

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

February 12, 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 Thursday, February 12, 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 hearing.

Individuals with questions or feedback about an agenda item may [email the Staff Liaison](mailto:mmarkle@cityhpil.com) 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. 1-8-26 Regular Meeting Minutes
- IV. Scheduled Business**
 - A. 147 Central Avenue — Review of Written Report to the Plan and Design Commission Regarding Planned Development
 - B. 147 Central Avenue — Continuation of Partial Landmark Removal
 - C. 818 Hill Street — Preliminary Consideration of Landmark Nomination
- V. Discussion Items**
- VI. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)**
- VII. Other Business**
 - A. Next Regular Meeting to Occur March 12, 2026
- VIII. Staff Report**
- IX. Adjournment**

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

MEETING DATE: Thursday, January 8, 2025

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

CALL TO ORDER

At 6:32 p.m., Acting Chair Greenbaum called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

ROLL CALL

Commissioners Present: Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, & Portman

Commissioners Absent: Chairperson Weeder

Councilmember Present: Blumberg

Student Council Absent: Koslow

Staff declared that a quorum was present.

Staff Present: Coleman & Markle

Guests Present: Scott Simpson, Partner/Scott Simpson Design + Build
Cal Bernstein, Attorney/Samuels & Bernstein
Greg Moyer, Founder/Moyer Properties
Julia Jonas, Resident/Historian

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Regular Meeting of the Historic Preservation Commission – December 11, 2025

Commissioner Gonka moved to approve the regular meeting minutes of December 11, 2025. Commissioner Pines seconded the motion.

On a voice vote

Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, & Portman

Voting Nay: None

Staff declared that the motion passed unanimously.

SCHEDULED BUSINESS

1 1. Final Consideration of Landmark Designation Recommendation – 3135 Priscilla Avenue

2 Planner Markle offered a presentation:

- 3 • Landmark Designation Process
- 4 • Summary
 - 5 ○ H.W. Kadell House
 - 6 ○ built in 1941
 - 7 ○ architect is George Fred Keck of Keck and Keck
 - 8 ○ Contemporary style
- 9 • Existing Conditions were shown
- 10 • Previous Consideration
 - 11 ○ criteria 1, 4, 5, & 6
- 12 • Findings of Fact
 - 13 ○ integrity is met
- 14 • Additional Information
 - 15 ○ 30 Keck homes in Highland Park
 - 16 ○ 12 received a Significant rating
- 17 • Landmark Criteria were reviewed
 - 18 ○ passive solar, radiant heat
- 19 • Recommendation

20
21 Commissioner Gonka moved that the property at 3135 Priscilla Avenue satisfies Criteria #1, 4, 5, and 6 with
22 sufficient integrity of design, and a recommendation that City Council adopts a Landmark Designation
23 Ordinance. Commissioner Ehrlich seconded the motion.

24
25 On a roll call vote

26 Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, &
27 Portman

28 Voting Nay: None

29
30 Staff declared that the motion passed unanimously.

31
32 2. Determination of Historic Significance – 1375 Sheridan Road

33 Planner Markle offered a presentation:

- 34 • Churchill House
- 35 • Significant Rating in Central East survey
- 36 • Colonial Revival style
- 37 • Built c. 1919
- 38 • Architect is Robert Seyfarth
- 39 • Property History was reviewed
- 40 • Architecture
 - 41 ○ alterations – roof replacement in 2022, possible rear addition
- 42 • Elevations were shown
- 43 • Landmark Criteria were illustrated
- 44 • Impact of Historic Findings
- 45 • Recommendation

1 Petitioner, Scott Simpson, Partner at Scott Simpson Design + Build, said the integrity of the structure is a
2 concern as well as making this code compliant (leaky basement, foundation made of terracotta tubes);
3 would be a major project to bring this back.
4

5 Some HPC comments are....

- 6 • Commissioner Hartinger asked if:
 - 7 ○ this is as close to original as possible. Planner Markle said much of the exterior material is
 - 8 original. Mr. Simpson shared that the interior/bathrooms have been altered. Kitchen is from
 - 9 the 1950s.
 - 10 ○ the windows are original. Mr. Simpson said he is unsure. He noted the windows or doors
 - 11 don't operate.
- 12 • Commissioner Ehrlich said it is a classic site for the house. The architect is famous.
- 13 • Commissioner Gonka believes Criteria #3 applies.
- 14 • Commissioner Portman believes Criteria 1, 3, 4, 5, and 6 apply. He explained the owner, James Hart,
- 15 is the son of Max Hart of Hart Schaffner Marx. A labor dispute resulted in the first labor union in
- 16 America. Planner Markle stated the obituary of the father, Max Hart, was distributed. They noted
- 17 additional material is available.
18

