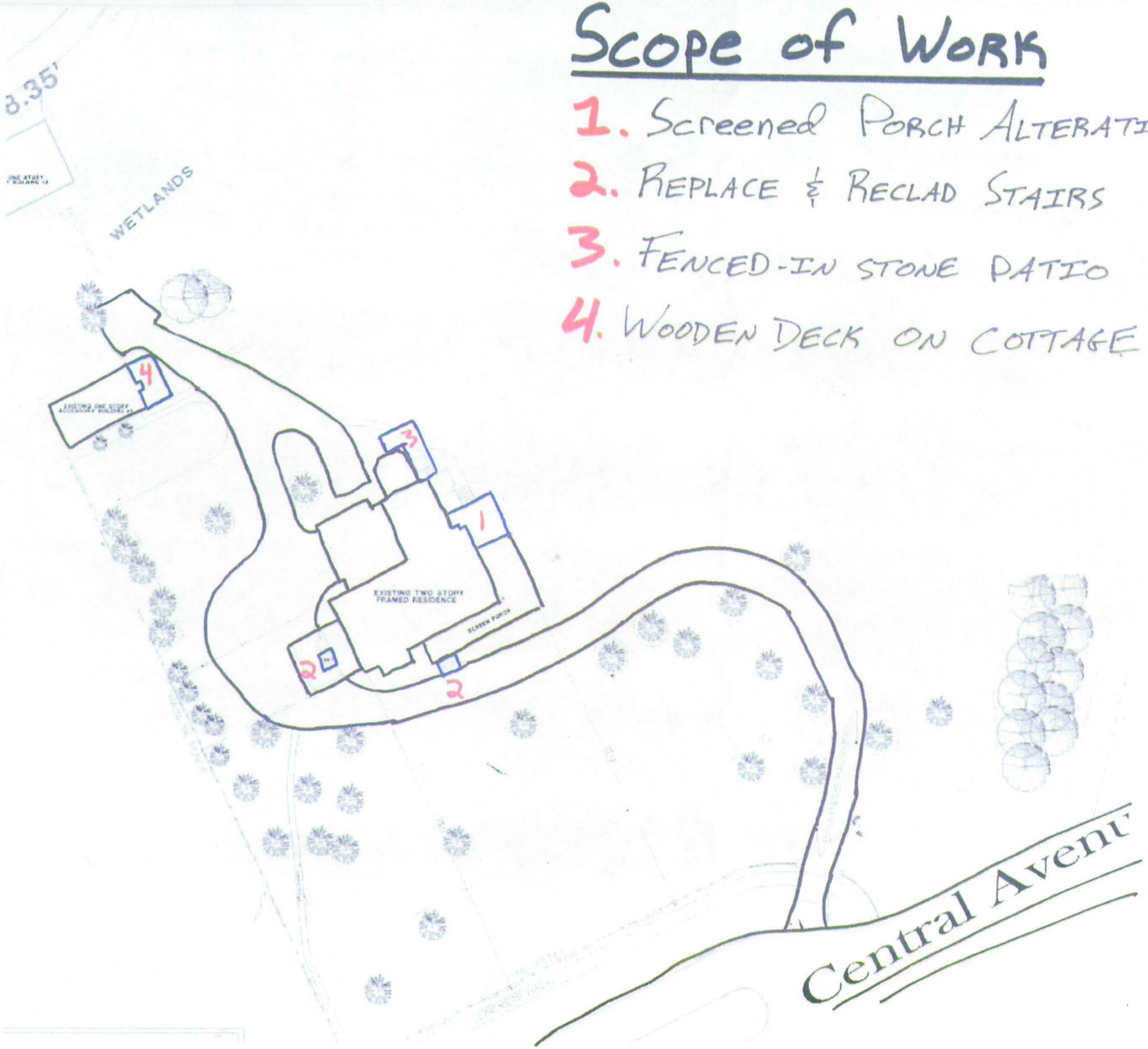
- Details of the fence and patio pavers.
- Approved drawings of cedar deck on the cottage.
- Photographs of the exterior stairs to be replaced.

COMMENTS:

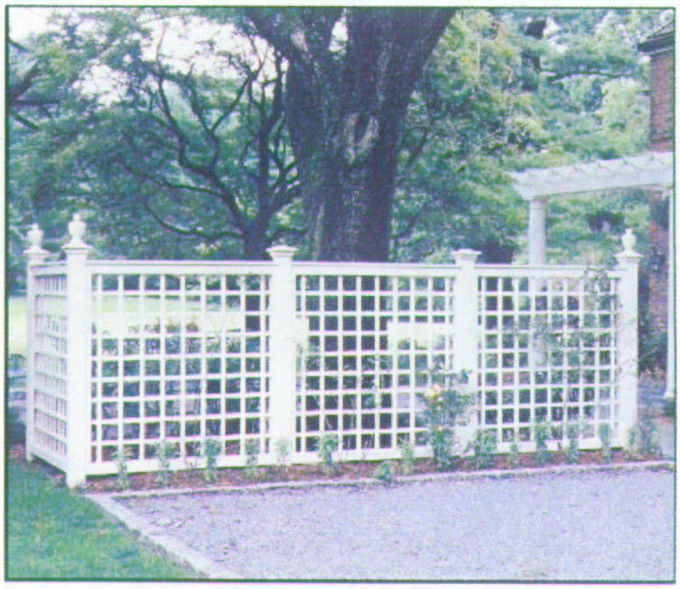
SIGNED:

Scope of Work

1. Screened Porch Alteration
2. Replace & Reclad Stairs
3. Fenced-In stone patio
4. Wooden Deck on Cottage



Proposed Fence Style for Patio



Gate Style for Patio

Decorative Trellis Example

147 Central

Transformed LANDSCAPES

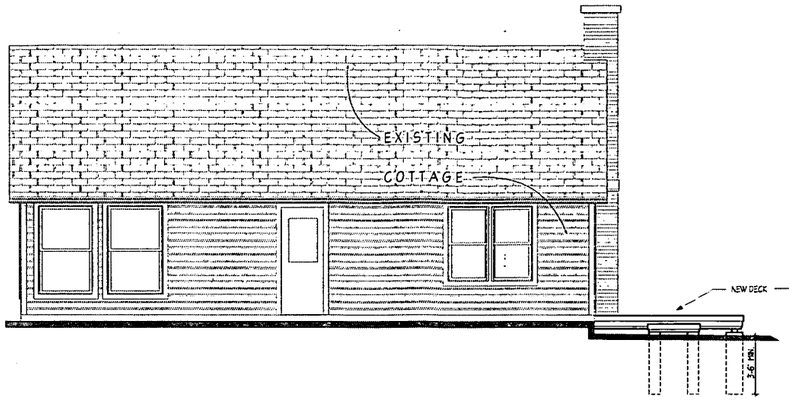
ROSETTA®

THE LOOK AND FEEL OF NATURE

Rosetta Hardscapes accurately creates *the look and feel of nature* in any application you imagine. This boutique line of landscape products truly amazes even the most discerning craftsman or homeowner. The textures, colors and shapes of these stones are like nothing else on the market today.

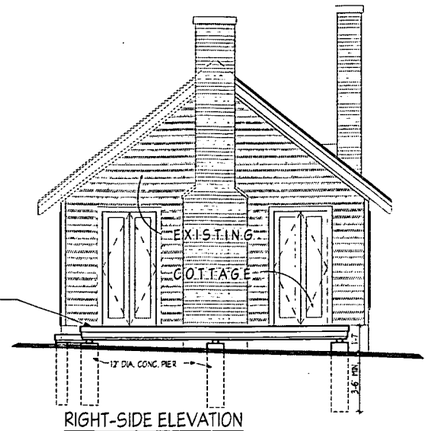
By crafting Rosetta stones with architectural-grade *wet-cast* concrete as opposed to the much more common *dry-cast* concrete, Rosetta Hardscapes captures a level of detail in texture previously unavailable in landscape block materials. Also, the use of *wet-cast* concrete allows Rosetta to offer significantly improved durability over most competitive products.

Thank you for taking the time to review the Rosetta line of products on the following pages. Imagine the possibilities of a Rosetta solution for your next project! Let Rosetta be the catalyst that inspires your creative process.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

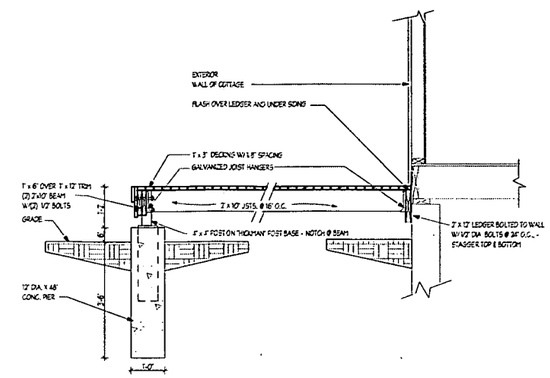


RIGHT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"

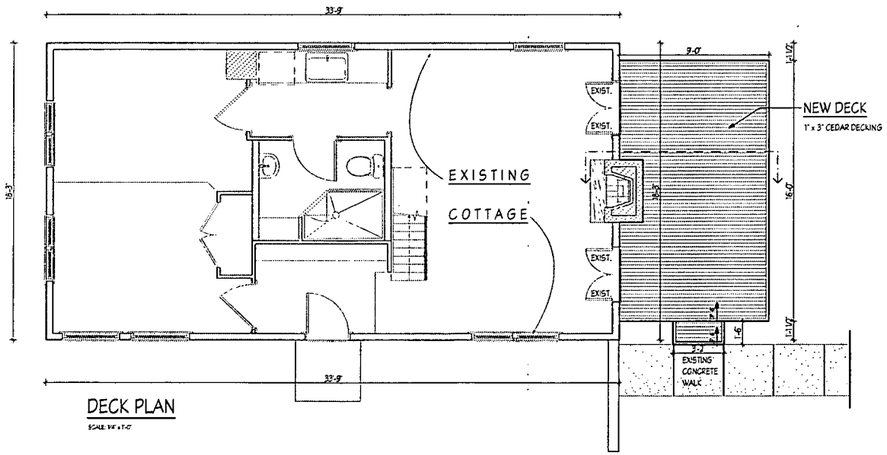
GENERAL NOTES:

- SOIL ASSUMED TO HAVE A BEARING CAPACITY OF 3,000 P.S.F.
- CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
- ALL STRUCTURAL GRADE LUMBER TO BE STRUCTURAL GRADE FIR OR S.P.F., MIN. 1,050 fb..
- ALL FRAMING LUMBER TO BE "PRESSURE TREATED"
- ALL EXPOSED FINISH WOOD TO BE CEDAR
- STAIR RISERS SHALL BE 7-3/4" MAXIMUM AND STAIR TREAD TO BE 10" MINIMUM CLEAR OF TREAD ABOVE. MINIMUM WIDTH TO BE 3



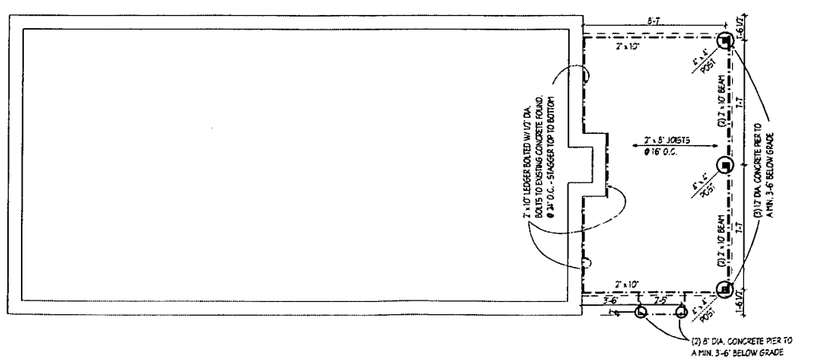
DECK SECTION

SCALE 1/2" = 1'-0"



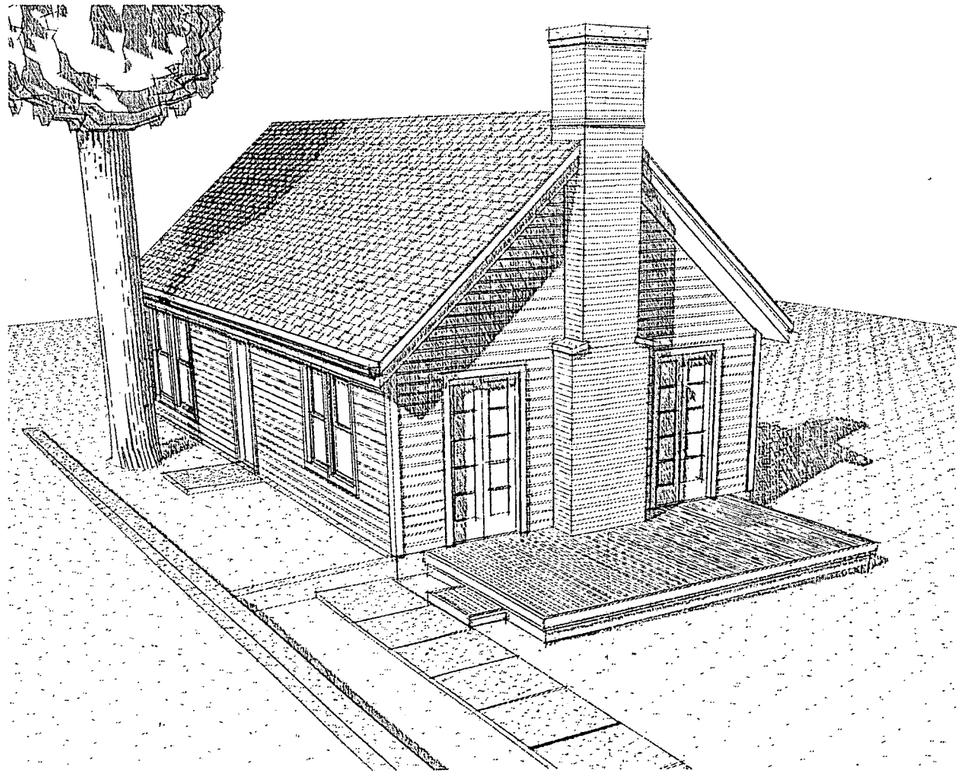
DECK PLAN

SCALE: 1/4" = 1'-0"



DECK FRAMING PLAN

SCALE: 1/4" = 1'-0"



n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECTS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. OR BE RESPONSIBLE FOR SAME.

REVISIONS	DATE
	APRIL 22, 2011
DRAWN BY:	
SCALE	
APPROVED BY:	

PLAN No. NB 422-11

SHEET No. 1 of 1

Existing Tree Inventory

Heritage Trees in Highlighted Yellow

Tree #	DBH	Species	Condition	Comments
1	29	White Oak	5	large mushrooms alongthe trunk, large deadwood
2	21	Red Maple	2	
3	5,2,4	White Birch	3	
4	3.5	White Birch	2	
5	5,4,7	White Birch	3	Large crack, trunk damage in 4" lead
6	4,5	White Birch	3	
7	19	White Oak	2	
8	37	Red Oak	2	Heavy decay in large lead with blight
9	22	Dawn Redwood	1	
10	7	Cockapur Hawthorn	2	
11	9	Cockapur Hawthorn	2	
12	39	Hackberry	2	
13	18	Red Maple	3	
14	16	Katsura	1	
15	12	Sugar Maple	2	
16	18	Sugar Maple	4	dead top, heavy cicada damage
17	29, 14, 28	Silver Maple	4	heavy decay at union and large cavities on multiple large stems
18	9	Sugar Maple	4	60% dieback
19	8	Sugar Maple	2	
20	9	Sugar Maple	2	
21	8	Sugar Maple	2	
22	9	Sugar Maple	2	
23	11	Sugar Maple	2	
24	7	Sugar Maple	2	
25	9	Sugar Maple	2	
26	7	Sugar Maple	2	
27	8	Sugar Maple	3	
28	8	Sugar Maple	3	
29	10	Sugar Maple	2	
30	14	Sugar Maple	3	
31	6	Sugar Maple	4	40% dieback
32	11	Sugar Maple	4	50% dieback
33	9	Sugar Maple	4	30% dieback
34	1/12/1900	Sugar Maple	2	
35	31	Silver maple	4	30% dieback
36	25 at base	Silver Maple	2	
37	18	Norway maple	3	
38	22	Norway Spruce	2	
39	18	Norway Spruce	2	
40	9	Magnolia	1	
41	23	Norway Maple	2	
42	15	Norway Maple	2	
43	15	Norway Maple	1	
44	7	Horsechestnut	2	
45	12 at base	Magnolia	2	
46	11	Magnolia	4	
47	14, 18	Norway Maple	2	
48	24	Norway Maple	2	
49	9	Sugar Maple	2	
50	8	Sugar Maple	3	
51	14	Bowlder	4	
52	14	Sugar Maple	2	
53	7	Sugar Maple	2	
54	15	Sugar Maple	2	
55	11	Norway Maple	2	
56	13	Norway Maple	2	
57	7	Hophornbeam	2	
58	10	Norway Maple	2	
59	13	Norway Maple	2	
60	9	Norway Maple	2	
61	8	Norway Maple	2	
62	7	Norway Maple	2	
63	8	Norway Maple	2	
64	9	Sugar Maple	4	
65	10	Sugar Maple	4	
66	6	Sugar Maple	2	
67	9	Sugar Maple	2	
68	7	Sugar Maple	3	
69	7	Hophornbeam	2	
70	24	Sugar Maple	4	
71	10	Sugar Maple	2	
72	7	Sugar Maple	3	
73	15	Sugar Maple	2	
74	13	Norway Maple	2	
75	13	Basswood	2	
76	18	Red Oak	2	
77	25	Red Oak	1	
78	8	Basswood	3	
79	16	Red Oak	2	
80	10	Sugar Maple	2	
81	7	Sugar Maple	2	
82	10	Sugar Maple	2	
83	9	Sugar Maple	2	
84	30	N. Pin Oak	2	
85	14	Ash	5	dead
86	15	Ash	5	dead, possibly weeping conk
87	9, 10	Basswood	2	Large cavity on trunk
88	11	Basswood	2	
89	10	Red Oak	2	
90	19	Ash	2	
91	8	Basswood	2	Split in middle of trunk
92	7	Sugar maple	2	
93	8,9	Redbud	4	Heavy lean, 30% dieback
94	18	Basswood	2	Large cavity at base
95	9	Sugar Maple	5	Dead and leaning, hung up next to Tree #94
96	8	Sugar Maple	2	
97	6	Sugar Maple	2	
98	10	Sugar Maple	2	
99	7	Sugar Maple	2	
100	11	Sugar Maple	2	
101	11	Sugar Maple	2	
102	13	Mulberry	2	
103	10 at base	Redbud	3	
104	11	Norway Maple	2	
105	10	Norway Maple	2	
106	21	Norway Maple	2	
107	9	Hackberry	2	
108	7	Black Cherry	4	50% dieback
109	8	Sugar Maple	3	
110	7	Ash	4	60% dieback
111	17	Elm	4	50% dieback
112	7	Sugar Maple	2	
113	11	Sugar Maple	3	
114	8	Sugar Maple	2	
115	14	Sugar Maple	2	
116	13	Sugar Maple	2	
117	13	Red Oak	2	
118	8	Norway Maple	2	
119	12	Sugar Maple	3	
120	10	Norway Maple	2	
121	8	Red Oak	2	
122	17	Norway Maple	4	30% dieback
123	8	Norway Maple	2	
124	11	Norway Maple	2	
125	23	White Oak	5	dead and hollow
126	7	Cornelian Cherry Dogwood	3	
127	15	Norway Maple	2	
128	20	Red Maple	2	
129	11	Sugar Maple	3	
130	21	Honey Locust	3	
131	33	Silver Maple	3	
132	23	Honey Locust	2	
133	24	Honey Locust	2	
134	19	Norway Maple	2	
135	16	Red Maple	1	
136	24	N. Pin Oak	2	
137	19	N. Pin Oak	3	
138	25	Honey Locust	2	
139	26	Honey Locust	2	
140	13	Callery Pear	3	
141	17	Sugar Maple	2	Large cavity on main lead
142	15	Norway Maple	3	hollow cavity at root flare
143	20	Silver Maple	3	Large cavities on branch
144	2	Hybrid Elm	2	east most parkway tree
145	2	American Hophornbeam	2	
146	4	Bald Cypress	1	
147	14	Sugar Maple	2	
148	10	Sugar Maple	2	
149	13	Sugar Maple	2	
150	9	Sugar Maple	2	
151	11	Sugar Maple	2	
152	11	Sugar Maple	2	
153	2	Honey Locust	2	
154	13	Sugar Maple	2	
155	13	Sugar Maple	2	
156	8	Sugar Maple	2	
157	11	Sugar Maple	2	
158	4	Freeman Maple	3	sparce, heavy lean, growth only on roadside of the tree

View looking East Along Park Avenue

View looking West Along Central Avenue

North

0 20 40 80 160

Ravine Park Partners

SF Lotting Plan
147 Central
Highland Park, Illinois

BSB DESIGN
BSBDESIGN.COM

Date: September 29, 2025

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

City of Highland Park

Memorandum

Date: January 8, 2026

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: 147 Central Avenue –Partial Landmark Designation Removal

---

Recommendation

Staff recommends that the Historic Preservation Commission consider Landmark Removal for the proposed "Lot B" located on the eastern half of the property at 147 Central Avenue.

Property Background

The Cornelius Field Property was established c. 1875. The property's main house was constructed by the Highland Park Building Company for Mr. Field, who was a Director of the Highland Park Building Company and Highland Park's second mayor.