19 Commissioner Gonka moved that this house meets Criteria #1, 3, 4, 5, 6, and has sufficient integrity and
20 design. Commissioner Ehrlich seconded the motion.
21

22 On a roll call vote

23 Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, & Portman

24 Voting Nay: Commissioner Pines
25

26 Staff declared that the motion passed 5-1.
27

28 3. Recommendation to the Plan and Design Commission/PDC Regarding a Planned Unit Development/PUD –
29 147 Central Avenue

30 Planner Markle gave a presentation:

- 31 • Commission Consideration Required
- 32 • Review of Historic Record
- 33 • Summary
 - 34 ○ Field property
 - 35 ○ Significant rating in the Central East Survey from 2020
 - 36 ○ Gothic Revival/Italianate style
 - 37 ○ built c. 1875
 - 38 ○ architect is Highland Park Building Company
 - 39 ○ proposing to subdivide into two parcels
- 40 • Site Context
- 41 • Site Plan (Lot 1 & Lot 2)
- 42 • Prior PDC Consideration – January 6, 2026
 - 43 ○ removing driveway on Lot 2, creating driveway on Lot 1
- 44 • Photos were shown
 - 45 ○ 123+ square-foot setback from street
46

47 Staff asked if anyone from the public wishes to speak. The following came forward:

- 1 • Kelsey Gonzalez stated she lives across the street and noted it is part of the National Historic District.
2 Planner Markle said this is a local landmark. Ms. Gonzalez said this is not typical. This is the oldest
3 house in Highland Park and lived in by the second Mayor. The estate is proposed to be destroyed to
4 preserve the home. This should be highly considered. This house is on a tour route. She doesn't
5 want a precedent set and hopes this is not delandmarked.
6

7 Senior Planner Coleman advised this case is not regarding delandmarking.
8

9 Commissioner Ehrlich disclosed that he lives within 400' of this house. He consulted Corporation Counsel
10 and was advised he could participate in this matter.
11

12 Staff asked if anyone in the audience wishes to speak. The following came forward:

- 13 • Tom Corning:
14 ○ asked if one lot would not be landmarked if these parcels are subdivided. Planner Markle
15 said Lot 2 would not be landmarked any longer.
16 ○ asked how many dwellings could be built. Senior Planner Coleman stated one, as it is a
17 single-building lot.
18 ○ appreciates the owner retaining the structures. He would like an Italianate structure to keep
19 the historic character. Mr. Corning noted the driveway is problematic.
20 • Jim Fraerman stated he is a former Chair of the HPC and won awards for preservation. He advised the
21 subdivision retains the historic structures on Lot 1. Lot 2 only has the gate that is historic. Mr.
22 Fraerman has no objection. Regarding two driveways, that would impede onto a Heritage tree.
23 Another tree is huge. The porte cochere is on the west side of the house. He hopes the view is not
24 compromised for neighbors. Both parcels have significant restrictions (ravine, significant buffers).
25

26 Commissioner Ehrlich said the fence along the front of the house is also historic. Mr. Fraerman
27 stated he doesn't know the relative integrity of the Field House.
28

29 Some HPC comments are.....

- 30 • Commissioner Ehrlich has an issue with the second driveway, as it will compromise the slope. He
31 noted the ravine is behind the house on a sloping angle; there may be more restrictions; There is a
32 vacant house. The landmarking could be removed later; could destroy the value of the house. It's a
33 unique National Historic area.
34

35 Councilmember Blumberg said there are significant restrictions that are in no Commissions'
36 purview. There is a Steep Slope Zone/SSZ. The structures are landmarked. He explained
37 delandmarking. The HPC cannot consider what may be built on Lot 2. The matter before the HPC is a
38 nonbinding recommendation to the PDC.
39

- 40 • Commissioner Gonka asked when this property was landmarked. Senior Planner Coleman said 1985.
41

42 Councilmember Blumberg said there was a similar circumstance. He provided background on
43 subdividing from the other case.
44

- 45 • Commissioner Ehrlich asked if the HPC should be considering anything regarding this being a National
46 Historic District. He said the other case had a second street and alley access. Councilmember
47 Blumberg expounded on that farm house. He noted, in the end, the lot was subdivided.

- 1 • Commissioner Portman asked if that was a Historic property or in a Historic District. Councilmember
2 Blumberg stated it was a regulated structure. Planner Markle expound on 326 Central Avenue. They
3 noted thorough documentation was found regarding the buildings of Lot 1 on this project.
- 4 • Acting Chair Greenbaum:
 - 5 ○ said it is a stately house. The property attached to it enhances it. If the subdivision is
6 allowed, it will lose the charm.
 - 7 ○ asked if there are a lot of trees. Planner Markle said this has nothing to do with landmarked
8 design.

9
10 Mr. Bernstein noted this is such a large lot, it triggered a PUD. The property at 326 Central Avenue did not
11 go through this process. This is a unique situation. The COA should have come before the HPC to add a
12 regulated fence. Planner Markle referenced a footnote and explained same. The fence and gate were added
13 after the property was landmarked.

14
15 Commissioner Ehrlich advised the new fence was installed as a result of the bridge for safety reasons.

16
17 Mr. Bernstein shared what was landmarked. The Resolution approved that the house was landmarked in
18 1985. The house and other certain area/properties (Stupey Cabin) on the land were landmarked.
19 Subsequent to 1985, two COAs were sought for a Coach House and a Guest House. He stated there is no
20 evidence, since 1985, that the HPC or City Council extended landmarking to Lot 2. The house and landscape
21 design at 405 Sheridan is landmarked.

22
23 More HPC comments are.....

- 24 • Commissioner Ehrlich said there are 3-4 structures on one side. When a house is landmarked,
25 typically a lot is as well.

26
27 Councilmember Blumberg stated, regarding the determination at Linden & Central Avenues, the
28 landmark was specific to the structure. It only applies typically to the structure.

- 29
30 • Commissioner Gonka said some people come forward themselves to landmark a house (without an
31 attorney). The repositioning of the driveway changes the curb appeal of the land. He wondered if a
32 permit was issued for the fence. Senior Planner Coleman said it was part of the bridge repair, so a
33 permit was issued.
- 34 • Commissioner Ehrlich said the other case may not have set a precedent for future matters.

35
36 Mr. Bernstein noted this is in the R4 district which has strict zoning. He expounded on the overlay
37 zone, etc. The two lots are almost 90,000 square feet; no lot is similar, so it won't create a
38 precedent. They are complying, and this is consistent with the Master Plan. Mr. Bernstein stated a
39 shared driveway is problematic. The site plan was illustrated, and the setback was discussed. He
40 noted they considered having 3 lots on this property. The existing home has an \$80,000 tax bill. This
41 limits the home sale. Subdividing will create interest in marketing the home for sale; more
42 attainable. They want to see it maintained.

- 43
44 • Commissioner Gonka said that would give a current concession to the owner.
- 45 • Commissioner Ehrlich said an argument could be made that the lot, as is, could be more saleable. Mr.
46 Bernstein shared they are trying to make Highland Park better.

- Commissioner Portman commented the driveway is not the only thing that's important. He read the Ordinance in 1985 (4 houses, Stupey Cabin; subject properties). Mr. Bernstein reminded the PDC is seeking the HPC's advisory opinion. He noted code language in 1985 may have been used interchangeably.
- Acting Chair Greenbaum asked, and Planner Markle said the PDC should discuss the driveway.
- Commissioner Portman asked if the driveway could be shared. Mr. Bernstein said the existing driveway will serve Lot 1, and a new driveway will be built on Lot 2.

Councilmember Blumberg remarked his function as a Liaison is to bring policy to the HPC.

- Commissioner Ehrlich believes they need to review the entire estate.

Mr. Greg Moyer, Founder with Moyer Properties, stated the owner doesn't live in the home. It's been on the market for a year. People love the property. It's not saleable. This is a reasonable way to market a house that is historic. One can barely see the other lot. It could sit there for another year.

Additional HPC comments are.....