Starting in 1889, the home was known as Sylvan Dells, "A Home School for Boys and Girls", though the school later became exclusively for boys and was eventually combined with the North Western Military Academy. By 1899 the house was back in private hands, keeping the estate name of "Sylvan Dells."

The property at 147 Central Avenue was designated a Local Historic Landmark in 1985. The Historic Preservation Commission found that the property met Landmark Criteria 1, 3, 4 and 6 (***Attachment A***).

The home has two distinct additions. The northern two-story portion is what remains of the original 1870's farm house. The eastern section is a Victorian Gothic Revival Cottage c. 1895. To the west of the eastern section is an abutting two-story Italianate Classical wing with porte-cochere and Palladian windows in a mansard roof.

In addition to a main house, the property also includes a historic coach house, gardener's cottage, bridge and greenhouse foundation. These structures, all located on the western half of the property, are listed as part of the 1982 National Register Multiple Resource Nomination (***Attachment B***) and have been subject to HPC review in the past (***Attachment C and D***).

Notable landscape features include the wrought-iron fence in the front yard, a well behind the main house, the wooded area to the east of the main house, and the main

home's dramatic driveway. These features were listed as part of the 1988 Highland Park Historic Landscape Survey (***Attachment E***).

Concurrent Applications

Calvin Bernstein (the "***Applicant***") has submitted a Planned Unit Development ("***PUD***") application for the property at 147 Central, on behalf of property owner Harold Katz (***Attachment F***). As part of the PUD, the applicant intends to subdivide the property into two separate legal lots of record. One of the proposed lots will contain the property's historic main house, coach house, gardener's cottage, greenhouse foundation, and bridge ("***Lot A***"). The other proposed lot will consist of an unimproved wooded area and not include any of the property's historically significant structures[1] ("***Lot B***").

As a result, the applicant has also applied to remove the landmark designation from Lot B to avoid future HPC reviews the applicant perceives as unnecessary (***Attachment G***). The Commission's reviews for the PUD subdivision and the partial landmark designation removal can occur concurrently.

Partial Removal of Landmark Designation

The applicant has submitted an application to remove the landmark designation from the newly proposed Lot B in accordance with Sec. 24.025(H) of the Historic Preservation Ordinance. Given that the property as a whole is a Regulated Historic Structure, any newly-created lot will become a Regulated Historic Structure. Therefore, a Certificate of Appropriateness from the Historic Preservation Commission will be required for any Regulated Activity (as defined in Sec. 24.005) on the newly-created lots. The applicant seeks to remove the landmark designation from the newly created Lot B, and seeks to build a new home there.

The applicant asserts that the newly created Lot B will no longer satisfy the reasons for which landmark designation was once approved. As before stated, the proposed Lot B will consist of an unimproved wooded area and will not include any of 147 Central Avenue's historically significant structures. The applicant does not seek to remove the landmark designation associated with Lot A.

Lot B may have once included the remains of a historic ice house according to the 1988 Highland Park Historic Landscape Survey "***Survey***," but the survey does not identify an

[1] Staff has determined that the property's historically significant structures are those named in the Landmark Nomination and or National Register Nomination. See attachments B and H. Staff does not consider the structures listed as part of the 1988 Landscape Survey alone historically significant because this survey work was completed years after the property was designated a Local Landmark.

exact location. The survey states "*Ice house on edge of ravine – remnant of road to lake from ice house. Old foundation removed in 1960s.*" This would seem to imply that the old ice house remnants were removed in the 1960s (***Attachment E***). The ice house was not included as part of the Landmark Nomination nor as part of the 1982 National Register Multiple Resource Nomination, which further supports the assumption that this structure no longer exists and no historically significant structures reside on Lot B.

Commission Consideration

The HPC should consider if a newly created Lot B continues to meet Landmark Criteria 1, 3, 4 and 6 and retains integrity. If the commission finds that a newly created Lot B no longer satisfies the reasons for which landmark designation was once approved for, then the Commission should recommend the removal of landmark designation from Lot B.[2]

Procedure for Landmark Removal

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

(1) The Commission should consider and discuss the landmark removal. If the HPC finds that the property (a) does not meet two or more Landmark Criteria set forth in Section 24.015 of the City Code, or (b) does not have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation, then the Commission should adopt the drafted Resolution from Staff making a preliminary Landmark Removal recommendation (***Attachment I***).[3]

(2) Staff will draft a Planning Report evaluating the relationship of the proposed removal to the City's Comprehensive Plan and the effect of the proposed removal on the surrounding neighborhood. The Planning Report will be presented to the Commission following the adoption of the Resolution making the preliminary recommendation.

---

[2] Sec. 24.025(H)(2) states *"Under no circumstances shall the City Council remove the Landmark designation for any property, structure, area, object, or landscape of significance unless it finds that the reasons for which the landmark designation was once appropriate are no longer present. Nothing herein shall be deemed or interpreted as requiring the City Council to remove the landmark designation upon such a finding."*

[3] The applicant requested a resolution be drafted in anticipation of the Commission's consideration of this matter.

(3) At a subsequent meeting, the Commission shall review the Planning Report, Findings of Fact, and make a determination to recommend a landmark removal to City Council.

(4) The City Council will consider the findings, recommendations, and official record of the Historical Preservation Commission and may, by an Ordinance duly adopted, remove the Local Landmark designation status.

Next Steps

Staff recommends the Commission consider if a newly created Lot B will continue to meet Landmark Criteria 1, 3, 4 and 6 and retain integrity. If the Commission finds the previous conditions for landmark designation are no longer present on Lot B, the Commission should recommend the removal of landmark designation from Lot B.

Attachments

A. 1985 HPC Resolution
B. 1982 National Register Multiple Resource Nomination
C. 2011 COA for Gardener's Cottage and Landscape
D. 1986 COA for Coach House
E. 1988 Highland Park Historic Landscape Survey
F. Dec. 2025 Application for a Planned Unit Development
G. Dec. 2025 Application for Landmark Removal
H. 1985 Landmark Nomination
I. DRAFT Resolution

RESOLUTION TO RECOMMEND TO THE CITY COUNCIL
THAT THE HOUSE BE DESIGNATED
AS A HIGHLAND PARK LANDMARK

WHEREAS, the City of Highland Park currently has an Historic Preservation ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on July 30, 1985, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has dtermined that the Cornelius Field House, located at 147 Central Ave., P.I.N.: 16-23-210-002, is eligible for designation as a Highland Park Landmark because it meets with Criteria #1, #3, #4, and #6 of the Commission's "Criteria for Determining Highland Park Landmarks";

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

That the proposed landmark, the Cornelius Field House, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

AYES: -5-

NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85

Susan S. Benjamin
Chairman

RESOLUTION NO. 2-85

HIGHLAND PARK MULTIPLE RESOURCE INVENTORY SHEET

PROPERTY NAME Cornelius Field House

ADDRESS 147 Central Avenue CITY/TOWN/VICINITY Highland Park

COUNTY Lake STATE Illinois ZIP 60035

OWNER'S NAME Martha F. MacLeod

ADDRESS same CITY/TOWN/VICINITY

STATE ZIP

LOCATION OF LEGAL DESCRIPTION Deerfield Township Assessor's Office
600 Laurel Avenue
Highland Park, Illinois 60035

VERBAL BOUNDARY DESCRIPTION Lot 4, Block 26 Highland Park Subdivision
P.I.N. # 16-23-210-002

APPROXIMATE ACREAGE 3.8 acres

DATE OF CONSTRUCTION circa 1875 ARCHITECT AND/OR BUILDER Cornelius Field

ARCHITECTURAL STYLE (IF RELEVANT) Steamboat Gothic

PHYSICAL DESCRIPTION OF BUILDING AND PROPERTY Vertical-battened siding would argue for labeling the overall structure Steamboat Gothic, however, the south-facing facade is a combination of two separate styles, indicating completion at different times. (Photographs show house had attained its present size by 1896.) The eastern section is a straightforward but slightly broad Gothic cottage with roof, running parallel to the street, intersperced by a gable. A High Victorian porch wraps around this part of the first floor to face south and east. Abutting this section, on the west, is an Italianate structure approximately the same size but with the second story contained (continued on attached)

OVERALL CONDITION: EXCELLENT X GOOD ___ FAIR ___ DETERIORATED ___ RUIN ___

INTEGRITY: UNALTERED X ALTERED ___

DATE AND NATURE OF ALTERATIONS: A later addition, a second-floor sleeping porch, was removed in 1985.

ALTERATIONS (cont'd)

USE:

ORIGINAL USE Predominately residential

PRESENT USE Residential

OUTBUILDINGS AND/OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH PLAN IF APPLICABLE)

Coach House, circa 1875-1880, on the northwest corner of the property (address, 160 Park Avenue) is Queen Anne style with a gambrel roof bisected by gambrel dormers front and

(continued on attached)

HISTORICAL AND/OR ARCHITECTURAL SIGNIFICANCE

During the 1880s, the building served as a boys' school. The unusually large bedroom (second floor, southwest corner) is said to have been a dormitory dating from this period.

FORM PREPARED BY Martha F. MacLeod

TEL (312) 433-3353

PROPERTY NAME Cornelius Field House

LOCATION 147 Central Avenue CITY/TOWN/VICINITY Highland Park, Illinois

FACING DATE

PHOTOGRAPHER

LOCATION OF NEGATIVE

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered

Continuation sheet | Item number | Page

continued from "Physical Description..." Page 1

within a Mansard roof. Here a large Palladian window, with ample cornices and topped by a large keystone, bisects the front. Below this, on the ground floor, is a square-fronted bay. Behind the east (Gothic) section is the kitchen wing which is housed in an older and more simple structure, apparently the original farmhouse. On the west side of the front is a large porte-cochere.

In 1984 and 1985 restoration of the porch--wide front and deep side--was carefully and authentically executed. All woodwork that needed replacement was faithfully reproduced (from existing work) and replaced. Porch roof was covered, and gutters and downspouts executed, in lead-coated copper. In the early 198s, the entire exterior of the building was hand stri ped with paint remover.

contined from "Outbuildings and/or other..." Page 2

back. Bridge from driveway to coach house was constructed of railway trestlework (infrastructure) and wood (superstructure) circa 1930.

Guest House on property was originally the potting shed (and heating source) for a large greenhouse. The greenhouse had been razed by 1954; the potting shed was converted (varied floor levels and furnace cellar were retained) to a guest house in 1967. The foundation of the old greenhouse now serves as a planted terrace.

CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness

DATE: June 9, 2011

NAME OF LANDMARK: Cornelius Field House

ADDRESS: 147 Central Avenue

NAME OF OWNER: Gale Rothner

NAME OF ARCHITECT: N. Batistich Architects, Burr Ridge, IL

PROPOSED REPAIR, ALTERATION, REMOVAL, CONSTRUCTION OR DEMOLITION:

1) Replacement of two exterior stairways with concrete steps. The steps will be capped in masonry and have white wooden risers.
2) A fenced-in patio on the north end of the house. Details of the fence and pavers are attached to this COA.
3) A cedar deck will be constructed on the east side of the guest cottage. Approved plans attached.

DATE OF COMMISSION REVIEW: June 9, 2011

MOTION: Commissioner Rotholz

SECOND: Commissioner Fradin

ABSTAIN:

VOTE: 5-0

ACCEPT PROPOSAL	X
REJECT PROPOSAL	

ATTACHED DOCUMENTS:

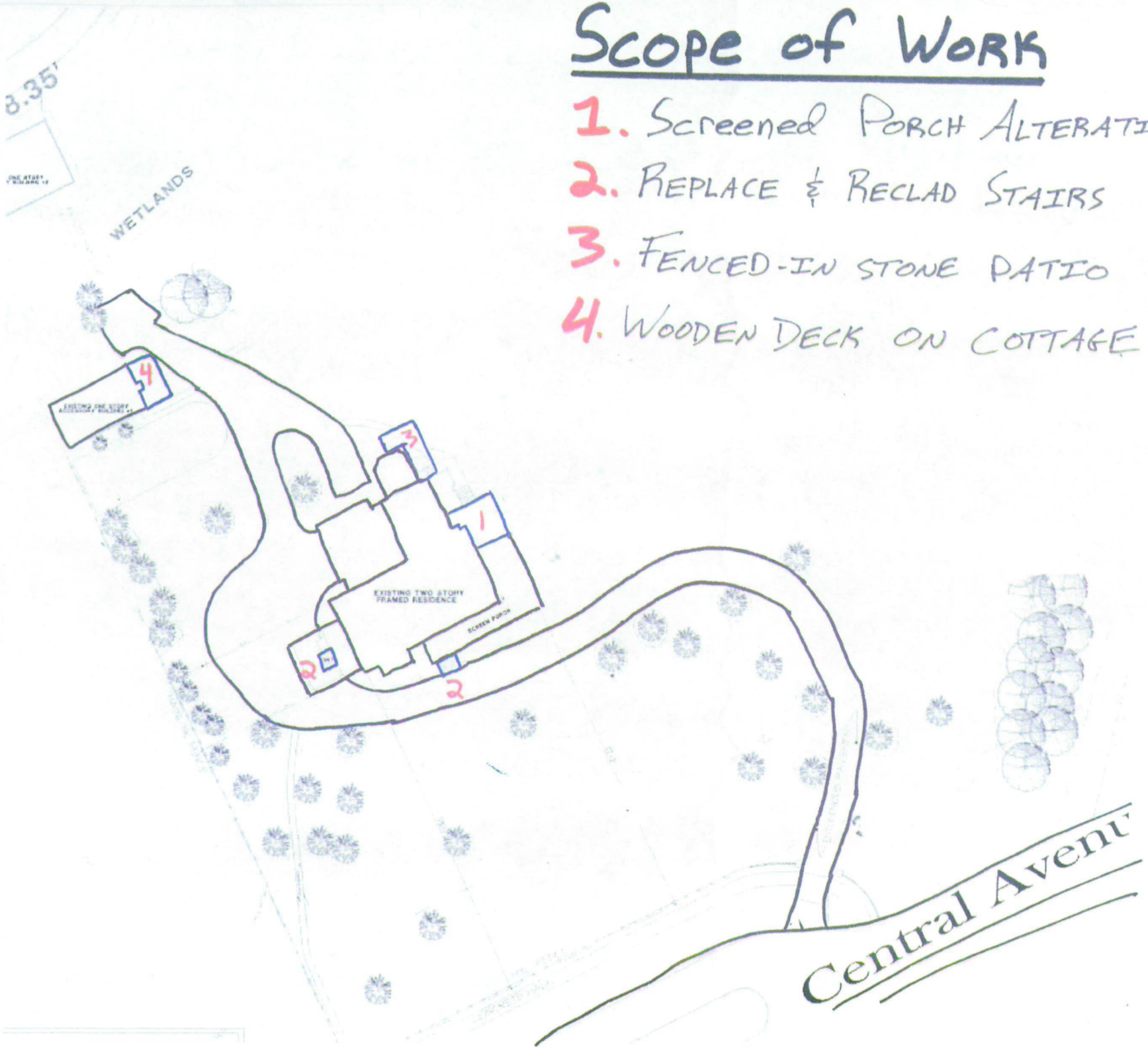
- Details of the fence and patio pavers.
- Approved drawings of cedar deck on the cottage.
- Photographs of the exterior stairs to be replaced.

COMMENTS:

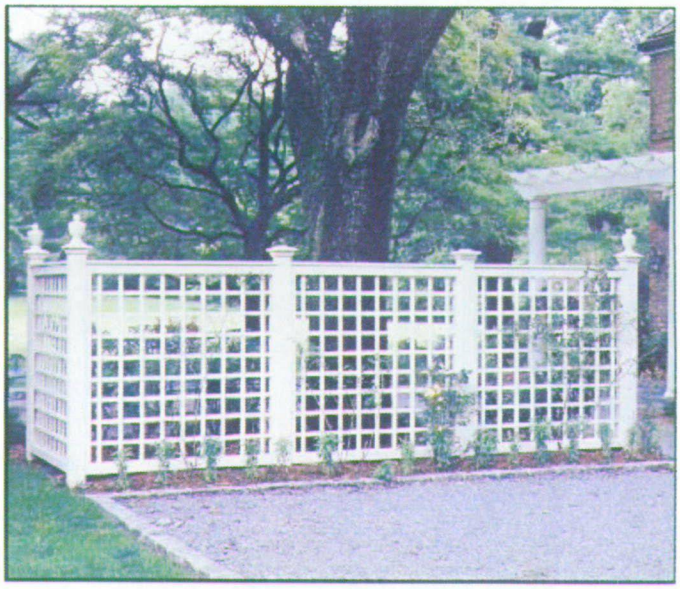
SIGNED:

Scope of Work

1. Screened Porch Alteration
2. Replace & Reclad Stairs
3. Fenced-In stone patio
4. Wooden Deck on Cottage



Proposed Fence Style for Patio



Gate Style for Patio

Decorative Trellis Example

147 Central

Transformed LANDSCAPES

ROSETTA®

THE LOOK AND FEEL OF NATURE

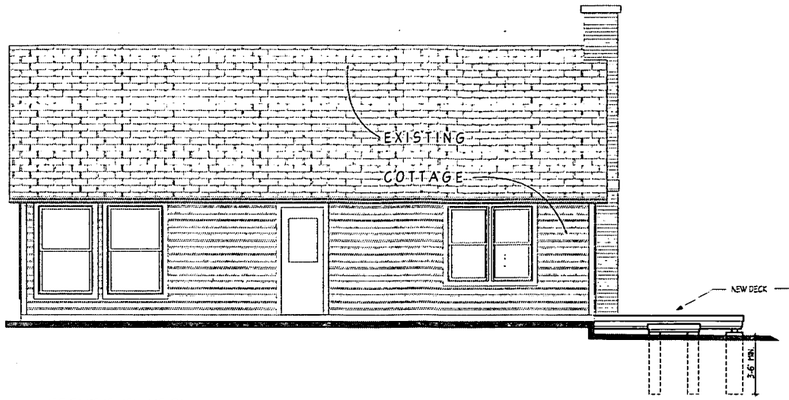
Rosetta Hardscapes accurately creates *the look and feel of nature* in any application you imagine. This boutique line of landscape products truly amazes even the most discerning craftsman or homeowner. The textures, colors and shapes of these stones are like nothing else on the market today.

By crafting Rosetta stones with architectural-grade *wet-cast* concrete as opposed to the much more common *dry-cast* concrete, Rosetta Hardscapes captures a level of detail in texture previously unavailable in landscape block materials. Also, the use of *wet-cast* concrete allows Rosetta to offer significantly improved durability over most competitive products.

Thank you for taking the time to review the Rosetta line of products on the following pages. Imagine the possibilities of a Rosetta solution for your next project! Let Rosetta be the catalyst that inspires your creative process.