- Commissioner Portman said this is a Historic Preservation Commission (created in 1985). When he walks east on Central Avenue, the house has unbelievable characteristics. What strikes him is the estate; preserving the entirety of the lot. He would vote no to subdivide based on the merits before the HPC.
- Commissioner Gonka said the entire property/PIN # was landmarked. Subdividing and moving the driveway changes that. The shape of the driveway and fence is historic.
- Commissioner Portman concurred and would like to preserve the property. He would like to see a shared driveway that splits off to both houses.
- Commissioner Pines is not bothered by the relocation of the driveway. If being more affordable makes it saleable, he is for it. An architectural effort needs to occur on the new house. He would like to see the lot line move further to the east.
- Commissioner Ehrlich thought initially the house would be too close to the lot line. He is unsure what would enhance this. It is more valuable as one large estate. A singular driveway is not as saleable. Commissioner Ehrlich is opposed to disturbing the driveway, etc. The other aspects need to be considered.
- Commissioner Hartinger believes there are good things and bad things on both sides.

Commissioner Gonka asked if a motion should be crafted that a subdivision would have a significant impact on the historic nature of the site. Mr. Bernstein read the Staff Report, and noted a Planning Report is the next step. Councilmember Blumberg asked that anyone who speaks gets recognized by the Chair. Senior Planner Coleman clarified what the motion should be.

Commissioner Gonka moved that the subdivision of the lot would significantly impact the historical significance of the property at 147 Central Avenue based on the historic fence, columns that make-up the gate, relocation of the new driveway and its impact of the curb appeal, and the growing density of the lot. Commissioner Ehrlich seconded the motion.

On a roll call vote

Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, & Portman

1 Voting Nay: None

2
3 Staff declared that the motion passed unanimously.

4
5 4. Preliminary Consideration of Partial Landmark Designation Removal – 147 Central Avenue

6 Planner Markle offered a brief presentation:

- 7 • Partial Landmark Removal of Lot 2
- 8 • Summary of Application
- 9 • Site Plan, Photos were shown (no structures; driveway/gate)
- 10 • Prior Designation
- 11 • Recommendation

12
13 Ms. Julia Jonas, Historian, noted she was a docent at this house in 2016. She provided history (pineapple on
14 gate post, owner was a gentleman farmer, had two bedrooms, circular driveway so horses could go
15 forward). This Field House and 4-acre property was placed on the Chicago Watch List. The property slopes
16 down with a view of the ravine. The house may have been built in 1870.

17
18 Mr. Bernstein explained this should be considered as if the subdivision occurred. Historic features are
19 located on Lot 1, not on Lot 2. Criteria wouldn't apply to Lot 2; vacant lot.

20
21 Some HPC comments are.....

- 22 • Commissioner Ehrlich said the HPC could wait until it is known if the lots will be subdivided; it's a
23 hypothetical. Planner Markle said Staff was advised by Corporation Counsel that it is appropriate to
24 discuss both issues together. Mr. Bernstein said they were directed by Staff & Corporation Counsel
25 to bring this forth as the process.
- 26 • Acting Chair Greenbaum said, due to keeping the lot as one estate, this is not worth the discussion.
27 Senior Planner Coleman said an Application was submitted and must be reviewed for Lot 2.

28
29 Councilmember Blumberg said, procedurally, decisions could occur. He noted the options are to
30 delandmark Lot 2, not to delandmark Lot 2, or if there is no motion at all, the matter would fail.
31 Planner Markle said this action ends with the HPC (and does not go to City Council) if the
32 Commission does not recommend landmark removal.

33
34 Staff asked if there is anyone in the audience who wishes to speak on this matter. The following came
35 forward:

- 36 • Kelsey Gonzalez asked why there are two motions. She doesn't understand the logic. If it was
37 deemed this should not be subdivided, how can delandmarking occur? Ms. Gonzalez noted the
38 Lakefront landmark would be destroyed.

39
40 Commissioner Pines moved to continue this matter to the next HPC meeting. Commissioner Portman
41 seconded the motion.

42
43 On a roll call vote

44 Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, &
45 Portman

46 Voting Nay: None

1 Staff declared that the motion passed unanimously. A report will be drafted and the HPC's
2 recommendation would be submitted to the PDC. The potential delandmarking issue will be discussed at
3 the next HPC meeting.
4

5 Commissioner Gonka shared this is a back-door attempt to get a lot subdivided. It is grossly unfair to put
6 these issues together.
7

8 Acting Chair Greenbaum said making a decision on a hypothetical is a slippery slope; back-door approach.
9 She is having a hard time wrapping her head around this.
10

11 Councilmember Blumberg advised Corporation Counsel could attend the next HPC meeting.
12

13 **5. Resolution Recommending Ways to Encourage Historic Preservation**

14 Planner Markle asked for feedback on the report. Commissioner Portman likes the memo and asked what
15 next steps are. Planner Markle replied if City Council asks for actions, this will come back to the HPC for
16 embellishments.
17

18 Commissioner Hartinger moved to adopt Resolution #2026-001. Commissioner Gonka seconded the motion.
19

20 On a roll call vote

21 Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, &
22 Portman

23 Voting Nay: None
24

25 Staff declared that the motion passed unanimously.
26

27 **DISCUSSION ITEMS**

28 There were no Discussion Items.
29

30 **BUSINESS FROM THE PUBLIC**

31 There was no Business from the Public.
32

33 **OTHER BUSINESS**

34 **1. Administrative Determination of Historic Significance – 1770 Heather Lane**

35 Planner Markle advised there was a fire and demolition was requested.
36

37 **2. Next Regular Meeting is Scheduled for February 12, 2026**

38 It was noted the next regular HPC Meeting is scheduled for February 12, 2026.
39

40 **STAFF REPORT**

41 Planner Markle asked that the Organizational Disclosure Form be completed and submitted by January
42 16, 2026.
43

44 They noted a Code Amendment would be presented at the next HPC meeting due to an error.
45

46 **ADJOURNMENT**

47 Commissioner Pines moved to adjourn at 9:29 p.m. Commissioner Gonka seconded the motion.
48

1 On a voice vote
2 Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, &
3 Portman
4 Voting Nay: None

5
6 Staff declared that the motion passed unanimously.

7
8 Respectfully Submitted,

9
10
11
12 Gale Cerabona
13 Recorder

14
15 **MINUTES OF A REGULAR MEETING ON DECEMBER 11, 2025, WERE APPROVED WITHOUT CORRECTIONS.**

DRAFT

Date: February 17, 2026
To: Plan and Design Commission
From: Historic Preservation Commission
 Maddy Markle, Planner I
Subject: 147 Central Avenue – Written Report to Plan and Design Commission

Background.

On [January 8, 2026](#), the Historic Preservation Commission (“HPC”) considered the impact of the proposed Planned Development on the Historically Significant property located at 147 Central Avenue. Since the Director has determined that the property at 147 Central Avenue is a Historically Significant property, the HPC is required to provide a non-binding recommendation to the Plan and Design Commission per [Sec. 150.520\(E\)\(2\)](#) of Code.

[Sec. 150.520\(E\)\(2\)](#) of Code states the Historic Preservation Commission shall

- (a) Review the potential impact of the proposal on the historically significant property, and
- (b) Submit a written report of its findings to the Plan and Design Commission and the City Council.

The following findings and recommendations are the HPC’s written report, approved by the HPC at the Feb. 12, 2026 Regular Meeting.

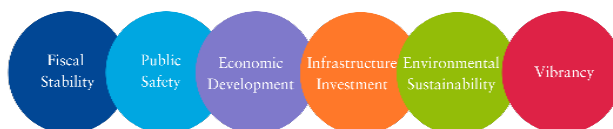
Findings.

At the [Jan. 8, 2026 Regular Meeting](#), the HPC concluded:

“The subdivision of the lot would significantly impact the historical significance of the property at 147 Central Avenue based on the historic fence, columns that make-up the gate, relocation of the new driveway and its impact on the curb appeal, and the growing density of the lot.”

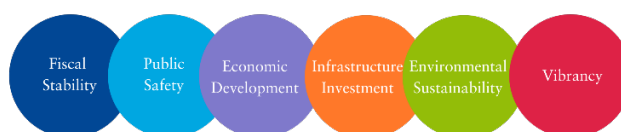
Specifically, the HPC finds that the wrought-iron fence and the gateposts are among the historic resources of the property, and that the Planned Development would negatively impact each of them as follows:

- Wrought-Iron Fence Element
 - The HPC finds that the wrought-iron fence is associated with a notable person (Cornelius Field), embodies the Victorian landscape style, is



identifiable as the work of a notable builder (Cornelius Field), and embodies detailing that renders it visually significant. The wrought-iron fence is an established visual feature of the property. Furthermore, the wrought-iron fence retains sufficient integrity of location, design, materials, and workmanship.