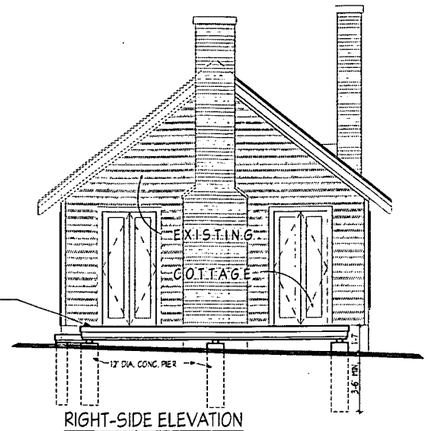
GENERAL NOTES:

- SOIL ASSUMED TO HAVE A BEARING CAPACITY OF 3,000 P.S.F.
- CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
- ALL STRUCTURAL GRADE LUMBER TO BE STRUCTURAL GRADE FIR OR S.P.F., MIN. 1,050 fb..
- ALL FRAMING LUMBER TO BE "PRESSURE TREATED"
- ALL EXPOSED FINISH WOOD TO BE CEDAR
- STAIR RISERS SHALL BE 7-3/4" MAXIMUM AND STAIR TREAD TO BE 10" MINIMUM CLEAR OF TREAD ABOVE. MINIMUM WIDTH TO BE 3



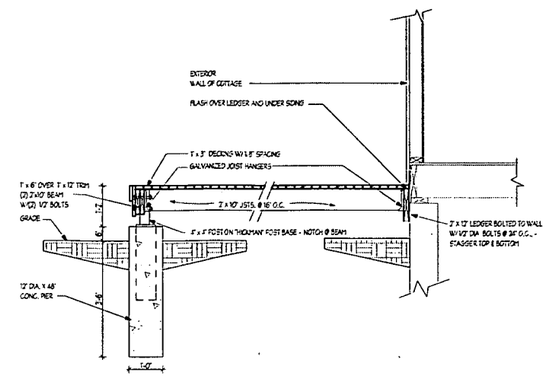
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



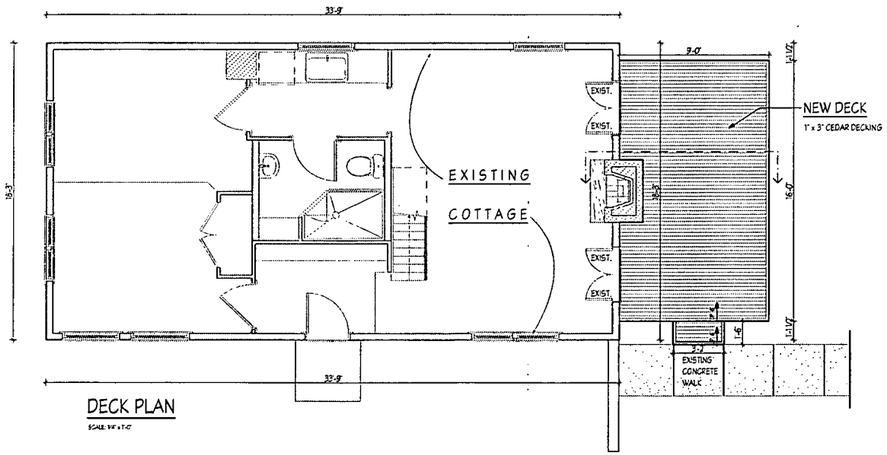
RIGHT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"



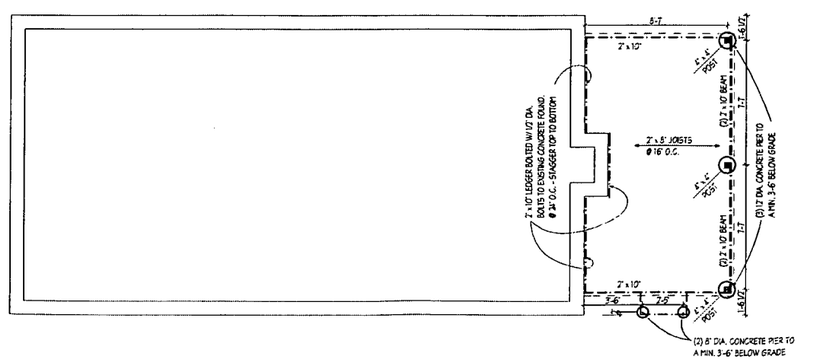
DECK SECTION

SCALE 1/2" = 1'-0"



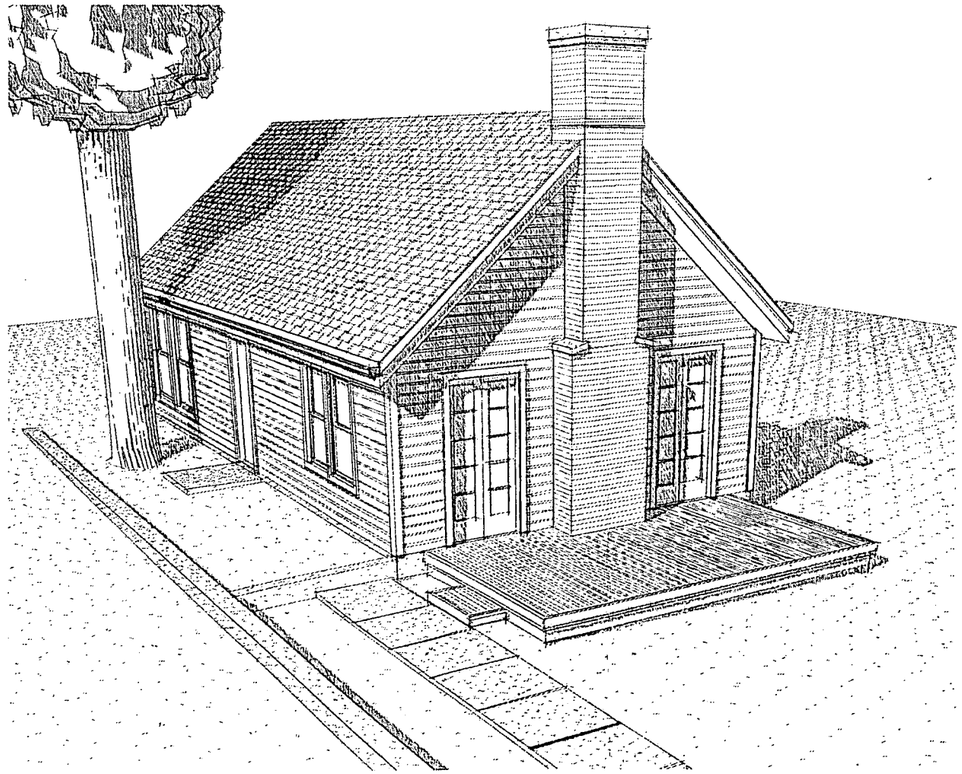
DECK PLAN

SCALE: 1/4" = 1'-0"



DECK FRAMING PLAN

SCALE: 1/4" = 1'-0"



n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECTS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. OR BE RESPONSIBLE FOR SAME.

PLAN No.	18.422.11
SHEET No.	1 of 1
REVISIONS	
DATE	APRIL 22, 2011
DRAWN BY:	
SCALE	
APPROVED BY:	

HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS

Date: August 19, 1986

Name of Landmark: Cornelius Field House (Coach House)

Address: 147 Central/ 160 Park Ave.

Name of Owner: Martha and Al MacLeod

Name of Contractor: Peter Nicolazzi, Carpenter and Smith

Proposed repair, alteration, removal, construction or demolition:
Rebuilding of Sub-structure and footings (see attached letter dated August 1, 1986)

Date of Commission Review: August 19, 1986

Motion - Commissioner Axelrod — X Accept ___Reject Propospal
Second: Commissioner Novickas
Abstain: Commissioner Nicolazzi
Vote: All-in-Favor

Attached Documents: Letter from Peter Nicolazzi to Al MacLeod date Aug. 1, 1986

Comments:

Signed: Susan S Benjamin (JS)

7. Secondary Documentation or References Landmarks listing ; interview w/ Mrs Macleod.

Significance

___Historic Association ___Historic Signif in Landscape Design
___Historic Signif in Culture ___Work of a Recognized Master
___Important Artistic Statement ___Example of Fine Craftsmanship
___Use of Unique Materials ___Unique Regional Expression
_X_Example of Particular Style ___Example of Particular Type
___Example of Particular Time ___Example of Time Sequence
___Other Verifiable Quality

8 Statement of Significance (for each type of significance) original design late Victorian. renovated in 1920's(?) and has been somewhat modified. Main spatial patterns & unique features & grounds exist

9 6) Physical Desription
Brief Description of Significant Design Elements orchard, pools, greenhouse, foundation as terrace, porches & entry point/clearing
Plant Materials oaks, wildflowers, orchard, tulip tree, magnolias

Manmade Features carriage house, potting shed, greenhouse & coal foundation, bridge, well, goldfish pond, trellis
Water No

10 Is there a ravine on this property? _X_ Yes ___No

Charles Breson - deciduous trees & they died buckeye also died paper birch grove.

11 Are there any critical or endangered plant materials on this property?
If yes please explain trillium, phlox (ssp trillium)
may apples · jack in pulpit, oaks dying being
replaced w/ oak & maple

7) Evaluation
Condition
___Excellent ___Good X Fair ___Deteriorated ___Severely Deteriorated

Changes
___Unaltered X Altered X Added to ___Loss/ Removal ___Encroached Upon

12 Qualilfying Statement of Condition and Change

Integrity (Does the site retain the physical characteristics that give it its historic identity; and represent and convey the type(s) of signig icance established by the sites historical context?)

___Location ___Design Intent X Spatial Relationships/Setting
___Materials ___Vegetation ___Workmanship ___Feeling
___Association ___Other

13 Describe the degree to which the overall landscape and its significant features are present today. Explain the categories of integrity noted above: the areas have been maintained as open space
with the exception of the planting along front yard fences
and the formal garden which is now the orchard

14 8) Form Prepared by: Van BEROES

Address 1707 St. Johns

Phone Date

Fred Jr Snite 1616 Sheridan Rd Wilmette 251-5190
805-969 7275

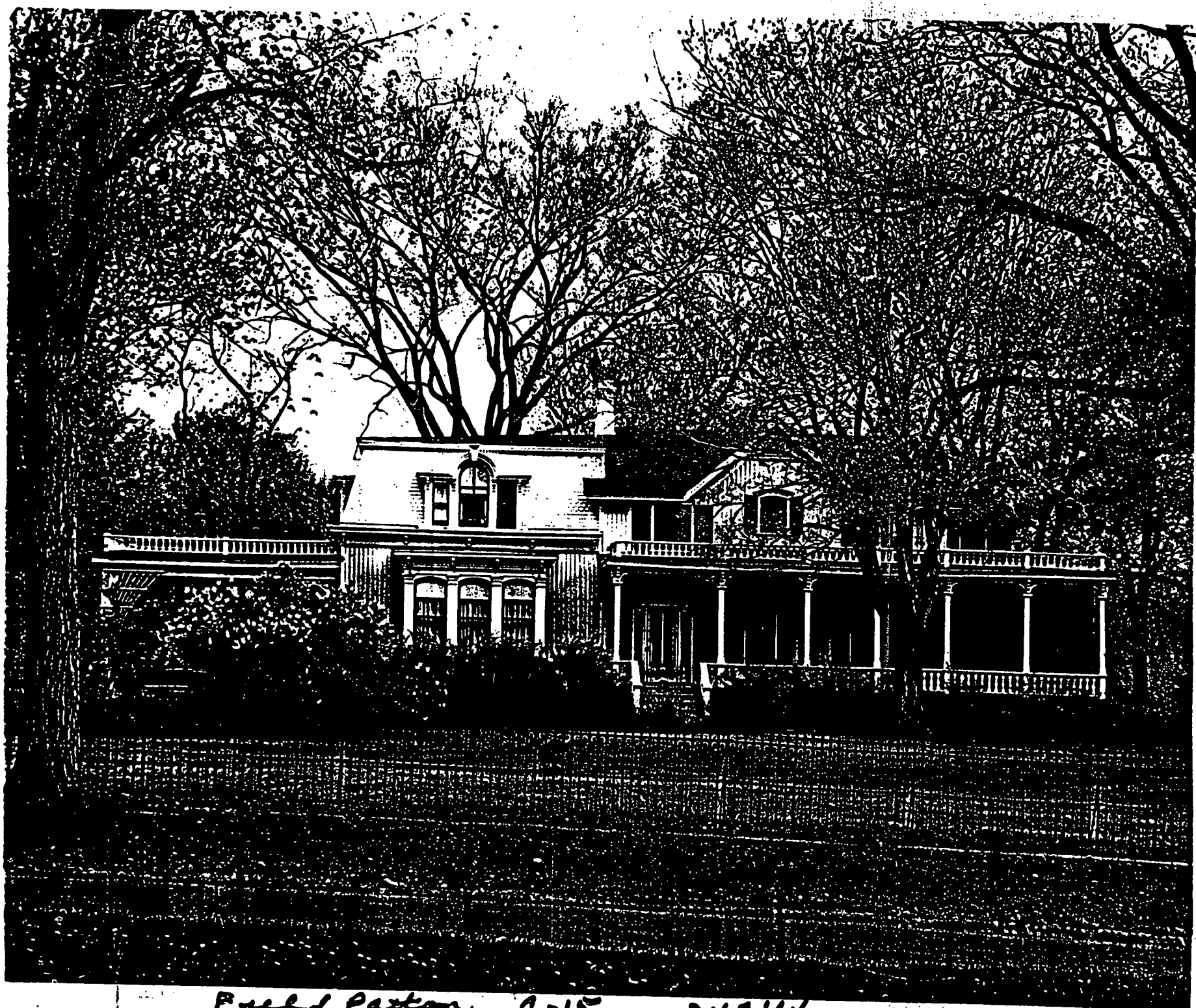
mike. son of John T.

John T. Snite
San Diego

B/W

15) Photo(s)
Roll Number_____
Negative No(s).____ C/S

16. Sketch of base map or plan
Please attach if on separate sheet

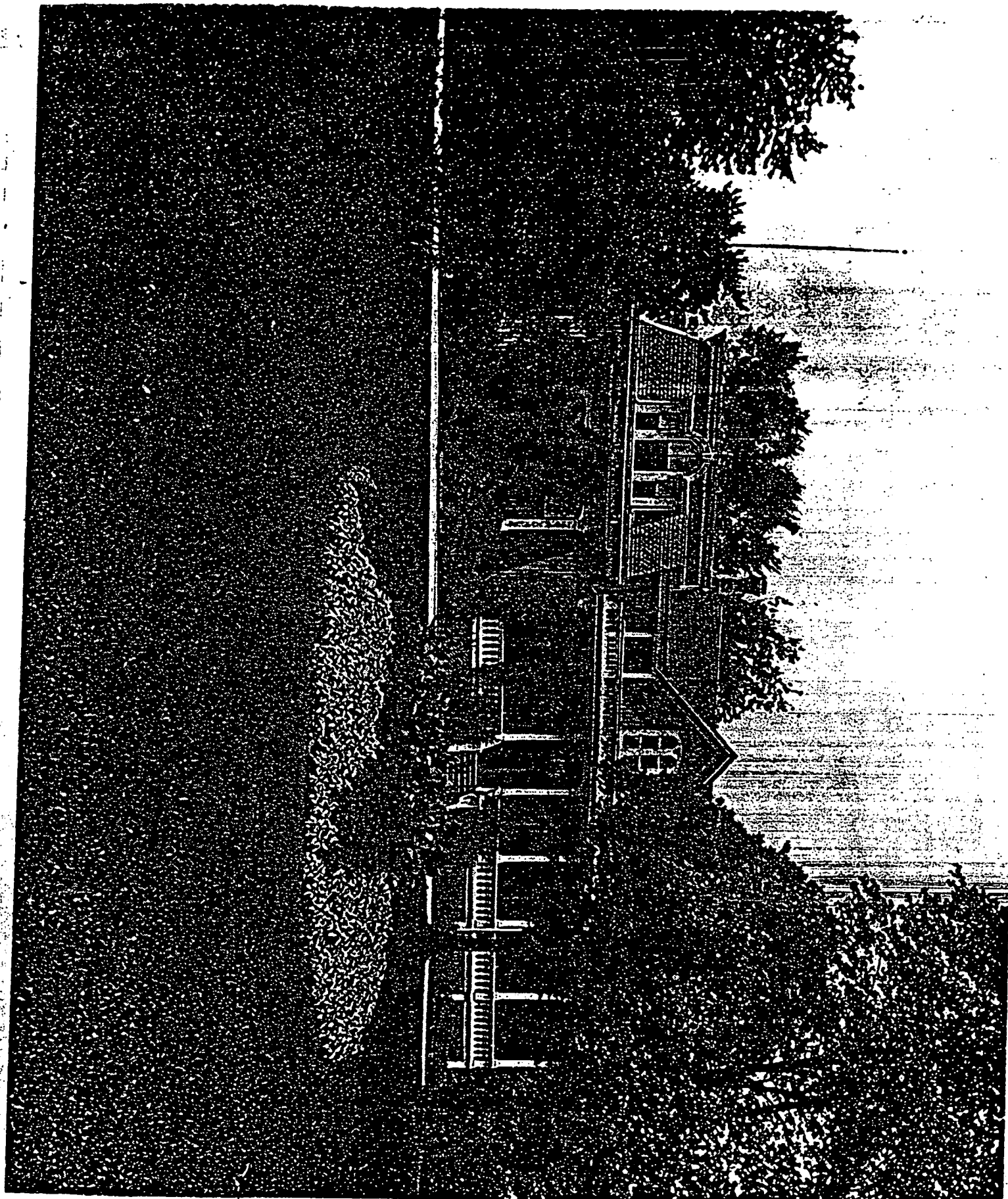


147 CENTRAL - CHEED / MACLEOD HOUSE
Early 1970's

Fred Patton C-15 2X3 1/4

37

~~SMT~~
SNITE HOME
147 CENTRAL AVE
MARCH 1954 ?



147 CENTRAL AVE — NO DATE

1417 Central Ave

Bought by Mrs MacLeod - 30yrs+ ~1954
added trees & wildflower & bulbs.
added in 1970s.

added Willows & poplars. 1970's

Was called Twin oaks because of tree in front

4yrs ago put in spirea
added yew by door

old greenhouse & potting shed - held furnace - now terrace

trellis by greenhouse moved from orchard

Tulip tree - ? magnolia
pump original location

Well at least 33 yrs old.

formal garden - 8 sq ? w/grass paths.

Vegetable garden N. of formal garden, Was seperated by 2 row hedge, Now single row, was privet, now "tapestry" using colored shrubs to replace lost privets

Is box or pt multicolored, revived after manuring

pebble paths - also in between 2 hedg(s)

playhouse was supposed to be on pt. before
Mrs. Macleod

ice house on edge of ravine - remnant
of road in ravine to lake from ice house.
old foundation removed 1960's

Fred.
Mrs Smith 30yrs - ? Imperial Loan Co. owner
Fred Jr. 40's -

Orchard 30yrs - many tapersty hedge privet

driveway hedged

147 Central Ave.

Florence drive added after 1954 the drive around
the portico

2 gardeners - lived in carriage house 1930's - 40's

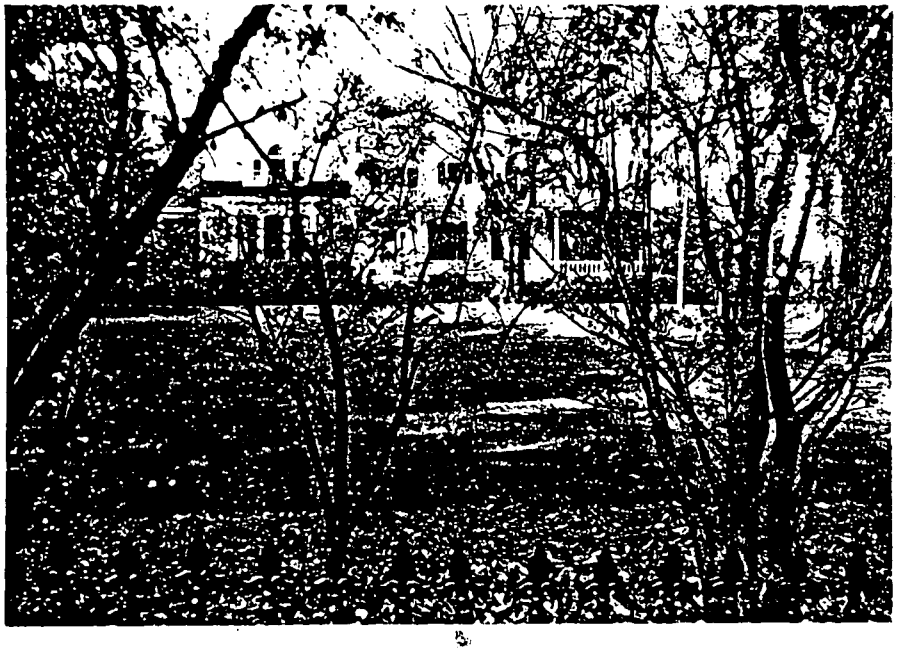
Carriage house was 4 car garage - Now 2 stalls + apt.

flag pole - from 2 masted schooner - were spliced - on E end of orchard 20'
which sank off shore in 1950's
photo shows pole on W. end
of yard.

Carriage house

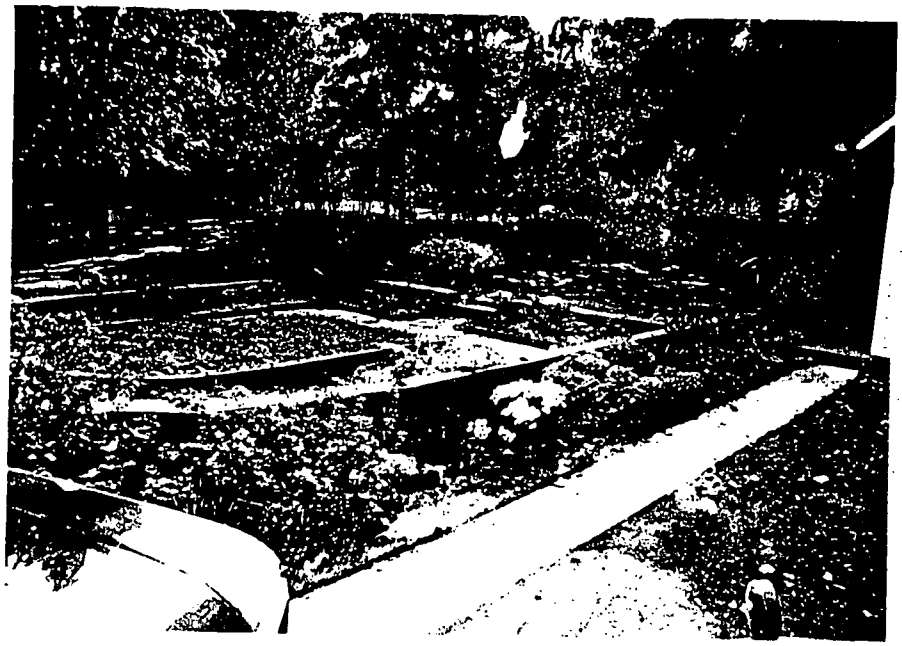
Carriage house turn of century, Queen Anne style ?

Entry gate leading to Cornelius Field property



Front view of house from Ron Victorian gater

stone borders around natural ravine area



Foundation area now terrace + garden

Drive leading to house w/ corner planting

CITY OF HIGHLAND PARK
Subdivision Application
Letter of Situation
Dated: October 7, 2025

RE: 147 Central Avenue Subdivision in Highland Park

TO: Plan Commission and City Council

147 Central is also known as the Field House. 147 Central is a substantial property situated adjacent to a ravine, encompassing more than four acres of land. It was the home of Highland Park's second mayor, Cornelius Field, and is believed to be the oldest residence in Highland Park. In addition to being mayor, Cornelius Field was a director of the Highland Park Building Company, and he built this home for himself in 1875. In 1985, the existing home was designated as landmark by the City of Highland Park. In the landmark application, the stated reason for the landmarking was due to the "eastern section Gothic Cottage, abutting it on the west is two story wing – second story contained within Mansard roof". The property has been altered over the years, and it has been vacant for over 5 years. The current owners have been marketing the unsubdivided home and property for sale, without success, for over a year.

In order to preserve the existing landmarked home, the applicant desires to subdivide the property into two very large lots. One containing the historic landmarked home and the second, the non-historical/landmark vacant area. This subdivision will allow the owner to properly market the home to allow a buyer the ability to purchase the landmark home while embracing the historical significance at a fair price. The two lots created by this subdivision are both very large and double the minimum lot size for R-4 LFOZ, however, each will contain more than four (4) sides. Due to the ravine location, it is impossible to create two lots with only four sides at this location. Thus, to subdivide, one variation is required to allow lots of more than 4 sides.

Pursuant to the Subdivision Code, the Plan and Design Commission may recommend, and the City Council may grant variations so long as the variation does not affect the general plan or the spirit of the Subdivision Code (Section 151.009). The intent and purpose of the regulation set forth in the Subdivision Code is, in part, to protect neighborhood character and to provide quality neighborhoods by requiring minimum lot widths, depths and areas (Section 151.002(D)). In this case, the existing lot contains more than 4 sides, as will the newly created lots. It is important to note that many homes in this area, including 147 Central, have more than 4 sides, as these lots meander around the ravine.

The newly subdivided lots comport well with the neighborhood and preserve the neighborhood character. The existing landmarked home will remain untouched and preserved for generations to come. Furthermore, the newly created lots comply with the regulations by meeting the minimum lot width, depth and area in the zoning district. Thus, the application herein meets the standards for a variation set forth in the Subdivision Code and but for the one issue, no variation will be required or needed. In sum, the proposed subdivided lots do not affect the general plan and are consistent with the spirit of the Subdivision Code. Thank you for considering this application.

Existing Tree Inventory

Heritage Trees in Highlighted Yellow

Tree #	DBH	Species	Condition	Comments
1	29	White Oak	5	large mushrooms alongthe trunk, large deadwood
2	21	Red Maple	2	
3	5,2,4	White Birch	3	
4	3.5	White Birch	2	
5	5,4,7	White Birch	3	Large crack, trunk damage in 4" lead
6	4,5	White Birch	3	
7	19	White Oak	2	
8	37	Red Oak	2	Heavy decay in large lead with light
9	22	Dawn Redwood	1	
10	7	Cockapur Hawthorn	2	
11	9	Cockapur Hawthorn	2	
12	39	Hackberry	2	
13	18	Red Maple	3	
14	16	Katsura	1	
15	12	Sugar Maple	2	
16	18	Sugar Maple	4	dead top, heavy cicada damage
17	29, 14, 28	Silver Maple	4	heavy decay at union and large cavities on multiple large stems
18	9	Sugar Maple	4	60% dieback
19	8	Sugar Maple	2	
20	9	Sugar Maple	2	
21	8	Sugar Maple	2	
22	9	Sugar Maple	2	
23	11	Sugar Maple	2	
24	7	Sugar Maple	2	
25	9	Sugar Maple	2	
26	7	Sugar Maple	2	
27	8	Sugar Maple	3	
28	8	Sugar Maple	3	
29	10	Sugar Maple	2	
30	14	Sugar Maple	3	
31	6	Sugar Maple	4	40% dieback
32	11	Sugar Maple	4	50% dieback
33	9	Sugar Maple	4	30% dieback
34	1/12/1900	Sugar Maple	2	
35	31	Silver maple	4	30% dieback
36	25 at base	Silver Maple	2	
37	18	Norway maple	3	
38	22	Norway Spruce	2	
39	18	Norway Spruce	2	
40	9	Magnolia	1	
41	23	Norway Maple	2	
42	15	Norway Maple	2	
43	15	Norway Maple	1	
44	7	Horsechestnut	2	
45	12 at base	Magnolia	2	
46	11	Magnolia	4	
47	14, 18	Norway Maple	2	
48	24	Norway Maple	2	
49	9	Sugar Maple	2	
50	8	Sugar Maple	3	
51	14	Bowlder	4	
52	14	Sugar Maple	2	
53	7	Sugar Maple	2	
54	15	Sugar Maple	2	
55	11	Norway Maple	2	
56	13	Norway Maple	2	
57	7	Hophornbeam	2	
58	10	Norway Maple	2	
59	13	Norway Maple	2	
60	9	Norway Maple	2	
61	8	Norway Maple	2	
62	7	Norway Maple	2	
63	8	Norway Maple	2	
64	9	Sugar Maple	4	
65	10	Sugar Maple	4	
66	6	Sugar Maple	2	
67	9	Sugar Maple	2	
68	7	Sugar Maple	3	
69	7	Hophornbeam	2	
70	24	Sugar Maple	4	
71	10	Sugar Maple	2	
72	7	Sugar Maple	3	
73	15	Sugar Maple	2	
74	13	Norway Maple	2	
75	13	Basswood	2	
76	18	Red Oak	2	
77	25	Red Oak	1	
78	8	Basswood	3	
79	16	Red Oak	2	
80	10	Sugar Maple	2	
81	7	Sugar Maple	2	
82	10	Sugar Maple	2	
83	9	Sugar Maple	2	
84	30	N. Pin Oak	2	
85	14	Ash	5	dead
86	15	Ash	5	dead, possibly weeping conk
87	9, 10	Basswood	2	Large cavity on trunk
88	11	Basswood	2	
89	10	Red Oak	2	
90	19	Ash	2	
91	8	Basswood	2	Split in middle of trunk
92	7	Sugar maple	2	
93	8,9	Redbud	4	Heavy lean, 30% dieback
94	18	Basswood	2	Large cavity at base
95	9	Sugar Maple	5	Dead and leaning, hung up next to Tree #94
96	8	Sugar Maple	2	
97	6	Sugar Maple	2	
98	10	Sugar Maple	2	
99	7	Sugar Maple	2	
100	11	Sugar Maple	2	
101	11	Sugar Maple	2	
102	13	Mulberry	2	
103	10 at base	Redbud	3	
104	11	Norway Maple	2	
105	10	Norway Maple	2	
106	21	Norway Maple	2	
107	9	Hackberry	2	
108	7	Black Cherry	4	50% dieback
109	8	Sugar Maple	3	
110	7	Ash	4	60% dieback
111	17	Elm	4	50% dieback
112	7	Sugar Maple	2	
113	11	Sugar Maple	3	
114	8	Sugar Maple	2	
115	14	Sugar Maple	2	
116	13	Sugar Maple	2	
117	13	Red Oak	2	
118	8	Norway Maple	2	
119	12	Sugar Maple	3	
120	10	Norway Maple	2	
121	8	Red Oak	2	
122	17	Norway Maple	4	30% dieback
123	8	Norway Maple	2	
124	11	Norway Maple	2	
125	23	White Oak	5	dead and hollow
126	7	Cornelian Cherry Dogwood	3	
127	15	Norway Maple	2	
128	20	Red Maple	2	
129	11	Sugar Maple	3	
130	21	Honey Locust	3	
131	33	Silver Maple	3	
132	23	Honey Locust	2	
133	24	Honey Locust	2	
134	19	Norway Maple	2	
135	16	Red Maple	1	
136	24	N. Pin Oak	2	
137	19	N. Pin Oak	3	
138	25	Honey Locust	2	
139	26	Honey Locust	2	
140	13	Callery Pear	3	
141	17	Sugar Maple	2	Large cavity on main lead
142	15	Norway Maple	3	hollow cavity at root flare
143	20	Silver Maple	3	Large cavities on branch
144	2	Hybrid Elm	2	east most parkway tree
145	2	American Hophornbeam	2	
146	4	Bald Cypress	1	
147	14	Sugar Maple	2	
148	10	Sugar Maple	2	
149	13	Sugar Maple	2	
150	9	Sugar Maple	2	
151	11	Sugar Maple	2	
152	11	Sugar Maple	2	
153	2	Honey Locust	2	
154	13	Sugar Maple	2	
155	13	Sugar Maple	2	
156	8	Sugar Maple	2	
157	11	Sugar Maple	2	
158	4	Freeman Maple	3	sparce, heavy lean, growth only on roadside of the tree

View looking East Along Park Avenue

View looking West Along Central Avenue

North

0 20 40 80 160

Ravine Park Partners

SF Lotting Plan
147 Central
Highland Park, Illinois

Date: September 29, 2025

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

PLAT OF SURVEY

OF

LOT 4 IN BLOCK 26 IN HIGHLAND PARK; BEING A SUBDIVISION OF FRACTIONAL SECTIONS 23 AND 24 AND PART OF FRACTIONAL SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1869 IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
147 CENTRAL AVENUE, HIGHLAND PARK, IL
PARCEL AREA = 178,536 S.F.
(4.10 ACRES)
PIN: 16-23-210-002

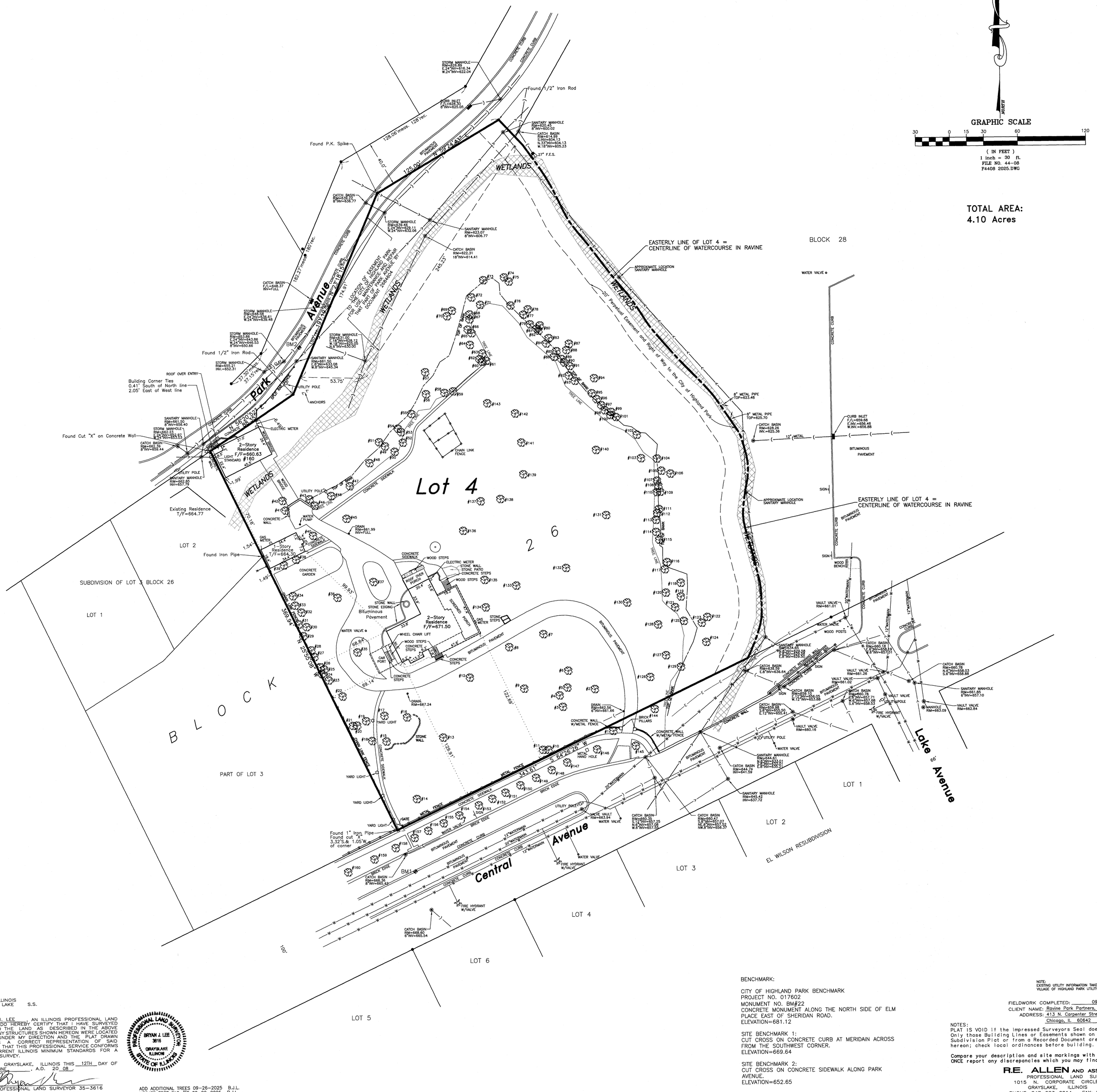
NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.
FILE NO. 44-08
F4408 2025.DWG

TOTAL AREA:
4.10 Acres



STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 12TH DAY OF JUNE, A.D. 20 08.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-26
PROFESSIONAL DESIGN FIRM NO. 184-002732

PROFESSIONAL LAND SURVEYOR
BRYAN J. LEE
3616
GRAYSLAKE
ILLINOIS
STATE OF ILLINOIS

ADD ADDITIONAL TREES 09-26-2025 B.J.L.
UPDATE TREE TAG #'S 09-09-2025 B.J.L.
SURVEY UPDATED 11-12-09 B.J.L.

BENCHMARK:

CITY OF HIGHLAND PARK BENCHMARK
PROJECT NO. 017602
MONUMENT NO. BM#22
CONCRETE MONUMENT ALONG THE NORTH SIDE OF ELM PLACE EAST OF SHERIDAN ROAD.
ELEVATION=681.12

SITE BENCHMARK 1:
CUT CROSS ON CONCRETE CURB AT MERIDAIN ACROSS FROM THE SOUTHWEST CORNER.
ELEVATION=669.64

SITE BENCHMARK 2:
CUT CROSS ON CONCRETE SIDEWALK ALONG PARK AVENUE.
ELEVATION=652.65

NOTE:
EXISTING UTILITY INFORMATOIN TAKEN FROM VILLAGE OF HIGHLAND PARK UTILITY MAPS.

FIELDWORK COMPLETED: 09-24-2025
CLIENT NAME: Ravine Park Partners, LLC
ADDRESS: 413 N. Carpenter Street, Suite 1E
Chicago, IL 60642

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear. Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

CITY OF HIGHLAND PARK
Historical Preservation Review
Letter of Situation
Dated: December 22, 2025

RE: 147 Central Avenue Subdivision in Highland Park

TO: Chairman of the Historical Preservation Commission, the Historical Preservation Commission and the City Council

147 Central is also known as the Field House. 147 Central is a substantial property situated adjacent to a ravine, encompassing more than four acres of land. It was the home of Highland Park's second mayor, Cornelius Field, and is believed to be the oldest residence in Highland Park. In addition to being mayor, Cornelius Field was a director of the Highland Park Building Company, and he built this home for himself in 1875. In 1985, the existing home was designated as landmark by the City of Highland Park. In the landmark application, the stated reason for the landmarking was due to the "eastern section Gothic Cottage, abutting it on the west is two story wing – second story contained within Mansard roof". The property has been altered over the years, and it has been vacant for over 5 years. The current owners have been marketing the unsubdivided home and property for sale, without success, for over a year.

In order to preserve the existing landmarked home, the applicant desires to subdivide the property into two very large lots. One containing the historic landmarked home and the second, the non-historical/landmark vacant area. This subdivision will allow the owner to properly market the home to allow a buyer the ability to purchase the landmark home while embracing the historical significance at a fair price. The two lots created by this subdivision are both very large and double the minimum lot size for R-4 LFOZ, however, each will contain more than four (4) sides. Due to the ravine location, it is impossible to create two lots with only four sides at this location. Thus, to subdivide, one variation is required to allow lots of more than 4 sides.

Pursuant to Section 24.025(H)(2) of the City Code, the City Council may remove the Landmark designation for any property, structure, area, object or landscape of significance if it finds the reasons for which the landmark designation was once appropriate are no longer present. Assuming the concurrent subdivision application is approved, the reasons for the landmark designation will solely remain existing home lot and not on the newly created vacant lot. As such, the reasons for the landmark designation will no longer exist on the newly created empty lot. Since the basis for the designation will no longer exist, the City Council may remove the landmark designation on this newly created lot. To be clear, the applicant is not requesting nor advocating for the removal of the Field House's landmark designation. Instead, the new subdivision will enhance the historical home by allowing someone to purchase the historical home at a fair price providing them the financial flexibility to invest in the home's preservation. We believe this creates a win-win situation, where the owner obtains a fair price for this large property while allowing someone to purchase the landmarked home at am attainable price.

In sum, the existing landmarked home will remain untouched and preserved for generations to come. Furthermore, the newly created lots comply with the regulations by

meeting the minimum lot width, depth and area in the zoning district. As set forth above, the application herein meets the standard for removal of landmark designation set forth in the Zoning Code, and based upon the City Code, the Council would be within its authority to remove such a designation.

Thank you for considering this application.

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: 1-30-1985 (before Commission 4/18/85)

1) Name of Property (original if known): Field

2) Street Address: 147 Central Avenue

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park):
PIN 16-23-210-002

4) Name and Address of Property Owner(s) (From Assessor's Office):
MacLeod
147 Central

5) Present Use: residence 6) Past Use: residence, school

7) Architect: H.P. Bldg Comp. 8) Date of Construction: c 1875

9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:

Eastern section Gothic cottage, abutting it on west is two-story wing - second story contained within Mansard roof

10) This structure is eligible for designation on the basis of the following criteria (see reverse page):

1, 3, 4, 5, 6

11) Name(s) and Adress(es) of Applicant(s):

Name(s): Martha MacLeod

Signature(s): Martha MacLeod

Address(es): 147 Central
Highland Park 60035

12) Affiliation (Commission Member, Owner, City Council, Preservation Organization): Owner

Please complete and return this form to the Highland Park Preservation Commission 1707 St. Johns Avenue, Highland Park, Illinois 60035

City of Highland Park
Historic Preservation Commission

Resolution No. 2026-002

A Resolution Recommending Removal of Landmark Designation for
147 Central Avenue Lot B

WHEREAS, the City Historic Preservation Commission ("***Commission***") is a commission of the City created pursuant to Section 33.1701 of the "The Highland Park Code of 1968," as amended ("***City Code***"); and

WHEREAS, on August 26, 1985, the City Council adopted Ordinance No. 34-85, designating that certain real property located at the address commonly known as 147 Central Avenue in the City ("***Property***") as a landmark; and

WHEREAS, Harold Katz ("***Owner***") is the record title owner of the Property; and

WHEREAS, pursuant to Section 150.505 of "The Highland Park Code of 1968," as amended (***"City Code"***), the Owner has filed an application with the City for approval of: (i) a planned development for the Property, and (ii) a plat of subdivision for the Property ("***Zoning Relief***"); and

WHEREAS, as part of the Zoning Relief, Owner seeks to subdivide the Property into two separate legal lots of record, with the western portion of the Property comprising 88,808 square feet ("***Lot A***"), and the eastern portion of the Property comprising 89,726 square feet ("***Lot B***"); and

WHEREAS, Lot A is improved with structures of historical significance, including the main residential structure, greenhouse foundation, gardener's cottage, bridge, and coach house; and

WHEREAS, pursuant to Section 24.025(H)(3) of the City Code, Owner filed an application with the Chairman of the Commission to remove the landmark designation of Lot B; and

WHEREAS, pursuant to Sections 24.025(E) through (H) of the City Code, a public meeting of the Commission to consider the removal of the landmark designation for Lot B was duly noticed to Owner on December 22, 2025 and was held on January 8, 2026; and

WHEREAS, the Commission has determined that it will serve and be in the best interests of the City and its residents to recommend to the City Council removal of the landmark designation of Lot B;

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 Commission.

SECTION TWO: FINDINGS OF THE COMMISSION. The Commission finds that, upon Resubdivision of the Property: (i) Lot B will not be improved with any structures of historical significance; and (ii) the previous conditions for the landmark designation of the Property are not present on Lot B.

DRAFT

SECTION THREE: RECOMMENDATION FOR LANDMARK REMOVAL. In accordance with, and pursuant to, Section 24.025(H) of the City Code, the Commission hereby recommends to the City Council removal of the landmark designation from Lot B.

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:

RESOLUTION NO. R002-2026

_____
Vice Chair Lynn Greenbaum, Acting Chair

ATTEST:

_____
Maddy Markle, Commission Secretary

DRAFT

City of Highland Park

Memorandum

Date: January 8, 2026

To: Historic Preservation Commission

From: Maddy Markle, Planner I

Subject: A Resolution Recommending Ways to Encourage Historic Preservation

---

Recommendation

Staff recommends adoption of the attached Resolution making recommendations to the City Council regarding encouraging historic preservation.

Background

At its Sep. 8, 2025 meeting the City Council ("***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. The HPC also discussed various penalties to encourage historic preservation.

At the Dec. 11, 2025 meeting the HPC reached a consensus on which recommendations should be brought before the City Council at a tentative Feb. 9, 2026 Council of the Whole meeting.

Commission Recommendations

Based on the Commission's last two meetings on this topic, please consider the following recommendations to Council for encouraging historic preservation. In all cases the recommendations that follow will be further researched and developed as directed by City Council. The Commission believes that a portfolio of incentives would combine well with select disincentives to yield a greater number of voluntary requests for local landmark designation, prevent loss of historic resources due to demolition, help fund historic preservation initiatives, and recognize the public value of private preservation.

Next Steps

- Staff asks that the Commission provide feedback regarding whether the above recommendations accurately summarize the consensus reached by the Commission at the Dec. 11, 2025 HPC meeting.

- The above recommendations, if adopted, or with further Commission feedback incorporated, will be presented to Council at a future, Committee of the Whole meeting.

DRAFT

Commission Recommendations

Historic Rehabilitation Matching Grants

Some cities provide matching grants for historic rehabilitation projects that meet certain design requirements. Eligible improvement projects can be encouraged through either disbursement of grant monies up front, or by reimbursement upon successful completion. Grants would likely be issued on a first-come first-serve basis to ensure budgetary control. The goal of such a grant program would be to encourage voluntary landmark designations, as well as the continued maintenance of the City's current 133 Regulated Structures. The Commission agreed that historic matching grants align with the policy value that maintaining historic homes is a 'public benefit.'