- The HPC finds that the Planned Development will disrupt the historic wrought-iron fence located along the front lot line. In order to create a new driveway the applicant will have to disrupt the continuity of the historic wrought-iron fence. The HPC is opposed to the destruction of the fence to make room for a new driveway and notes that a shared driveway could aid in preserving the historic fence.
- Gatepost Elements
 - The HPC finds the gatepost elements (base and finials) are associated with a notable person (Cornelius Field), embody the Victorian landscape style, are identifiable as the work of a notable builder (Cornelius Field), and embody detailing that renders them visually significant. The gatepost elements are an established visual feature of the property. Furthermore, the gate elements retain sufficient integrity of location, design, materials, and workmanship
 - The HPC is concerned that the Planned Development will result in the loss of the gateposts located on the proposed Lot B. The gateposts contain important historic elements, and have a connection to the original property owner, Cornelius Field.
 - At the Jan. 8, 2026 meeting an architect representing the property owner offered that the gatepost could be preserved, if that is the preference of the Commission. The HPC would like the applicant to pursue the option to preserve the historic gateposts.
- Driveway Element
 - The HPC finds the driveway element is associated with a notable person (Cornelius Field), embodies the Victorian landscape style, is identifiable as the work of a notable builder (Cornelius Field), and exhibits elements of design that render it visually significant. The driveway element is an established visual feature of the property. Furthermore, the driveway element retains sufficient integrity of original location.
 - The HPC finds that the placement of the current driveway is another element of this historic resource, and therefore is opposed to changing the



driveway’s placement. A shared driveway could mitigate possible negative impacts on the historic driveway placement.

- Estate Setting Element
 - The HPC finds the estate setting is associated with a notable person (Cornelius Field), embodies the Victorian landscape style, and is identifiable as the work of a notable designer (Cornelius Field). The estate setting is an established visual feature of the property. Furthermore, the estate setting retains sufficient integrity of location and design.
 - The HPC finds that the open space on the property contributes to the estate setting of the Cornelius Field Property, and is integral part of this historic resource worth preserving. The proposed Planned Development will allow increasing density of the property and will fundamentally diminish the estate’s setting.

Recommendation.

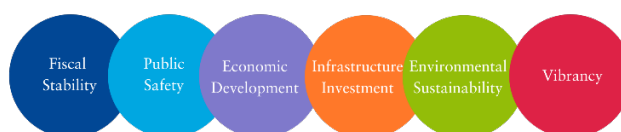
- The HPC recommends denial of the proposed Planned Development on the basis that the proposed plan will irreversibly alter the property’s historic site setting.
- However, if the Plan and Design Commission recommends approval of the subdivision, the HPC recommends that the Plan and Design Commission enforce more restrictive yard setbacks on the proposed Lot B, and require the preservation of the gateposts and the wrought-iron fence, and use of the driveway in its existing location as conditions of approval.

Historic Commission Consideration.

Attachment 1 is the staff report that informed the HPC’s consideration of this matter and **Attachments 2 and 3** are the meeting minutes from the [Jan. 8, 2026 HPC Regular Meeting](#) as well as the draft minutes from the **Feb. 12, 2026 HPC Regular Meeting**.

Attachments

1. 1.8.26 HPC Staff Report
2. 1.8.26 HPC Regular Meeting Minutes
3. DRAFT 2.12.26 HPC Regular Meeting Minutes
4. Written Public Comment Submitted to HPC 1.8.26



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.

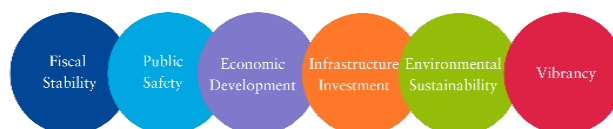
Starting in 1889, the home was known as Sylvan Dells, “A Home School for Boys and Girls”, though the school later became exclusively for boys and was eventually combined with the North Western Military Academy. By 1899 the house was back in private hands, keeping the estate name of “Sylvan Dells.”

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 structures¹ (“**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.