- The Commission recommends the Council consider a historic rehabilitation matching grant program limited to substantial[1] exterior improvements on Regulated Structures.[2] Such improvements would require a Certificate of Appropriateness (see Sec. 24.030) from the HPC prior to the issuance of grant monies.

Local Property Tax Abatements

Reducing local property taxes for Landmarked and Local Historic District properties may be another approach the City could take to recognize the public value of private preservation.

- The Commission recommends that the Council consider a local property tax abatement for the City's Regulated Structures with exceptions[3].

This incentive would run with the property, not merely be tied to a particular property owner, to encourage the voluntary designation of properties.

Land Use Regulations

Some homeowners demolish historic structures because they cannot expand their homes due to zoning constraints, or want to make improvements to overcome or avoid functional obsolescence. The HPC briefly discussed a floor-area-ratio (FAR) bonus for historic properties, similar to Winnetka. However, the City's zoning code already includes a bonus FAR incentive that serves this purpose. The City could consider how to further leverage the already existing FAR bonus incentive to encourage the preservation of historic homes.

---

[1] "Substantial" meaning improvements beyond basic maintenance.

[2] A Regulated Structure is defined in Sec. 24. 005 as *"Any property, structure, area, object, or landscape of significance that is subject to the provisions of this Chapter or the provisions of Section 170.040 of the building code because it (a) is a landmark, (b) is located within a historic district, (c) has been recommended by the commission for preliminary landmark designation pursuant to Section 24.025(A) of this Chapter, or (d) is located within an area that has been recommended by the commission for historic district designation pursuant to Section 24.026(A) of this Chapter."*

[3] Those homes in local historic districts that are not contributing.

Highland Park's side setbacks have become increasingly restrictive over the years.[4] Regulated Structures could be allowed to utilize less restrictive side-setbacks that reflect Highland Park's past zoning standards as a way to allow owners of historic properties additional flexibility to avoid functional obsolescence.

- The Commission recommends the Council consider further research into land use incentives, such as the FAR bonus incentive and flexible side setback requirements, to encourage historic preservation.

Permit Fee Waivers for Eligible Improvements

Highland Park does not collect fees for landmark nominations, historic district nominations, or COAs. However, the City could also waive building permit fees for qualifying rehabilitations and additions to historic structures.[5]

- The Commission recommends the Council consider permit fee waivers for qualifying improvements to Regulated Structures that meet the Criteria for Certificate of Appropriateness (see Sec. 24.030(C-D)).

Minimum Number of Properties for Local Historic District Nomination

Highland Park's Code currently requires Local Historic District Nominations to include a minimum of ten properties unless certain exceptions are met (see Sec. 24.016(C)). This requirement creates a barrier to establishing Local Historic Districts. This requirement has a disproportionally negative impact on the preservation of historic resources that are few in number, but related historically or architecturally (such as resources designed by a singular architect, or resources related to a notable person).

- The Commission recommends the Council consider a code amendment to reduce or eliminate the minimum number of properties required for Local Historic District Nominations.

Historic Resource Demolition Tax & Demolition Delay

The current demolition ordinance allows for the enforcement of a 180-360 day demolition delay on covered properties retaining integrity found to meet more than two Landmark Criteria (see Sec. 170.122). Additionally, a $15,000 affordable housing demolition tax is imposed on property owners who demolish a single-family residence within in certain Zoning Districts (see Sec. 170.122(J)).

- The Commission recommends that the Council consider a revision of the demolition ordinance to lengthen demolition delays and impose a historic resource demolition tax similar to the City's demolition tax for affordable housing.

---

[4] The 1947 Zoning Code States that in residence districts, *"There shall be a side yard on each side of the building having a width of not less than five (5) feet."* In 1967 this code was amended to be more restrictive. The current zoning code requires that side setbacks total to at least 25-30% of lot width, with minimums for each side yard starting at 6 feet and going up to 50 ft. depending on zoning district.

[5] The City of Chicago and Hinsdale waive all permit fees associated with historic landmarks.

Prohibiting Variances for Redevelopment on Properties Subject to Demolition Delay

- The Commission recommends that the Council consider prohibiting variances for the redevelopment of properties subject to demolition delay.

DRAFT

Attachments:

A. Draft Resolution No. 2026-001

DRAFT

City of Highland Park
Historic Preservation Commission

Resolution No. 2026-001

A Resolution Recommending Formal Consideration of Ways to Encourage Historic Preservation

WHEREAS, the City Historic Preservation Commission ("***Commission***") is a commission of the City created pursuant to Section 33.1701 of the "The Highland Park Code of 1968," as amended ("***City Code***"); and

WHEREAS, pursuant to Section 33.1706(B)(20) of the City Code, the Commission is authorized to periodically review the "City of Highland Park Zoning Ordinance of 1997," as amended ("***Zoning Code***"), and to recommend to the City Plan and Design Commission and the City Council amendments to the Zoning Code appropriate for the protection or continued use of landmarks and contributing regulated structures within historic districts in the City; and

WHEREAS, on September 8, 2025, the City Council directed the Commission to develop recommendations to encourage historic preservation in the City; and

WHEREAS, the Commission held public meetings to consider incentives to encourage historic preservation in the City on September 11, November 13, and December 11, 2025; and

WHEREAS, the Commission now desires to recommend that the City Council approve incentives to encourage historic preservation in the City, as set forth in this Resolution;

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

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

SECTION TWO: **RECOMMENDATION.** The Commission recommends the City Council approve the incentives to encourage historic preservation in the City, as set forth in **Exhibit A** attached to this Resolution.

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

[SIGNATURE PAGE FOLLOWS]

DRAFT

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED: January 8, 2026

RESOLUTION NO. 2026-001

ATTEST:

_____
Vice Chair Lynn Greenbaum, Acting Chair

_____
Maddy Markle, Secretary

DRAFT

EXHIBIT A

Historic Preservation Commission Recommendations

DRAFT

Historic Preservation Commission

Determination of Historic Significance Staff Memorandum

To: Seth Pines, Historic Preservation Commission Chair

From: Maddy Markle, Planner I

Date: December 17, 2025

Subject: Administrative Determination of Historic Significance:
1770 Heather Lane

Location:	1770 Heather Lane
Petitioner:	Brian Hurwitz
Historical Name:	None
Historical Status:	NC – Non-contributing in 2000 West Side Survey
Year Built:	1960
Style:	No Academic Style
Type:	Split-Level
Architect:	Unknown
Builder:	Heatherdale Construction
Original Owners:	Heatherdale Construction
Alterations:	2007 – New shed 2021 – New windows 2023 – New roof

Chair Pines,

Property owner Brian Hurwitz has submitted a demolition application for the house and attached garage at 1770 Heather Lane, which have both suffered fire damage. Pictures of the current property have been compiled into ***Attachment 1.***

The house was given an NC – Non-Contributing historic status in the 2000 West Side Architectural survey. The survey asserts the structure is a Split-Level *Style*. Staff slightly disagrees and suggests the structure is a Split Level *Type* with No Academic Style.

Staff has identified the original 1960 certificate of occupancy and building permit (see ***Attachment 2***). The original home was a split-level single-family dwelling with brick veneer and an integrated garage located on the left-side of the front façade.

The original owner is listed as "Heatherdale Construction" on the 1960 building permit. This leads staff to believe that the home was a speculative project, constructed as part of the Heatherdale Subdivision, recorded 1958 (see ***Attachment 3***). Speculative suburban residential developments were common in the 1950s and 1960s.

In 2007, a building permit was issued for a shed to owner Igor Elkin (see ***Attachment 4***). The roof and windows were replaced in 2023 and 2021 respectively (see ***Attachments 5 and 6***).

A provision in Chapter 24 allows houses with an "NC" historic status to be eligible for administrative approval by the chair of the Historic Preservation Commission. This memo requests your consideration of 1770 Heather Lane and whether it has the potential to meet any landmark standards. If not, you can approve the demolition of the house via-email.

Please let me know if you have any questions. If not, please respond saying that you're comfortable approving this house for demolition administratively, or would prefer to bring it to the commission in January.

Sincerely,

Maddy Markle, Planner I

ATTATCHMENTS

1. Current Conditions
2. 1960, Building Permits
3. 1958, Heatherdale Subdivision
4. 2007, Building Permit
5. 2021, Building Permits
6. 2023, Building Permit

07234 48993

1770 Heather Ln.

B12
I

Name of Owner ..... Heatherdale Construction .....

Building Permit No. . 10658 . . .

CERTIFICATE OF OCCUPANCY

Bldg. Code Classification
Const. type 4B
Use group L3

Building Department
City of Highland Park

Date ..... August 12 ....., 19 60

This is to certify that the building and . . . 1 . . . accessory buildings located on ..... Lot 18 . . .

Block ..... Sub'n. . . . Heatherdale .....

No. 1770 ..... Street ..... Heather Lane .....

Used for . single family dwelling .....
purposes has been inspected and found to comply with the ordinances of the City of Highland Park relating to Building and Zoning.

Detailed record of inspection on file in the office of the Building Department.

E. C. Mortier .....
Director of Building and Zoning

RECEIVED
City of Highland Park
FEB 24 '60

C1
I

City of Highland Park, Illinois

Building Department

APPLICATION FOR BUILDING PERMIT

Building Dept.

NOTE: No permit will be issued until this application has been approved by the Building Department

Date Feb. 16, 1960 PRINT OR TYPE Permit No. 10658

I, Heatherdale Construction Corp., the undersigned owner, hereby apply to the Building department of the City of Highland Park, Illinois for a permit to erect, alter, construct or enlarge the structure or part thereof hereinafter described and, if granted the permit applied for, I will comply with all the requirements of the City ordinances relating thereto and pay the fees required by said ordinances.

Actual or proposed use of building or structure: Single Family Residence

Street Address: 1770 Heather Lane

Actual or proposed location: Lot No. 18 Block Subdivision Heatherdale

CONSTRUCTION DATA

	Type of Building	Overall Width	Overall Length	Total Height	Ground Area	Volume (cu. ft.)
Average Lot Width 87' ft	Bi-Level	27'	50'	18'	1350	10800
Average Depth 138' ft						
Lot Area 12006 sq ft						

Heatherdon

NEW BUILDINGS

Type of construction planned: Brick Veneer & Frame

	Number		Number		Type		Yes	No
Stories	1½	Shower Stalls		Heat	forced air	Basement		x
Rooms	7	Kitchen Sinks	1	Fuel	oil	Attic	x	
Bathrooms	1½	Slop Sinks		Air Conditioning	none	Utility Room	x	
Plumbing Fixtures	5	Laundry Tubs	1	Roof	210 lb. asp. shing.	Attached Garage		x
Lavatories	2	Floor Drains	1			Unattached Garage		x
Toilets	2					Carport		x

ALTERATIONS - ADDITIONS - ETC.

NOTE: Show number of buildings existing, lot data, etc. under CONSTRUCTION DATA above.

Work contemplated consists of

Type of construction planned

No. of rooms in present building		New Lavatories		New Electrical Work	Yes No
No. of rooms being added		New Toilets		Explain	
Existing ground area		New Showers			
Ground area of additions		New Kitchen Sinks		Heating Additions	Yes No
New Bath Rooms		New Laundry Tubs		Explain	
New Bath Tubs				Fuel (Type)	

Remarks clarifying work

The items are more fully set forth in the plans submitted with this application. The total cost, as estimated, of the work contemplated includes all labor, materials, appurtenances and other necessary expenses to completely erect, alter, construct or enlarge the building or structure. Such cost is itemized as follows:

	Full Name of Contractor	Address	Phone	Amount of Contract
General	Heatherdale Const. Corp.	3415 Church, Skokie	Or4-9191	$ 1750.00
Excavating	Excavating Cont.	7914 Lincoln, Skokie	Or3-7721	$ 175.00
Concrete	Niles Concrete Co.	8600 Milwaukee, Niles	CI3-6888	$ 1355.00
Masonry	Andrew Wolkober	9116 Parkside, MortonGr	Or4-2034	$ 1025.00
Plumbing	Hoffmann Plumbing Co.	4045 Main, Skokie	Or6-3929	$ 1500.00
Carpentry	Laurami Carp. Cont.	3415 Church, Skokie	Or4-9191	$ 6250.00
Electric	All-Line Electric	6352 N. Claremont, Chgo	Am2-0031	$ 625.00
Sheet Metal	Bruech Heating Co.	3622 Pualski, Chgo.	Av3-7575	$ 160.00
Structural Iron	Lichtenwald Steel	5070 Kimberly, Chgo.	Av3-7360	$ 110.00
Plastering	Hollenbeck & Sather	1655 Oakton, Desplaines	Sp4-1922	$ 1110.00
Heating	Bruech Heating	3622 Pulaski Rd, Chgo.	Av3-7575	$ 1075.00
Painting	Sol Parenti	8322 Keystone, Skokie	Or5-4263	$ 653.00
				$
				$
Architect	Footlik-Rose & Assoc,	236 Howard St., Evanston	Or6-9800	
Owner	Heatherdale Const. Co.	3415 Church, Skokie	Or4-9191	

Total cost of building $ 17550 Cost per square foot $ 12.20 Cost per cubic foot $ 1.53

63.00 Bldg.
5.00 Prvwy
5.00 Heat
73.00

18,600
50.00 Bldg
50.00 Drive
100.00

3348
Deposit

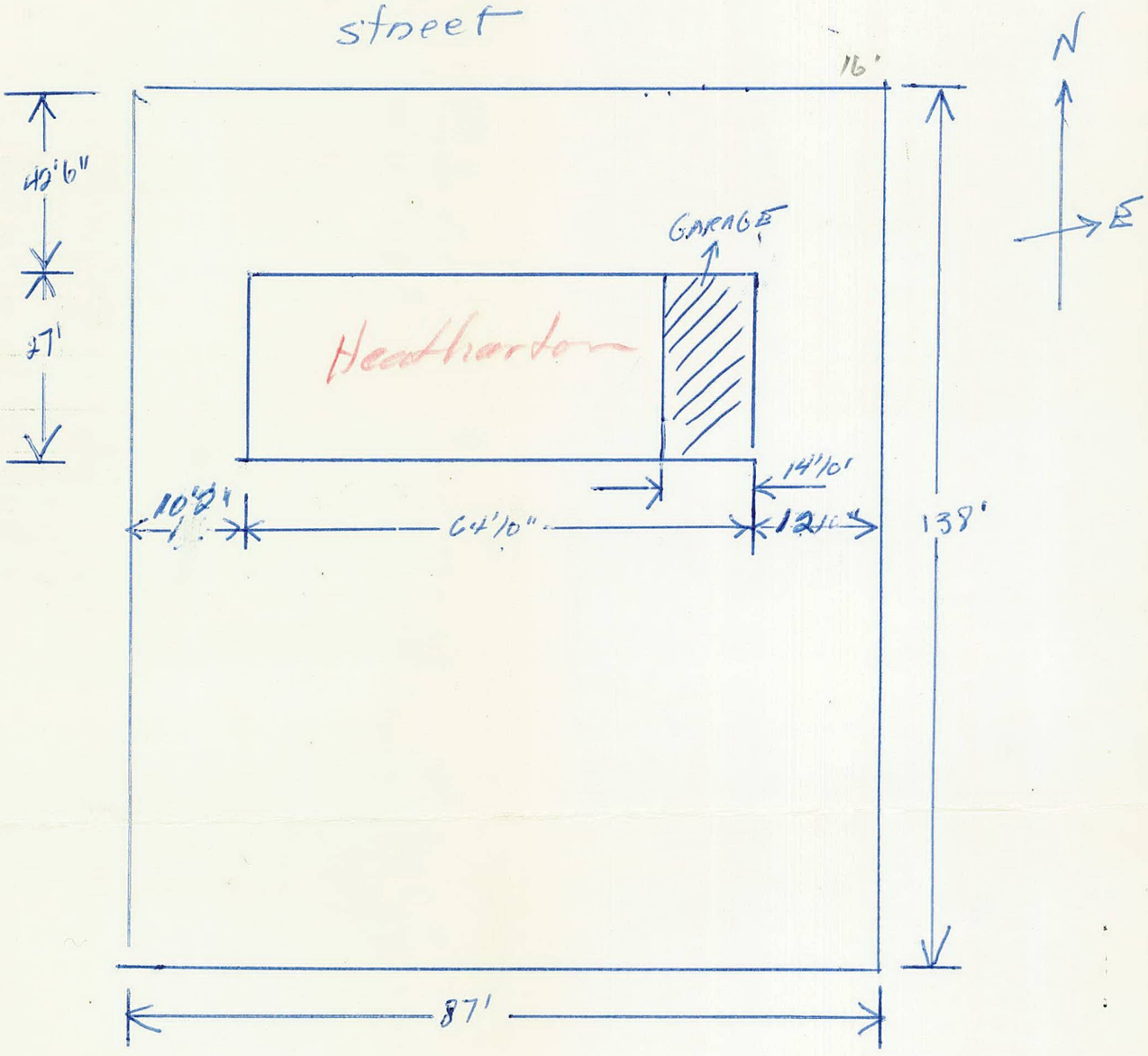
Heatherdon Stock Plan
See Permit #10553
1763 Windthrop

Total 173.00

C2
I

PLOT PLAN

Draw below, to scale, an accurate plat of the lot or property. Show all existing or proposed buildings and additions to existing buildings. Make said plat complete with all dimensions of premises, overall dimensions of buildings, and show distances of buildings from all lot lines:



NOTE:
Although the fee for building is based on all of the value for all classes of work, additional applications shall be filed before work can be started on sewer and water taps, electrical work, tank and oil burning equipment, sidewalk construction, driveway construction and such other work for which permits may be required. There is a street deposit required (to be furnished by the contractor) guaranteeing replacement of any existing improvements damaged by reason of the work and for the maintenance of the public streets and surrounding property in a clean and orderly condition. Any work done by the City to repair or maintain such conditions will be deducted from said deposit. A street obstruction bond is required whenever use is made of any portion of the City streets, including walks, parkway and/or paving.

APPLICATION FOR CERTIFICATE OF OCCUPANCY AND CONFORMITY OF PREMISES

The undersigned owner of the herein described property and buildings thereon hereby applies for a Certificate of Occupancy of said buildings and premises and hereby agrees not to occupy them until the Certificate of Occupancy has been issued. Said buildings and premises are to be used exclusively for

Single Family Dwelling

No error or ommission in either the plans or application, whether said plans and application have been approved by the Building Department or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this City relating thereto. The owner, having read the application for the Building Permit and for Certificate of Occupancy and having checked the plot plan hereon shown and fully understanding the intent thereof, declares that the statements made and the drawings shown are true to the best of his or her belief.

DO NOT SIGN UNLESS YOU HAVE READ AND CHECKED THIS APPLICATION AND EVERYTHING IS COMPLETE

Owner's Signature A Zale Address 3415 Church St Skokie, Ill Phone Ore 4-9191

TO BE FILLED IN BY BUILDING DEPARTMENT

Building Class III	Existing Use —	Proposed Use SFD	Zone C
Plans Checked By [illegible]	Date 2-26-60	Application Checked By [illegible]	Date 2-26-60
Permit Authorized By [illegible]	Date 2-26-60	Permit Issued By	Date
Street Number 1770 Heathor Lane		Issued by [illegible]	Date 2-26-60
Building Fees Paid By		Address	Phone

d 3
I

CITY OF HIGHLAND PARK

LAKE COUNTY, ILLINOIS

Permit

Building Permit

No. 10658

10658

Estimated total cost 18,600 (Exclusive of lands and landscaping) Fee 63.00 Date March 10th 1960 19 .....

Permission is hereby granted to Heatherdale Construction Co (Name of Contractor)

to construct (Construct - Remodel - Alter) a brick veneer & frame (Frame - Masonry - Etc.) building on ..... lot 18

Block ..... Subdivision Heatherdale

.....

No. 1770 St. Heather Lane

Owner's name Heatherdale Const. Building Class III Zone C

This permit is granted, subject to information submitted by the owner on proper application forms and on plans and details submitted therewith. No error or omission in either the said application or plans, as filed with the Building Department, whether approved or not, shall relieve the applicant from conforming with all the ordinances of the City of Highland Park relating thereto. Any change or alteration from the application or plans as submitted must be referred to the Building Inspector before being made.

E C Mortier

Building Inspector

RECEIVED
City of Highland Park
FEB 24 '60
Building Dept.

C4
I

CITY OF HIGHLAND PARK

DRIVEWAY PERMIT APPLICATION

G.D. No. 3350 Permit No. 3153

Bond No. _____ Date _____

Please read carefully before signing

Heatherdale Construction Corporation hereby applies for permit to -construct- -resurface- driveway located on Lot 18 Block ____ Subdivision Heatherdale

Known as No. 1770 Street Heather Lane

Driveway will be constructed of 2" Asphalt / 6" Crushed Stone resurfaced with

will be 8 inches thick and 9 feet wide.

Note: On back of application draw to scale a plot plan showing the locations of buildings, existing driveways, proposed driveway, and adjoining streets and alleys.

Contractors name Heatherdale Construction Corp. Phone Or 4-9191

Address 3415 Church St., Skokie, Illinois

Signature of owner _____ Phone Or 4-9191

Present address 3415 Church St., Skokie, Illinois

Fee Schedule

Construction - $5.00 plus $0.02 per sq. ft. over 250 sq. ft.

Resurfacing - $2.00 plus $0.01 per sq. ft. over 250 sq. ft.

Maintenance - $1.00

Deposit for all new construction or resurfacing------$50.00

Application approved 2-26-60 by [signature]
Date Chief Building Inspector

C5
I

City of Highland Park

DRIVEWAY PERMIT

No. 3153

Fee $ 5.00

Deposit No. 3350 Deposit $ 50.00

S. O. Bond No. Date March 10th 1960

Permission is hereby granted Heatherdale Construction Co
CONTRACTOR

3415 Church Skokie Ill
ADDRESS

to construct-resurface driveway approach across the public parkway to serve the premises owned
(STRIKE OUT ONE)

by Heatherdale Construction co

at 1770 Heather Lane
ADDRESS

in accordance with the Ordinance relating hereto.

NOTE

Call Superintendent of Street Department, ID 2-0800 for inspection before any work is started.

OCT--5-73 536103 • • • DV— 5.00

RECEIVED City of Highland Park SEP 26 19

CITY OF HIGHLAND PARK - HIGHLAND PARK, ILLINOIS

APPLICATION FOR A PERMIT IS HEREBY MADE

CONSTRUCTION No. D4306

2804 ☐ CONSTRUCT ☐ ALTER ☒ REPAIR ☐ WRECK

ISSUED BY CL

1770 Heather Highland Pk 9/25/73
ADDRESS OF PROPOSED WORK DATE

DATE APPROVED 28 Sept 73

APPROVED BY R Barton

LOT NUMBER BLOCK NUMBER SUB DIVISION

PERM INDEX NO.

ESTIMATED COST (EXCLUSIVE OF LAND)

$ 325.00

BUILDING USE LIVING UNITS

ZONING	FIRE DISTRICT	CONST. CLASS
MAX. HEIGHT	USE GROUP	APPEAL CASE

Frontage Lot Area Bldg. Area Parking Area

MINIMUM YARD SETBACKS

FRONT	REAR
SIDE FRONT	SIDE

BEDROOMS BATHS EXT. WALL CONST.

MR EPSTEIN 1770 Heather
OWNER WHEN COMPLETED PRESENT ADDRESS PHONE

ARCHITECT PHONE PLAN NO.

J+J BLACKTOP RR1 Bx 142 Half Day 634-3293
GENERAL CONTRACTOR ADDRESS PHONE

EXCAVATOR ADDRESS LICENSE

CONCRETE CONTRACTOR ADDRESS LICENSE

CARPENTRY ADDRESS

MASONRY ADDRESS

STRUCTURAL IRON ADDRESS

PLASTERER OR DRYWALL ADDRESS

ROOFING CONTRACTOR ADDRESS

FINALED

ARCHITECTURAL AND SPECIAL PROVISIONS

Resurface ~~+ additional ... to East Side of~~ Existing Drive

Bond OK 6/6/74

PROPOSED FOUNDATION GRADE IN RELATION TO CURB OR CROWN OF STREET

STREET OCCUPANCY FEE	$ .00
BUILDING CONSTRUCTION FEE	$ .00
	$ .00
CERTIFICATE OF OCCUPANCY	$ .00
DRIVEWAY PERMIT FEE	$ 5.00
WRECKING FEE	$ .00
50.00	$ .00
GUARANTEE DEPOSIT NUMBER 11102	$ .00
TOTAL FEE	~~$ 325.00~~ 5.00
RESTORATION AND GUARANTEE DEPOSIT CHARGES	$
RELEASE APPROVED	
AMOUNT RELEASED	$

NOTE:
Additional applications shall be filed and permits obtained before starting on the plumbing work, sewer and water taps and stubs, electrical work, sidewalk construction, Heating and/or Air Conditioning work and such other work for which permits may be required.
The Guarantee Deposit provides for replacement of any existing improvements damaged by reason of the work and for the maintenance of the public streets and surrounding property in a clean and orderly condition. Any work done by the city to repair or maintain such conditions will be deducted from said deposit. A street obstruction bond is required whenever use is made of any portion of the City street, including walks, parkway and/or paving.

CONDITIONS:
This permit authorizes only work for which a FEE has been noted and paid. The contractor shall construct work in accordance with the description set forth in the application, plans, and specifications and no error or omission in said application, plans, and specifications, as filed whether approved or not, shall relieve the permittee from conforming with the Building Code of Highland Park, Illinois and all other pertinent ordinances in the installation, alteration, or repair work of any such work.

NOTICE OF UNDERGROUND PUBLIC UTILITY FACILITIES. Before excavating, grading or ANY other work below the surface of the ground, the undersigned is responsible to notify the following utilities, securing location of and protection for all underground public utility facilities.

NORTH SHORE GAS CO.	432-6000
COMMON WEALTH EDISON CO.	432-2900
ILL. BELL TELEPHONE CO.	611 REPAIR SERVICE
CITY WATER & SEWER DEPT.	432-0804 EXT. 72

THIS PERMIT IS ISSUED WITH THE EXPRESS STIPULATION THAT IF THE EXISTING SIDEWALK IS IN BAD REPAIR IT SHALL BE RELAID AT THE OWNER'S EXPENSE.

Alvin L Epstein
OWNERS SIGNATURE

FILE

E CODE OF HIGHLAND PARK ISSUING PERMITS FOR THE PAVING OR MAINTENANCE OF UNPAVED STREETS.

BUILDING INSPECTOR

THE FOLLOWING ITEMS ARE NOTED AS INCOMPLETE OR MISSING AND ARE LISTED AS EXCEPTIONS TO COMPLETION:

PLEASE CORRECT OR COMPLETE WITHIN _____ DAYS.

THIS IS TO CERTIFY THAT I HAVE THIS DATE INSPECTED THE ABOVE PREMISES AND THAT THE BUILDING SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF THE ORDINANCES OF THIS CITY APPLICABLE TO NEWLY CONSTRUCTED BUILDINGS, OR TO SUCH ALTERATIONS OR REPAIRS AS WERE COVERED BY THIS BUILDING PERMIT NUMBER AND THAT THE CONSTRUCTION, ALTERATION OR REPAIR HAS BEEN SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS UPON WHICH THE BUILDING PERMIT REQUIRED BY ORDINANCE WAS ISSUED.

GENERAL CONTRACTOR

OWNER

ADDRESS OF STRUCTURE

DATE ISSUED _____

DATE APPROVED _____

No. _____

CITY OF HIGHLAND PARK, ILLINOIS

CERTIFICATE OF OCCUPANCY

INSPECTION RECORD

CITY OF HIGHLAND PARK, ILLINOIS

	DATE	INITIALS	REMARKS
☐ SITE INSPECTION			
☐ FOOTING & SOIL CONDITIONS			
☐ FOUNDATION WALLS & DRAIN TILE			
☐ SLABS - BASEMENT			
☐ SLABS - GARAGE & GRADE			

FINALED

FRAMING INSPECTION

☐ MASONRY			
☐ CARPENTRY			
☐ STEEL SETTING			
☐ FIRE PROTECTION			

FINAL INSPECTION

10.24.73 FINAL O.K MT

☐ FIRE PROTECTION			
☐ ROOFING			
☐ PARKWAY RESTORATION			
☐ VENTILATION			
☐ DRIVEWAYS			
☐ SWIMMING POOLS			
☐ ZONING COMPLIANCE			

☐ DEPOSIT RELEASE

☐ REINSPECTION CHARGE 1 2 3 4 CIRCLE WHICH

☐

JOB ADDRESS

APPLICATION FOR SEWER AND WATER SERVICES
City of Highland Park, Illinois

RECEIVED City of Highland Park

01
I

Date Feb. 22, 1960 4 '60

Application is hereby made to install the service as indicated hereon with connection to the City Utilities, to service the premises owned by Heatherdale Const. Corp. Located on Lot 18 Block ____ Subdivision Heatherdale Known as No. 1770 Street Heather Lane

I agree to conform to all the rules and regulations, laws and ordinances now in force or hereafter made relating to the use of sewers and water.

1" Tap and	3/4" Meter for	"Water Service	$175.00
1½" Tap and	1" Meter for	"Water Service	$225.00
1½" Tap and	1" Meter for	"Water Service	$275.00
2" Tap and	1½" Meter for	"Water Service	$325.00

Note: For water taps over two inch apply to Building Department for quotations. Brass taps up to two inches will be made where the tap diameter is not larger than ¼ of the pipe to be tapped. Otherwise split sleeve taps must be made.

1 " Brass Tap 3/4 " Meter 1 " Water Service ---------- $ 175.00

____ " By ____ " Split Sleeve Tap ____ " Meter ____ " Service ---- $ ____

6" Sanitary Sewer Connection to ____ " Sewer ---------- $ 10.00

6" Sanitary Sewer Connection to ____ " Storm Sewer ---------- $ ____

Sewer Tap Charge ---------- $ 100.00

Amount of Deposit ---------- $ 50.00

TOTAL CHARGES ---------- $ 335.00

All work must be done by a REGISTERED MASTER PLUMBER

Registered Plumber Hoffmann Plumbing Co.

Address 4045 Main St. Phone Or 6-3929

Signature of Owner Joseph W. Hoffmann Jr

Present Address 4045 Main St. Phone Or 6-3929

TO BE FILLED IN BY BUILDING DEPARTMENT

Water Dept. Order	No. 3168	Building Permit No.	
Water Tap	No. 7170	Plumber's Bond No.	
San. Sewer Tap	No. 6203		
Storm Sewer Tap	No.	Date and Size of	
Guarantee Deposit	No. 3349	Brass received	
		By	

2-26-60

Form No. 420

D2
I

CITY OF HIGHLAND PARK, ILLINOIS

Building Department Permit

PERMIT NUMBER No. 1453

DATE March 10th 1960

TAP No. 7120

SERVICE	SIZE IN INCHES MAIN	SERVICE	FERRULE	METER	FEES
WATER		1"		3/4"	175.00
SANITARY SEWER					10.00
STORM SEWER					

WATER .....
SEWER 6203
SANITARY .....
STORM ..... Sewer tap charge
TOTAL FEE $ 285.00
DEPOSIT $ 50.00
TOTAL $ 335.00

Permit To Joseph W Hoffman Jr

Mail Address Street 4045 Main St

City Skokie Ill

Address Where Service Is To Be Installed 1770 Heather Lane

Call Superintendent of Water Department For Inspection Before Service is Covered ID 2-0800

Deposit is to guarantee payment of City's charge for resurfacing street, etc., unapplied portion will be refunded.

THIS PERMIT MUST BE IN POSSESSION OF FOREMAN ON AND IN CHARGE OF WORK
PERMISSION IS HEREBY GRANTED FOR INSTALLATION OF SERVICES DESCRIBED ABOVE

Roy Millen
City Clerk

E C Mortier
Chief Building Inspector

JUN-5 68 226761 • • D3 I • A V — 6.60

CITY OF HIGHLAND PARK, ILLINOIS

PLUMBING PERMIT APPLICATION

NO. P- 9455

TO [X] INSTALL, [ ] ALTER, [ ] REPAIR, PLUMBING FACILITIES

AND/OR TAP [ ] WATER MAINS, [ ] SANITARY [ ] STORM SEWERS AT;

April 17, 1968
DATE OF APPLICATION

DATE ISSUED 6/3/68

APPROVED BY W. Raphael

1770 HEATHER LANE
ADDRESS OF WORK

LOT NUMBER | BLOCK NUMBER | SUBDIVISION

BY Chicago Automatic Sprinkler Co.
PLUMBING AND/OR SEWER CONTRACTOR — REGISTRATION NO.

9124 N. Tripp Ave., Skokie, Illinois — 675-5489
ADDRESS — PHONE NO.

Alvin B. Epstein — 1770 Heather Ln. — 831-3388
OWNER OF PROPERTY — PRESENT ADDRESS — PHONE NO.

PLAN | ARCHITECT | DATED

NUMBER OF FIXTURES COVERED BY THIS PERMIT 33 sprinklers

REPLACEMENT FIXTURES

WATER MAIN SIZE — TAP SIZE — METER 3/4" SIZE — SERVICE 1" SIZE

REMARKS:

Installation of thirty three sprinkler heads.
Water to be taken from basement.
Anti-siphon valve to be located in basement.
Circuit valves to be hydraulically operated.

Cash # 1279

Cancelled per Mr. Raphael 6/7/68 See Completion to City

SANITARY SEWER INSPECTION FEE	$
STORM SEWER INSPECTION FEE	$
WATER TAP PERMIT	$
PLUMBING PERMIT AND INSPECTION FEE	$
LAWN SPRINKLER SYSTEMS	$ 6.60
SWIMMING POOLS	$
STORM SEWER TAP PERMIT	$
SANITARY SEWER TAP PERMIT	$
SPECIAL ORD. FOR WATER #	$
SPECIAL ORD. FOR SEWER #	$
STREET AND/OR PARK-WAY RESTORATION DEPOSIT	$
GUARANTEE DEPOSIT NUMBER	$
	$
TOTAL FEES	$ 6.60
RESTORATION & GUARANTEE DEPOSIT CHARGES	$
RELEASE APPROVED	
AMOUNT RELEASED	$

CONDITIONS

This permit authorizes only work for which a FEE has been noted and paid. The contractor shall construct work in accordance with the description set forth in the application, plans, and specifications and no error or omission in said application, plans, and specifications, as filed whether approved or not, shall relieve the permittee from conforming with the Plumbing Code of Highland Park, Illinois and all other pertinent ordinances in the installation, alteration, or repair work of any such plumbing work.

SEWER INSPECTION AND WATER TAP

Requests for sewer connection, lateral inspection, and water taps should be made 24 hours prior to time of inspection and tap. Fittings for taps are obtainable at the Public Works Center, 1800 Old Skokie, or at the Water plant.

PLUMBING INSPECTIONS

It is required that the Plumbing Contractor shall have completed the roughing in of the plumbing and shall have tested his work before requesting the plumbing inspection. The request for inspection should be made at least 24 hours in advance of such requested inspection.

Should it be necessary for the Plumbing Contractor to request re-inspection by reason of incomplete or rejected work, a fee of $4.00 shall be charged for each such added inspection; such fee to be paid to the City Collector or deducted from cash deposits.

PARKWAY OPENINGS

Parkway openings must not remain open longer than 36 hours or one night and must be protected by barricades and flares. Openings necessary to perform this work shall be solidly filled with excavated material and top dressed with top soil to original condition and grade. Services should be augered under paved areas.

STREET OPENINGS

Pavement openings are not included in this permit. Obtain separate permits for street openings within paved and graveled areas from city. On County or State R.O.W. obtain additional permits from same.

Robert G. Jones
SIGNATURE — REGISTERED PLUMBER — 53847 STATE LICENSE NUMBER

FILE

INSPECTION RECORD

CITY OF HIGHLAND PARK, ILLINOIS

DATE INITIALS REMARKS

☐ DRAIN TILE, AREA WELLS, & SUMPS

☐ SANITARY TAP & LATERAL

☐ STORM TAP & LATERAL

☐ WATER TAP &. SERVICE

☐ PARKWAY RESTORATION

ROUGH PLUMBING

☐ STACKS & VENTS

☐ UNDERGROUND & FLOOR DRAINS,

☐ PIPING, VALVES & FITTINGS

FINAL PLUMBING

☐ FIXTURES, (LEAKS, PRESSURE) _____ COUNT

☐ PARKWAY RESTORATIONS

☐ SWIMMING POOLS

☐ LAWN SPRINKLERS _____ COUNT

☐ DISHWASHERS

☐ AND OTHERS

☐ DEPOSIT RELEASE

☐ REINSPECTION CHARGE - 1 2 3 4 CIRCLE WHICH

☐

1770 Heather Lane

JOB ADDRESS JOB SITE PLUMBER ILLINOIS STATE LICENSE NUMBER

LOCATIONS

OF WATER MAIN _____ SIZE

OF WATER TAP _____ SIZE

SANITARY SEWER WYE OR STUB IS LOCATED

OF METER PIT

METER _____ SIZE MFG. NO. DATE SET READING REMOVED

RESET

RESET

REPAIRS:

DATE: MATERIAL LABOR REQUIRED CHARGES

Electrical Permit No. 1887

Building Permit No.

Public Service No.

E/I

ELECTRICAL PERMIT APPLICATION

CITY OF HIGHLAND PARK, ILLINOIS

Date February 25, 1960

Application is hereby made to install wires and apparatus, as follows, in the premises owned by Heatherdale Construction Co and located at No. , Street 1770 Heather Lane

Base charge for light wiring or small motors $1.50

Switch Outlets @ 5c per Outlet

Fixture Outlets @ 5c per Outlet

Plug Outlets @ 5c per Outlet

60 Total Outlets 3.00

Motors (½ H.P. or over) $2.00 plus 5c a H.P.

20 Lighting Fixtures $1.00 plus 5c each 2.00

Wiring for Electric Signs @ $3.00 each 6.50

Heating Devices

Electric Range—$2.00 and 5c a H.P.

Electric Hot Water Heater—$2.00 and 5c a H.P.
One Horsepower equals 746 watts

Electric Dryer $2.00 and 5c a H.P.

Other equipment

All wiring will be incased in rigid metal conduit in fire district except that other types of wiring may be permitted for portions of the wiring where rigid conduit is impractical.

Number of Circuits 6 Size of Service Wire #3 RH

Size of all Branch Wire 14 & 12

Work will start 1 month

RECEIVED
City of Highland Park
FEB 65 [illegible]

Remarks:

The undersigned hereby certifies that the information given is true and correct and that if given a permit he will conform to the ordinances and regulations of the State of Illinois and the City of Highland Park.

Signed [signature] Electrical Contractor.

Address 6352 N. Claremont

Telephone AM. 2-0031

Registration No. 544 City of Chicago

Fee 6.50

E2
I

CITY OF HIGHLAND PARK
Lake County, Illinois

No. 7887

Permit for Electrical Construction

City of Highland Park, Illinois, Feb 26th 1960

In accordance with the Ordinances of the City of Highland Park relating to electrical construction and inspection, permission is hereby granted to All Line Electric, Contractor for electrical work as specified below, to be done at premises known as

No. 1770 Heather Lane

Owned by Heatherdale Construction

Occupied by

Wiring for 60 outlets 20 lighting fixtures Incandescent Lamps

Motor of H. P. Capacity System

Fixtures

Electrician's License No. 544 E C Mortier
Building Inspector.

Notice — This permit is for construction only. Current will not be turned on until certificate of inspection has been issued. If wiring is to be concealed, due notice must be given Electrical Inspector.

Heatherton

PERMIT NO. _____

CITY OF HIGHLAND PARK, ILLINOIS
BUILDING DEPARTMENT

RECEIVED
City of Highland Park
FEB 24 '60
Building Dept.

DATE E3 I

APPLICATION FOR HEATING SYSTEM PERMIT

#3570

OWNER	APPLICANT
Heatherdale Const. Corp.	Ed or Al Zale

INSTALLATION AT	LOT	BLOCK	SUBDIVISION
	18		Heatherdale

ADDRESS NO.	STREET
1770	Heather Lane

NO. OF TANKS	CAPACITY	_____ABOVE GROUND _____BELOW GROUND	_____INSIDE BUILDING _____OUTSIDE BUILDING

DISTANCE OF INSIDE OR AUXILIARY TANKS FROM BURNER	_____AUXILIARY	TYPE: _____PRESSURE _____GRAVITY

ELEVATION OF BOTTOM OF TANKS ABOVE BURNER	ELEVATION OF BOTTOM OF TANK BELOW BURNER

	VENT PIPE	FILL PIPE
SIZE IN INCHES		
HEIGHT ABOVE GROUND		
VERTICAL DISTANCE TO NEAREST OPENING IN BUILDING		
HORIZONTAL DISTANCE TO NEAREST OPENING IN BUILDING		

NAME AND TYPE OF BURNER	TYPE OF HEATING SYSTEM
Mueller 253-110	Forced Air

DESCRIBE SAFETY DEVICES AND AUXILIARY EQUIPMENT FOR SAFETY AND EMERGENCY CONTROL:
Minneapolis Honeywell, Gas Valve, Safety Pilot, fan and limit switch and thermostat

LOCATION: _____BASEMENT _____UTILITY	VENTILATION: _____GRILL _____WINDOW _____DUCT
Crawl Space	

SIZE OF FLUE	TYPE OF MATERIAL
10 INCHES ROUND _____ INCHES SQUARE	Vitrious

TOTAL THICKNESS OF WALL OF CHIMNEY	TYPE OF MATERIAL
8 INCHES	Brick

TANKS INSTALLED BY	NAME	ADDRESS

BURNER INSTALLED BY	NAME	ADDRESS
	Bruech Heating Co.	3622 N. Pulaski Rd., Chicago

I AGREE TO CONFORM TO ALL THE RULES AND REGULATIONS, LAWS AND ORDINANCES NOW IN FORCE OR HEREAFTER MADE RELATING TO THE INSTALLATION OF HEATING EQUIPMENT AND FUEL OIL STORAGE.

_____ 3415 Church St., Skokie, Ill.

APPLICANT'S SIGNATURE ADDRESS

E4
I

CITY OF HIGHLAND PARK
LAKE COUNTY, ILLINOIS

No 3515

FUEL OIL TANK AND OIL BURNER PERMIT

March 10th, 19 60

Permission is hereby granted to Heatherdale Construction

to make the following installation at 1770 Heather lane Street,

Lot 18 Block Subdivision Heatherdale

Name of owner: Heatherdale Construction Address 3415 Church Skokie

Number of tanks Capacity (each) gal. Total gal.

Location of tanks
(inside, outside, above ground, under ground)

Construction of tank

Make of oil burner Mueller 253.10 Type Forced air oil

Received for Permit 5.00 dollars.

E C Mortier
Chief Building Inspector.

All tanks and burners to bear Underwriter's approval. All equipment and installation of same to be in accordance with the laws and ordinances of the City of Highland Park.

Permit No. 8207

RECEIVED
City of Highland Park
JUL 29 '60
Building Dept.