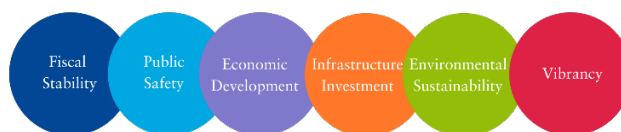
Figure 1. Proposed site plan submitted by applicant.



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.



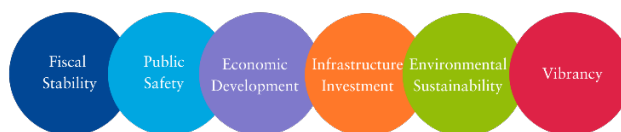
- The 1985 RFCA for Council and HPC resolution for Council refer to the property as the “Cornelius Field House” (**Attachment E and A**).
- The 1985 landmark ordinance refers to the property as a “property,” uses a PIN that encompasses the entire property, but also refers to the property as the “Cornelius 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**).

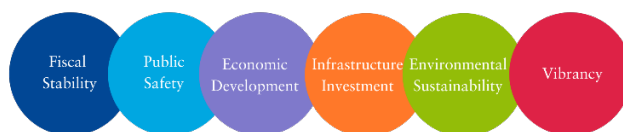
Given that 147 Central Ave. is a landmark property, staff considers this property a Significant Area and therefore requires Historic Preservation Commission (“**HPC**”) review per [150.130\(E\)\(2\)](#). As part of the required Planned Unit Development review, the HPC should give a non-binding recommendation 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.

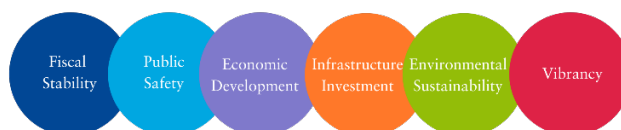
Next Steps

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



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

MEETING DATE: Thursday, January 8, 2025

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

CALL TO ORDER

At 6:32 p.m., Acting Chair Greenbaum called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

ROLL CALL

Commissioners Present: Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, & Portman

Commissioners Absent: Chairperson Weeder

Councilmember Present: Blumberg

Student Council Absent: Koslow

Staff declared that a quorum was present.

Staff Present: Coleman & Markle

Guests Present: Scott Simpson, Partner/Scott Simpson Design + Build
Cal Bernstein, Attorney/Samuels & Bernstein
Greg Moyer, Founder/Moyer Properties
Julia Jonas, Resident/Historian

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Regular Meeting of the Historic Preservation Commission – December 11, 2025

Commissioner Gonka moved to approve the regular meeting minutes of December 11, 2025. Commissioner Pines seconded the motion.

On a voice vote

Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, & Portman

Voting Nay: None

Staff declared that the motion passed unanimously.

SCHEDULED BUSINESS

1 1. Final Consideration of Landmark Designation Recommendation – 3135 Priscilla Avenue

2 Planner Markle offered a presentation:

- 3 • Landmark Designation Process
- 4 • Summary
 - 5 ○ H.W. Kadell House
 - 6 ○ built in 1941
 - 7 ○ architect is George Fred Keck of Keck and Keck
 - 8 ○ Contemporary style
- 9 • Existing Conditions were shown
- 10 • Previous Consideration
 - 11 ○ criteria 1, 4, 5, & 6
- 12 • Findings of Fact
 - 13 ○ integrity is met
- 14 • Additional Information
 - 15 ○ 30 Keck homes in Highland Park
 - 16 ○ 12 received a Significant rating
- 17 • Landmark Criteria were reviewed
 - 18 ○ passive solar, radiant heat
- 19 • Recommendation

20
21 Commissioner Gonka moved that the property at 3135 Priscilla Avenue satisfies Criteria #1, 4, 5, and 6 with
22 sufficient integrity of design, and a recommendation that City Council adopts a Landmark Designation
23 Ordinance. Commissioner Ehrlich seconded the motion.

24
25 On a roll call vote

26 Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, &
27 Portman

28 Voting Nay: None

29
30 Staff declared that the motion passed unanimously.