ES
I

ELECTRICAL PERMIT APPLICATION

CITY OF HIGHLAND PARK, ILLINOIS

Department of Building and Zoning

Date July 26, 1960

Job Address 1770 HEATHER ~~DALE~~ LANE

Owner A. EPSTEIN

Electrical Contractor KNOX ELECTRICAL CONST CO.

Address 218 W. VAN BUREN Phone WE 9-9354

Registration No. _____ City of CHICAGO

Location and Description of Work WIRING 3T AIR CONDITIONER

Work to be started 7-26-60 (date) Ready for Inspection 7-26-60 (date)

	Totals
WIRING INSTALLATIONS	
Base Charge . . . . . $ 3.00	
Plus . . . . . Outlets @ 10¢ each.	
Note: An outlet is any opening used for switches, base plugs, lights, fixtures, motors of less than ½ horse power and heating or other units of less than 600 watts.	
FIXTURE INSTALLATIONS	
. . . Fixtures @ 10¢ each.	
MOTOR INSTALLATIONS	
Base Charge . . . . . $ 3.00	
Plus . . . . . H.P. @ 10¢ per H.P.	
Note: Motors of ½ H.P. and larger only.	
HEATING AND OTHER INSTALLATIONS	
Base Charge . . . . . $ 3.00	
Plus . . . . . K.W. @10¢ per K.W.	
Note: Heating and other units of 600 watts and larger only.	
SIGN INSTALLATIONS	
. . Prewired Sign Units Only . . . . . $ 4.00	
Note: For other than prewired sign units fee on the outlet and fixtures will be charged.	
Total Fees Due	$ 4.00

Minimum Fee for any electrical permit is $4.00.

Note: The permit issued on this application will authorize only work here applied for if other work is done it must be covered by additional permits.

Signed Martin Oplen
Electrical Contractor

Application approved _____ (Date) by _____ Electrical Inspector

R04
5792

Fee 4.00

E6
I

CITY OF HIGHLAND PARK
Lake County, Illinois.

No 8208

Permit for Electrical Construction

City of Highland Park, Illinois, AUG 2-60

In accordance with the Ordinances of the City of Highland Park relating to electrical construction and inspection, permission is hereby granted to KNOX ELECTRIC, Contractor for electrical work as specified below, to be done at premises known as

No. 1770 MEDTHER

Owned by A. EPSTEIN

Occupied by

Wiring for 3HP AIR CONDITIONER Incandescent Lamps

Motor of 3 H. P. Capacity System

Fixtures

Electrician's License No. 011 E. J. Dick
Building Inspector.

Notice — This permit is for construction only. Current will not be turned on until certificate of inspection has been issued. If wiring is to be concealed, due notice must be given Electrical Inspector.

27

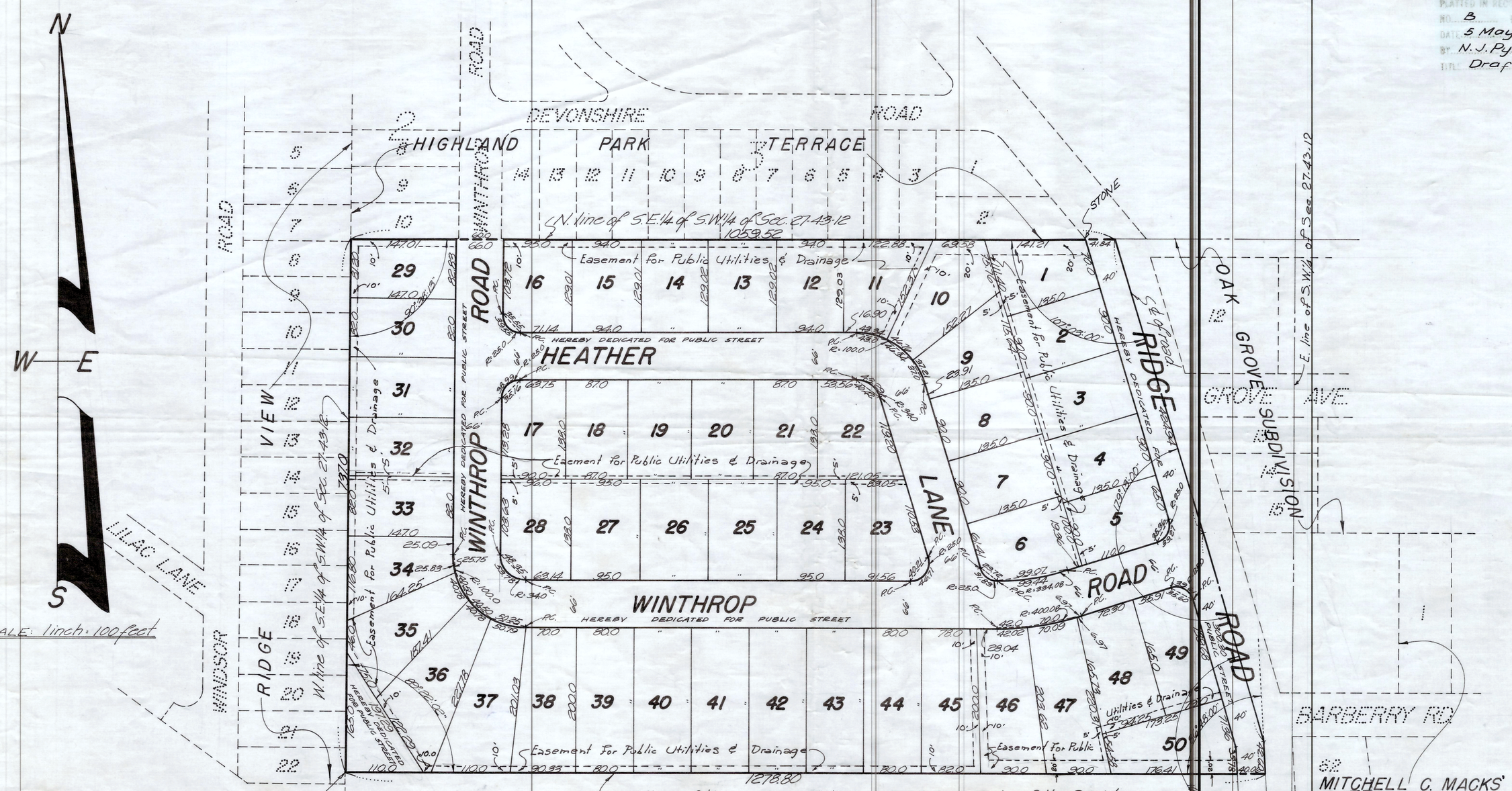
1-

HEATHERDALE

Being a Subdivision of part of the Southeast quarter of the Southwest quarter of Section 27, Township 43 North, Range 12, East of the Third Principal Meridian, in Lake County, Illinois.

State of Illinois } ss. Lake County } No. 1024658
Filed for Record at 4:55 o'clock
P.M. MAR 24 1959 and
recorded in Book 34 of
PLATS Page 27
Gustaf A. Fredbeck
RECORDER

CITY OF HIGHLAND PARK
PLATTED IN RECORD ATLAS
NO. B PAGE 23
DATE 5 May 1959
BY N.J. Pynoert
TITLE Draftsman



State of Illinois } ss.
County of Lake }

I, GARFIELD R. LEAF, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat or any delinquent special assessments due against the land included in the above plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County of Lake, at Waukegan, Illinois, this 12TH day of JANUARY 1959 A.D.

Garfield R. Leaf
COUNTY CLERK

Approved by the Mayor and CITY COUNCIL of the City of Highland Park, Illinois, at a meeting held this 16th day of March 1959 A.D.

Frank E. Lyons
MAYOR pro tem

Roy Miller
CITY CLERK

I find no deferred installments of outstanding unpaid special assessments due against the tract of land included in the annexed plat.

this 12th day of JANUARY 1959

CITY COLLECTOR - HIGHLAND PARK, ILLINOIS.

Approved by the CITY PLAN COMMISSION of the City of Highland Park, Lake County, Illinois this 22nd day of Jan. 1959 A.D.

Norman J. Schlossman
CHAIRMAN

P. E. Col
SECRETARY.

HEATHERDALE DEVELOPMENT CORPORATION, a corporation of the State of Illinois, hereby certifies that it is the owner of the property described hereon and that it has caused the said property to be surveyed and subdivided for the uses and purposes as shown on the plat hereon drawn.

Dated: JANUARY 12 1959 A.D.

HEATHERDALE DEVELOPMENT CORPORATION
OWNER

By: Al Zale
PRESIDENT

Attest: Edward Zale
SECRETARY

State of Illinois } ss.
County of _____ }

I, Ethel Keller, a Notary Public in and for said County in the State aforesaid, do hereby certify that Al Zale, President of Heatherdale Development Corporation and Edward Zale, Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, as owner of the property, for the uses and purposes therein set forth and the Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said corporation, did affix said seal of said corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, as owner of the property, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of January 1959 A.D.

Ethel Keller
NOTARY PUBLIC

Easement Provisions

An easement is hereby reserved for and granted to the
Illinois Bell Telephone Company
and the
Commonwealth Edison Company
and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "Easement," to install, lay, construct, renew, operate and maintain conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone and electric service, together with the right to enter upon the subdivided property for the purposes aforesaid, and hereby granted the right to use the streets for the purposes aforesaid, and to extend ... all lots with aerial ... to the ... lots, the right to enter upon ... to install, lay, construct, renew, operate ... in the easement area said conduits, cables, ... services, guys, anchors and other ... equipment, and finally the right is hereby granted to ... or trim and keep trimmed any trees, ... that interfere or threaten to interfere with ... the utility equipment. No permanent ... may be erected or maintained within ... easement area, but the same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the aforesaid uses or rights.

State of Illinois } ss.
County of Cook }

I, RICHARD G. GREMLEY, a Registered Illinois Land Surveyor, do hereby certify that I have surveyed and subdivided all that part of the Southeast quarter of the Southwest quarter of Section 27, Township 43 North, Range 12, East of the Third Principal Meridian, which lies Westerly of the public highway (Ridge Road) running Northwesterly and Southeasterly through said quarter quarter Section (excepting therefrom the South 17.5 acres thereof) situated in the City of Highland Park, Lake County, Illinois, in the manner represented on the plat hereon drawn.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

Chicago, December 1, 1958 A.D.

REGISTERED ILLINOIS LAND SURVEYOR.

Articles of declaration made this 12th day of January A. D., 1959, by Heatherdale Development Corporation of 8053 N. Crawford Avenue, Skokie, Illinois, the owner and subdivider of the property herein.

WHEREAS, in connection with the development and improvement of the said property subdivided herein, it is the intention of Heatherdale Development Corporation owner of the above described property to protect itself, the general public interest and the interest of all persons, firms and corporations presently or hereafter owning, interested in or dealing with all of the property herein, or any part thereof;

NOW THEREFORE, the said Heatherdale Development Corporation does hereby declare and covenant as follows:

1. That the said property, or any lot created therein, or any part thereof, as shown on this plat, shall not be further divided or subdivided by conveyance, plat or otherwise, for a period of twenty (20) years from the date hereof.

2. This restriction shall be construed as a covenant running with the land in keeping with a general scheme of development and improvement of the property subdivided herein, and shall be binding upon the present and subsequent legal, equitable and beneficial owners of the subdivision as shown on this plat, or any part thereof, their heirs, executors, administrators, successors, assigns and grantees, and upon all other persons, firms and corporations in any way interested in or dealing with the same, and shall inure to the benefit of, and shall be enforceable by any or all of the present or future owners of the property so subdivided herein or any part thereof, and their heirs, executors, administrators, successors, assigns and grantees, and by the City of Highland Park, Illinois, a municipal corporation. All such parties entitled to enforce the restriction, as aforesaid, shall have full and adequate remedy, both in law and in equity, to enforce and compel compliance herewith, and to benefit and take advantage hereof, provided, however, that the violation or attempted violation of the restriction shall not be deemed to operate or work a reverter or forfeiture.

3. The written consent of the said City of Highland Park shall be necessary for any modification, amendment or extinguishment of the declaration or the covenants herein.

HEATHERDALE DEVELOPMENT CORPORATION

By: Al Zale
President

Corporate Seal

Attest:
Edward Zale
Secretary

198

CITY OF HIGHLAND PARK
Building Division
(847) 432-0808

Building Permit Application

RECEIVED
MAY 22 2007
City of Highland Park Building Division

Form: BLDG-1999-11

Site Address: 1770 Heather Ln. HP. IL 60035			Date: 5/21/07	FOR OFFICE USE ONLY
Property Owner's Name: Igor Elkin	Current Address: [redacted]	City	State	Zip
Lot Number	Name of Subdivision			Submission / Packet No.: BOCP-07-01065
Work is (check one) ☐ NEW ☐ ALTERATION / ADDITION ☐ STRUC. REPAIR	☐ INTERIOR ALTERATION		Estimated construction cost (Exclusive of land)	Application Reviewed By / Date
Plan Review Type (check one) ☐ NONE ☐ PRE-LIMINARY ☐ FORMAL	Commercial Plan Review Sq. Ft.		D & G Required ☐ YES ☐ NO	Estimated construction cost (Exclusive of land)
MINIMUM YARD SETBACKS - ZONING			ZONING INFORMATION	Permit Category
Zoning District	Established Front Yard	Subdivision Setback Yard	Reduced Side Yard	Building Height / Use Group
Front	Rear	Side Front	Side	Construction Type / Appeal Case No.
Sq. Ft. Lot Area	F.A.R. Permitted	F.A.R. Actual		Impact Fee Type (check if one applies) ☐ MFD Attached ☐ MFD Detached ☐ MFD
No. of 90 days for Street or Pavement Obstruction	No. of 90 days for Sidewalk, Alley, Public Way or Parkway Obstruction	Street Opening Work (check one) ☐ YES ☐ NO		Impact Fee No. of Bedrooms
No. of Months for Non-Residential Parking	No. of Non-Residential Parking Spaces	Wrecking (check if one applies) ☐ YES ☐ NO		Impact Fee Credit Amount
Driveway Work (check one) ☐ NEW ☐ REPAIR	No. of Driveway Approaches	Curb Cross Work (check one) ☐ YES ☐ NO		Bond Reviewed is ☐ VALID / NOT REQUIRED ☐ ____
New Elevators, Lifts or Hoists Equipment Construction Cost	Moving Building over Streets Cost	Excavation in Streets or Sidewalks (check one) ☐ YES ☐ NO		$60.00
Swimming Pool Construction Cost	Retaining Wall, etc. Construction Cost	Earth Moving (check one) ☐ YES ☐ NO		
Fence Construction or Alteration Cost	No. of Sheds, Tents, etc. 1	Letter of Intent for Occupancy (check one) ☐ YES ☐ NO		
No. of Canopies, Awnings or Marquees	No. of 30 days for Fire Hydrant Usage	Construction Contractors Attached (check one) ☐ YES ☐ NO		
No. of Bedrooms	No. of Parking Spaces			
Architect's Name	Address	Phone/Pager		
General Contractor's Name: Owner		Phone/Pager		Finalized
General Contractor's Address		H.P. City License No.		

FOR OFFICE USE ONLY
Shed

TOTAL PERMIT FEE $60.00
GUARANTEE DEPOSIT AMOUNT
Permit Approved By / Date: 5-22-07
Permit Issued By / Date: 5/22/07

NOTE: AFFIXING SIGNATURE ACKNOWLEDGES THE INFORMATION OF APPLICANT'S RESPONSIBILITIES, AS STATED ON THE REVERSE SIDE OF THIS DOCUMENT.

Property Owner's Signature / Date: 5/21/07
Signer's Printed Name / Phone
General Contractor's Signature / Date: 5/21/07

white - file green - assessor yellow - applicant

CITY OF HIGHLAND PARK
GENERAL BUILDING PERMIT

DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION
1150 Half Day Rd., Highland Park, IL 60035
(P) 847.432.0808, (F) 847.926.8885
(W) www.cityhpil.com, (E) building@cityhpil.com

Master Permit Number: BOCP-21-05053

Approval E.R. 10.21.21

PROPERTY OWNER INFORMATION

Name(s): Brian Hurwitz

Address: 1770 Heather Lane
Highland Park, IL 60035

[redacted]

ARCHITECT INFORMATION

Business Name: _____

Contact Name: _____

Business Address: _____

_____

Office Phone: _____

Mobile Phone: _____

Email: _____

PRIMARY OR GENERAL CONTRACTOR INFORMATION

(If homeowner, submit Homeowner/General Contractor Agreement)

Business Name: Window World of Western Chicago

Contact Name: Tricia Francoeur

[redacted]

License Number: _____ Exp. Date _____

Bond: _____ Exp. Date _____

Insurance: _____ Exp. Date _____

INVOICING - SIGN & DATE

Invoice To: ☐ Homeowner ☒ Applicant

Customer Number (if known): _____

Sign & Date

Property Owner: _____ 10/11/21
ALWAYS REQUIRED

Applicant: _____ 10/13/21
(If different than property owner)

Construction Address: 1770 Heather Lane

Cost of Construction: $6,440

REQUESTED PERMITS

CHECK ALL THAT APPLY AND COMPLETE PAGES 3 & 4

NOTE: Most exterior work will require a separate Tree Removal / Preservation Permit

☐ BUILDING
☐ New ☐ Alteration / Remodel ☐ Addition

☐ ELECTRICAL (complete ELECTRICAL section on page 3)
☐ New ☐ Alter or Repair

☐ MECHANICAL (complete MECHANICAL section on page 3)
☐ New ☐ Replace

☐ PLUMBING (complete PLUMBING section on page 4)
☐ New ☐ Alter or Repair

☐ DEMOLITION
☐ Interior Only ☐ Complete (see demo package)

☐ FENCE
☐ New ☐ Repair or Replace ☐ Extension

☐ ROOF (complete ROOF section on page 3)
☐ New ☐ Repair or Replace

☐ DRIVEWAY
☐ New ☐ Repair or Replace ☐ Extension
Number of Driveway Approaches _____

☐ PATIO / DECK
☐ New ☐ Repair or Replace ☐ Extension

☒ OTHER
☐ Garage ☐ Accessory Structure ☒ Windows
☐ Pool / Hot Tub ☐ Temporary Trailer ☐ Siding
☐ Obstruction ☐ Elevator ☐ Other

☐ **Waiver(s) Required** ☐ **Guarantee Deposit(s) Required**

☐ **Historic** ☐ **Floodplain** ☐ **HOA Approval**

Total Permit Fees: $ _____

Total Deposits: $ _____

Total Due: $ 164.40

Internal Use Only

CITY OF HIGHLAND PARK
GENERAL BUILDING PERMIT APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION
1150 Half Day Rd., Highland Park, IL 60035
(P) 847.432.0808, (F) 847.926.8885
(W) www.cityhpil.com, (E) building@cityhpil.com

Construction Site Address: 1770 Heather Lane

ROOFING CONTRACTOR

Business Name: _____
Contact Name: _____
Business Address: _____
_____
Office Phone: _____
Mobile Phone: _____
Email: _____
License Number: _____ Exp. Date _____

ROOFING DETAIL

☐ Asphalt Shingles
☐ Wood shake / wood shingles
☐ Stone / Clay Shingles
☐ Metal Roofing
☐ Adhesive Membrane
☐ Hot Tar
☐ Other

ROOFING PERMIT NUMBER: _____ APPROVAL: _____ _____

ELECTRICAL CONTRACTOR

Business Name: _____
Contact Name: _____
Business Address: _____
_____
Office Phone: _____
Mobile Phone: _____
Email: _____
License Number: _____ Exp. Date _____

ELECTRICAL DETAIL

☐ New Service ☐ Service Revision ☐ Temp. Service
Service Amp Size _____
☐ Generator ☐ Swimming Pool / Hot Tub
☐ Alternative Energy _____ Kilowatts
☐ Elevator, Lift, or Hoist
_____ No. of Wire Openings _____ No. of Fixtures
_____ No. of Heating Kilowatts
_____ Electrical Motor Horse Power

ELECTRICAL PERMIT NUMBER: _____ APPROVAL: _____ _____

MECHANICAL CONTRACTOR

Business Name: _____
Contact Name: _____
Business Address: _____
_____
Office Phone: _____
Mobile Phone: _____
Email: _____
License Number: _____

MECHANICAL DETAIL

☐ New or Replacement Heating Equipment
_____ Number of Units
_____ Total Number of New (input) BTUs
☐ New or Replacement Cooling Equipment
_____ Number of Units
_____ Total Number of New Cooling Tons

☐ Pool Equipment

HVAC PERMIT NUMBER: _____ APPROVAL: _____ _____

CITY OF HIGHLAND PARK
GENERAL BUILDING PERMIT APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING DIVISION
1150 Half Day Rd., Highland Park, IL 60035
(P) 847.432.0808, (F) 847.926.8885
(W) www.cityhpil.com, (E) building@cityhpil.com

Construction Site Address: 1770 Heather Lane

PLUMBING, WATER, & SEWER CONTRACTOR

Business Name: _____
Contact Name: _____
Business Address: _____
_____
Office Phone: _____
Mobile Phone: _____
Email: _____
License Number: 055- _____ Exp. Date _____

**Reminder: Submit a copy of 055 license(s) with application*

**Reminder: Submit a Letter of Intent that is signed, notarized, or has an official seal with application*

PLUMBING DETAIL

☐ New or Alter Plumbing
Number of Fixtures _____
☐ Lawn Sprinkler
Number of Sprinkler Outlets _____
☐ Sewer Repair
☐ Private ☐ ROW
☐ Sanitary ☐ Storm
☐ Water Heater
☐ New ☐ Replacement
☐ Service Disconnection Required
☐ Water ☐ Sanitary ☐ Storm
☐ Service Taps
☐ Water ☐ Sanitary ☐ Storm
☐ Water Service Tap Size
☐ 1" ☐ 1-1/2" ☐ 2" ☐ >2"
☐ Water Meter Size
☐ 1" ☐ 1-1/2" ☐ 2" ☐ >2"
☐ No. of Parkway Openings _____
☐ No. of Street Openings _____

PLUMBING PERMIT NUMBER: _____ APPROVAL: _____ _____

DRAINAGE AND GRADING CONTRACTOR

Business Name: _____
Contact Name: _____
Business Address: _____
_____
Office Phone: _____
Mobile Phone: _____
Email: _____

DRAINAGE AND GRADING DETAIL

☐ Residential Drainage and Grading Plan Review Required
☐ Commercial Drainage and Grading Plan Review Required
☐ Plumbing Permit Required

****May require a separate Drainage & Grading Package****

D & G PERMIT NUMBER: _____ APPROVAL: _____ _____

295-11941

Window World

Window World of Western Chicago
Serving DuPage, Kane & Kendall Counties
4646 Western Ave., Lisle, IL 60532
Phone: 331-903-6873 • Fax: 331-903-6887
www.windo[redacted]

ACCREDITED BUSINESS BBB

IL License# CR7224

Name: Brian Hurwitz
Address: 1770 Heather Lane
City: Highland Park State: IL
Billing Address:

WINDOW COLOR IS WHITE UNLESS OTHERWISE NOTED - INITIAL BH

4	Window World Double Hung	$ 295	1180
2	Window World 2 Lite Slider Under 95 UI	$ 295	590
	Window World 2 Lite Slider Over 95 UI	$ 370	
	Window World 3 Lite Slider ¼ - ½ - ¼ or equal	$ 605	
	Window World Picture Window Up to 95 UI	$ 275	
	Window World Picture Window Over 95 UI	$ 375	
	Window World Single Casement (outside view) Hinge	$ 395	
	Window World Double Casement	$ 850	
	Window World Triple Casement ¼ - ½ - ¼ or equal	$ 1395	
	Window World Quad Casement	$ 1495	
	Window World Basement Hopper	$ 215	
	Window World Awning Window	$ 305	
	Window World Special Shaped Window $12 per UI	$	

Window Color: Inside White Outside Black

COLOR OPTIONS (3 Lites x 2)

	Almond / Clay Frame	$ 35	
	Woodgrain Interior (Per Lite) Color	$ 105	
6	Poly Paint Exterior Color	$ 190	1140

WINDOW GRID OPTIONS

	Grids Flat/Contoured (pattern _____)	$ 55	

MISCELLANEOUS OPTIONS

	Full Screens	$ 50	
	Factory Mull Windows	$ 35	
4	Oriel/Cottage Style (smaller top CO or larger top ST)	$ 35	140
2	Obscure Glass (Per Sash) Frost	$ 40	80
6	Tempered (Per Sash)	$ 70	420
	Tempered Other ($5 per sq ft)	$	

TRIMWORKS

	Per Window Metal/Vinyl Out	$ 95	
4	Per Window Full Frame SM incl. trimwork	$ 280	1120
	Per Window Full Frame LG incl. trimwork	$ 350	
	Prefinished Wood Package - Per Unit	$ 105	
	2nd Level Charge	$ 25	
6	Exterior Cap COLOR Black	$ 140	840
	Extra Wide Cap	$ 40	
	Install J-Channel COLOR _____	$ 35	
	Interior/Exterior Stops	$ 60	
	Buck Frame	$ 125	
	Repair or Replace Sill/Jamb	$ 60	
	Exterior Trim	$ 80	
	Interior Trim	$ 120	
	Mullion Removal	$ 40	
	Remove & Reset Shutters	$ 35	
	Additional Height Charge	$	
	Cut Down Existing Opening	$	
	Build Up Opening	$	
	Create Opening With Header	$	
	Other _____	$	

GLASS OPTIONS

MIDWEST PACKAGE (4000 SERIES)

ENERGY STAR DOUBLE PANE LOW-E, ARGON, STRUCTURAL FOAM SPACER (.27 U FACTOR OR BETTER)

6	4000 Series DH, 2LS, SC, DC, PIC	$ 155	930
	4000 Series 3LS, TC, QC	$ 270	

MIDWEST EXTREME PACKAGE (6000 SERIES)

ENERGY STAR TRIPLE PANE LOW-E, ARGON, STRUCTURAL FOAM SPACER, FOAM ENHANCED MAIN FRAME, ELITE GLASS (.21 U FACTOR OR BETTER)

	6000 Series DH, 2LS, SC, DC, PIC	$ 240	
	6000 Series 3LS, TC, QC	$ 360	

OTHER OPTIONS

	Upgrade to Elite Glass (Extra Coat Low-E)	$ 30	
	Upgrade to Foam Enhanced Main Frame	$ 40	

INCLUDED ON ALL WINDOW WORLD WINDOWS

☑	Double Pane, Double Strength Glass	Included
☑	SolarZone® Glass	Included
☑	Insulating Argon Gas Filled (TK2 Krypton Gas)	Included
☑	Structural Foam Super Spacer or Therm-D Spacer	Included
☑	Lifetime Vinyl Parts Warranty	Included
☑	Lifetime Mechanical Parts Warranty	Included
☑	Lifetime Insulated Glass Warranty	Included
☑	Lifetime Glass Breakage Warranty	Included
☑	Lifetime Craftsmanship Warranty	Included
☑	$75 Trip Charge After 2 years	Included
☑	Double Lifetime Transferable Warranty	Included
☑	Secure Double Locks on Windows >25"	Included
☑	Spray Foam Insulation on Jambs and Header	Included

ADDITIONAL OPTIONS

Subtotal - $6440

DONATIONS

	ST. JUDE CHILDREN'S HOSPITAL DONATION	$
	VETERANS AIRLIFT COMMAND DONATION	$

NO REFUNDS ON CUSTOM ORDERS. NO VERBAL AGREEMENTS.
Customer agrees to the terms of payment as follows:

	SUBTOTAL	$	6440.00
EPA ~~Lead Based~~ Paint Window Renovate	6 x$60	$	360.00
~~ESTIMATED~~ Permit & Administration Fee	75 +$50	$	125.00
Shipping/Handling Disposal Fee 1-10w, $195/11w + $295		$	195.00
	TOTAL AMOUNT	$	7120.00
	Custom Order Deposit 50%	$	Financed
	2nd half due upon Completion 50%	$	

Cardholder Name _____
CC# _____
Exp _____ Code _____ **Quote good for 60 days**

You, the buyer, are responsible for the removal, disconnection and/or reinstallation of any existing security system or window air conditioners and the removal of window blinds & brackets. You may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing and postmarked no later than midnight of the following third business day. Customer acknowledges that they have reviewed and accepts the order as written above and the additional terms of the contract on the reverse of the contracts. Customer further acknowledges and accepts that no verbal changes are part of this agreement, the products are custom made and therefore no refunds will be issued. If applicable, customer acknowledges receipt of the EPA Lead Paint Renovation Booklet.
My Home Was Built in the Year 1963 **Initial** BH

Authorized company signer accepting this Contract — Date 8.25.21

Owner — Date 3/25/21

Owner — Date

This Window World® franchise is independently owned and operated by Sequel Remodeling, Inc. d/b/a Window World of Western Chicago under license from Window World, Inc.

Window World

Window World

Customer Name:
Address:

Phone:
Fax:
Customer Information:

Comments:

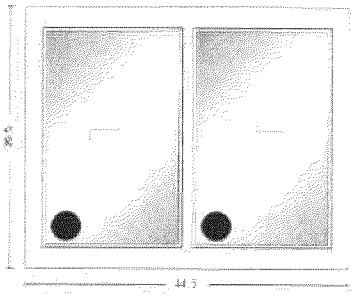
Project Name: 295-11941 Hurwitz
Quote Name: 295-11941 Hurwitz
Quote Number: 3919215
Order Date: Quote Not Ordered
PO Number:

RO size for Flange is for standard 1x buck with precast sill. Please contact your supplier for other Flange opening RO's.

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 100-1
Quantity: 1
RO Size: 45" X 37"
Unit Size: 44.5" X 36.5"

Bath



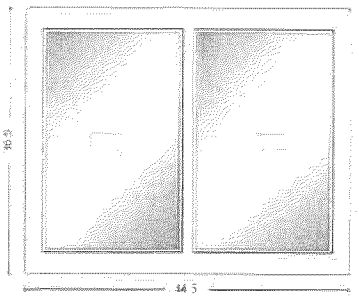
*** PRODUCT ***
Row 1 1685 2 Lite Double Slider - XX-LT - 1 Units - 44.5W x 36.5H
*** DIMENSIONS ***
44.5W x 36.5H
*** FRAME ***
East, Vinyl, Frame Type - Finless, Order by Package, Foam Tape, Exterior Color - Painted, Black, Interior Finish / Extrusion Color White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, Low-E and Obscure, Obscure Placement - Full, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** SCREEN ***
Screen - Full Flexscreen, Screen Mesh Type - Clarity, Screens Packed Separately - Yes
*** WRAPPING ***
Extension Jambs - None
*** NFRC ***
Series 1685::DoubleSlider, U-Factor::0.27, SHGC::0.27, VT::0.51
*** Performance ***
Series 1685::DoubleSlider, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::1685 SLIDER2, Rating Type::DesignPressure, Structural Rating::LC-PG35, Water Rating::5.43, FL ID::20759, STC Rating::29, OITC Data::24

1685 2 Lite Double Slider - XX-LT - No Call Width - No Call Height

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 200-1
Quantity: 1
RO Size: 45" X 37"
Unit Size: 44.5" X 36.5"

Bed 1



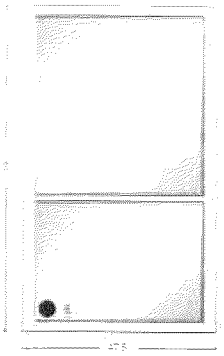
*** PRODUCT ***
Row 1 1685 2 Lite Double Slider - XX-LT - 1 Units - 44.5W x 36.5H
*** DIMENSIONS ***
44.5W x 36.5H
*** FRAME ***
East, Vinyl, Frame Type - Finless, Order by Package, Foam Tape, Exterior Color - Painted, Black, Interior Finish / Extrusion Color White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, Low-E, Argon Gas, Glass Strength - DSB
*** SCREEN ***
Screen - Full Flexscreen, Screen Mesh Type - Clarity, Screens Packed Separately - Yes
*** WRAPPING ***
Extension Jambs - None
*** NFRC ***
Series 1685::DoubleSlider, U-Factor::0.27, SHGC::0.27, VT::0.51
*** Performance ***
Series 1685::DoubleSlider, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::1685 SLIDER2, Rating Type::DesignPressure, Structural Rating::LC-PG35, Water Rating::5.43, FL ID::20759, STC Rating::29, OITC Data::24

1685 2 Lite Double Slider - XX-LT - No Call Width - No Call Height

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 300-1
Quantity: 1
RO Size: 48" X 79.5"
Unit Size: 47.5" X 79"

Living



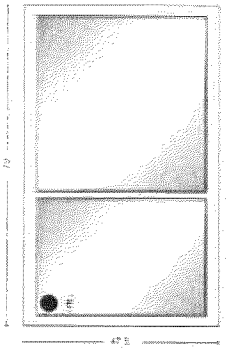
*** PRODUCT ***
Row 1 1650 Double Hung - Vent - 1 Units - 47.5W x 79H
*** DIMENSIONS ***
47.5W x 79H, Sash Split BCMR - Oriel, 31.625"
*** FRAME ***
East, Vinyl, Frame Type - Finless, Order by Package, Foam Tape, DP Upgrade, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, Low-E, Argon Gas, Tempered Location - Bottom Only, Glass Strength - DSB
*** SCREEN ***
Screen - Extruded Half, Screen Mesh Type - Clarity, Screens Packed Separately - No
*** WRAPPING ***
Extension Jambs - None, Frame Trim - None
*** NFRC ***
Series 1600::DoubleHung, U-Factor::0.27, SHGC::0.28, VT::0.51
*** Performance ***
Series 1600::DoubleHung, Calculated Positive DP Rating::15.04, Calculated Negative DP Rating::20.05, DP Rule ID::1650DPFG DH, Rating Type::DesignPressure, Structural Rating::R-PG15*, Water Rating::2.92, FL ID::N/A, STC Rating::27, OITC Data::24

1650 Double Hung - Vent - No Call Width - No Call Height

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 400-1
Quantity: 1
RO Size: 48" X 79.5"
Unit Size: 47.5" X 79"

Living



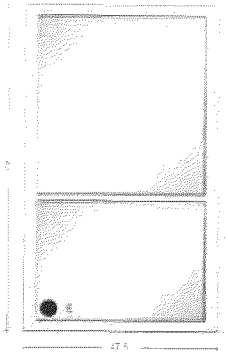
*** PRODUCT ***
Row 1 1650 Double Hung - Vent - 1 Units - 47.5W x 79H
*** DIMENSIONS ***
47.5W x 79H, Sash Split BCMR - Oriel, 31.625"
*** FRAME ***
East, Vinyl, Frame Type - Finless, Order by Package, Foam Tape, DP Upgrade, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, Low-E, Argon Gas, Tempered Location - Bottom Only, Glass Strength - DSB
*** SCREEN ***
Screen - Extruded Half, Screen Mesh Type - Clarity, Screens Packed Separately - No
*** WRAPPING ***
Extension Jambs - None, Frame Trim - None
*** NFRC ***
Series 1600::DoubleHung, U-Factor::0.27, SHGC::0.28, VT::0.51
*** Performance ***
Series 1600::DoubleHung, Calculated Positive DP Rating::15.04, Calculated Negative DP Rating::20.05, DP Rule ID::1650DPFG DH, Rating Type::DesignPressure, Structural Rating::R-PG15*, Water Rating::2.92, FL ID::N/A, STC Rating::27, OITC Data::24

1650 Double Hung - Vent - No Call Width - No Call Height

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 500-1
Quantity: 1
RO Size: 48" X 79 5"
Unit Size: 47 5" X 79"

Living



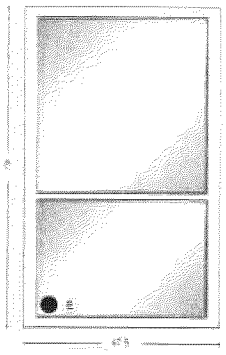
*** PRODUCT ***
Row 1 1650 Double Hung - Vent - 1 Units - 47 5W x 79H
*** DIMENSIONS ***
47 5W x 79H, Sash Split BCMR - Oriel, 31 625"
*** FRAME ***
East, Vinyl, Frame Type - Finless, Order by Package, Foam Tape, DP Upgrade, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, Low-E, Argon Gas, Tempered Location - Bottom Only, Glass Strength - DSB
*** SCREEN ***
Screen - Extruded Half, Screen Mesh Type - Clarity, Screens Packed Separately - No
*** WRAPPING ***
Extension Jambs - None, Frame Trim - None
*** NFRC ***
Series 1600::DoubleHung, U-Factor::0 27, SHGC::0 28, VT::0 51
*** Performance ***
Series 1600::DoubleHung, Calculated Positive DP Rating::15 04, Calculated Negative DP Rating::20 05, DP Rule ID::1650DPFG DH, Rating Type::DesignPressure, Structural Rating::R-PG15*, Water Rating::2 92, FL ID::N/A, STC Rating::27, OITC Data::24

1650 Double Hung - Vent - No Call Width - No Call Height

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 600-1
Quantity: 1
RO Size: 48" X 79 5"
Unit Size: 47 5" X 79"

Living



*** PRODUCT ***
Row 1 1650 Double Hung - Vent - 1 Units - 47 5W x 79H
*** DIMENSIONS ***
47 5W x 79H, Sash Split BCMR - Oriel, 31 625"
*** FRAME ***
East, Vinyl, Frame Type - Finless, Order by Package, Foam Tape, DP Upgrade, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, Low-E, Argon Gas, Tempered Location - Bottom Only, Glass Strength - DSB
*** SCREEN ***
Screen - Extruded Half, Screen Mesh Type - Clarity, Screens Packed Separately - No
*** WRAPPING ***
Extension Jambs - None, Frame Trim - None
*** NFRC ***
Series 1600::DoubleHung, U-Factor::0 27, SHGC::0 28, VT::0 51
*** Performance ***
Series 1600::DoubleHung, Calculated Positive DP Rating::15 04, Calculated Negative DP Rating::20 05, DP Rule ID::1650DPFG DH, Rating Type::DesignPressure, Structural Rating::R-PG15*, Water Rating::2 92, FL ID::N/A, STC Rating::27, OITC Data::24

1650 Double Hung - Vent - No Call Width - No Call Height

Submitted By:		**Accepted By:**	
Signature:		**Signature:**	
Date:		**Date:**	

Department of Community Development
BUILDING DIVISION:
1150 Half Day Road
Highland Park, IL 60035
Tel: (847) 432-0808
Fax: (847) 926-8885
Website: www.cityhpil.com

BUILDING PERMIT

PERMIT NO: **BROF-23-04347**
Permit Type: BUILDING ROOFING PERMIT
Description: ROOF - REMOVE AND REPLACE
Date of Issuance:

Project Name:
PARCEL NUMBER: **1627312002**
Site Address: 1770 HEATHER LN
HIGHLAND PARK, IL 60035-3718

Legal Description: HEATHERDALELOT 18

Applicant:	**Owner:**	**Contractor:**
FORTEC BUILDING GROUP LLC/DB	BRIAN HURWITZ	FORTEC BUILDING GROUP LLC/DBA FORTE
2300 BARRINGTON RD	1770 HEATHER LN	2300 BARRINGTON RD
STE 400	HIGHLAND PARK, IL	STE 400
HOFFMAN ESTATE, [redacted]	60035-3718	HOFFMAN ESTATE, IL 60192
[redacted]	[redacted]	[redacted]
	Tenant:	**State License:**
		Bus License: 104.016778
		Expires: 12/31/2023

Project Description:	**Contact Person:**	**Telephone No.:**
ROOF - REMOVE AND REPLACE		

ROOFING MATERIAL shing
CONTRACTOR NAME
CONTRACTOR PHONE
CONTRACTOR EMAIL
CONTRACTOR STATE LIC #

FEE	**AMOUNT**
ROOFING PERMIT FEE	75.00
Total Fee Amount:	**75.00**

This department must have minimum notice of 24 hours prior to all requests for inspections. Due to heavy volumes at times, inspections may require greater notification. All work must be inspected prior to concealment.
To schedule Inspection call (847) 432-0808.

CAUTION: BEFORE DIGGING PLEASE CALL J.U.L.I.E. AT 1-800-892-0123

Property's Owner's Signature Date

Signer's Printed Name Phone

General Contractor's Signature Date

From: Markle, Maddy
To: [redacted]
Cc: Coleman, Zubin
Subject: RE: Administrative Determination of Historic Significance - 1770 Heather Lane
Date: Friday, December 19, 2025 12:24:00 PM
Attachments: image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png

Chair Pines,

Thank you for your administrative approval.

Best regards,

Maddy Markle
Planner I

City of Highland Park
Department of Community Development
Planning Division
1150 Half Day Road
Highland Park, Illinois 60035

Office: 847.926.1856
mmarkle@cityhpil.com
cityhpil.com

From: [redacted] <[redacted]
Sent: Friday, December 19, 2025 12:18 PM
To: Markle, Maddy <mmarkle@cityhpil.com>
Subject: Re: Administrative Determination of Historic Significance - 1770 Heather Lane

[EXTERNAL EMAIL]

Hello Maddy,
As chair of the Historic Preservation Commission I would like to approve the demolition of the home at 1770 Heather Lane.
Seth Pines

[redacted]

From: Maddy <mmarkle@cityhpil.com>
To: Seth <[redacted]>
Cc: Zubin <zcoleman@cityhpil.com>
Date: Friday, 19 December 2025 8:34 AM PST
Subject: RE: Administrative Determination of Historic Significance - 1770 Heather Lane

Hi Chair Pines,

Just following up on this item. Please advise at your earliest convenience.

Thank you,

Maddy Markle
Planner I

City of Highland Park
Department of Community Development
Planning Division
1150 Half Day Road
Highland Park, Illinois 60035

Office: 847.926.1856
mmarkle@cityhpil.com
cityhpil.com

From: Markle, Maddy
Sent: Wednesday, December 17, 2025 1:00 PM
To: Seth Pines (Chair) <[redacted]>
Cc: Coleman, Zubin <zcoleman@cityhpil.com>
Subject: Administrative Determination of Historic Significance - 1770 Heather Lane

Hello Chair Pines,

The City has received an application to demolish the residence and attached garage at 1770 Heather Lane. As a reminder, per Sec. 170.122(C), the Chair can review and approve demolition applications for single-family dwellings if they have been identified as a “Non-Contributing” structure in the City’s West Side

Architectural Survey.

At your earliest convenience, please review the attached report and attachments. If you feel you cannot confidently make a determination then it can still be placed on next month's HPC agenda for review. However, most administrative demolition reviews for NC homes are reviewed and approved by the Chair. If you feel that you can approve this demolition, then please give me your approval via reply to this email.

Please confirm receipt of this email and let us know if you have any questions. Please let us know, at your earliest convenience, whether this can be administratively approved or if it should come to the commission for further review.

Best regards,

Maddy Markle
Planner I

City of Highland Park
Department of Community Development
Planning Division
1150 Half Day Road
Highland Park, Illinois 60035

Office: 847.926.1856
mmarkle@cityhpil.com
cityhpil.com