31
32 2. Determination of Historic Significance – 1375 Sheridan Road

33 Planner Markle offered a presentation:

- 34 • Churchill House
- 35 • Significant Rating in Central East survey
- 36 • Colonial Revival style
- 37 • Built c. 1919
- 38 • Architect is Robert Seyfarth
- 39 • Property History was reviewed
- 40 • Architecture
 - 41 ○ alterations – roof replacement in 2022, possible rear addition
- 42 • Elevations were shown
- 43 • Landmark Criteria were illustrated
- 44 • Impact of Historic Findings
- 45 • Recommendation

1 Petitioner, Scott Simpson, Partner at Scott Simpson Design + Build, said the integrity of the structure is a
2 concern as well as making this code compliant (leaky basement, foundation made of terracotta tubes);
3 would be a major project to bring this back.
4

5 Some HPC comments are.....

- 6 • Commissioner Hartinger asked if:
 - 7 ○ this is as close to original as possible. Planner Markle said much of the exterior material is
 - 8 original. Mr. Simpson shared that the interior/bathrooms have been altered. Kitchen is from
 - 9 the 1950s.
 - 10 ○ the windows are original. Mr. Simpson said he is unsure. He noted the windows or doors
 - 11 don't operate.
- 12 • Commissioner Ehrlich said it is a classic site for the house. The architect is famous.
- 13 • Commissioner Gonka believes Criteria #3 applies.
- 14 • Commissioner Portman believes Criteria 1, 3, 4, 5, and 6 apply. He explained the owner, James Hart,
- 15 is the son of Max Hart of Hart Schaffner Marx. A labor dispute resulted in the first labor union in
- 16 America. Planner Markle stated the obituary of the father, Max Hart, was distributed. They noted
- 17 additional material is available.
18

19 Commissioner Gonka moved that this house meets Criteria #1, 3, 4, 5, 6, and has sufficient integrity and
20 design. Commissioner Ehrlich seconded the motion.
21

22 On a roll call vote

23 Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, & Portman

24 Voting Nay: Commissioner Pines
25

26 Staff declared that the motion passed 5-1.
27

28 3. Recommendation to the Plan and Design Commission/PDC Regarding a Planned Unit Development/PUD –
29 147 Central Avenue

30 Planner Markle gave a presentation:

- 31 • Commission Consideration Required
- 32 • Review of Historic Record
- 33 • Summary
 - 34 ○ Field property
 - 35 ○ Significant rating in the Central East Survey from 2020
 - 36 ○ Gothic Revival/Italianate style
 - 37 ○ built c. 1875
 - 38 ○ architect is Highland Park Building Company
 - 39 ○ proposing to subdivide into two parcels
- 40 • Site Context
- 41 • Site Plan (Lot 1 & Lot 2)
- 42 • Prior PDC Consideration – January 6, 2026
 - 43 ○ removing driveway on Lot 2, creating driveway on Lot 1
- 44 • Photos were shown
 - 45 ○ 123+ square-foot setback from street
46

47 Staff asked if anyone from the public wishes to speak. The following came forward:

- 1 • Kelsey Gonzalez stated she lives across the street and noted it is part of the National Historic District.
2 Planner Markle said this is a local landmark. Ms. Gonzalez said this is not typical. This is the oldest
3 house in Highland Park and lived in by the second Mayor. The estate is proposed to be destroyed to
4 preserve the home. This should be highly considered. This house is on a tour route. She doesn't
5 want a precedent set and hopes this is not delandmarked.

6
7 Senior Planner Coleman advised this case is not regarding delandmarking.

8
9 Commissioner Ehrlich disclosed that he lives within 400' of this house. He consulted Corporation Counsel
10 and was advised he could participate in this matter.

11
12 Staff asked if anyone in the audience wishes to speak. The following came forward:

- 13 • Tom Corning:
14 ○ asked if one lot would not be landmarked if these parcels are subdivided. Planner Markle
15 said Lot 2 would not be landmarked any longer.
16 ○ asked how many dwellings could be built. Senior Planner Coleman stated one, as it is a
17 single-building lot.
18 ○ appreciates the owner retaining the structures. He would like an Italianate structure to keep
19 the historic character. Mr. Corning noted the driveway is problematic.
- 20 • Jim Fraerman stated he is a former Chair of the HPC and won awards for preservation. He advised the
21 subdivision retains the historic structures on Lot 1. Lot 2 only has the gate that is historic. Mr.
22 Fraerman has no objection. Regarding two driveways, that would impede onto a Heritage tree.
23 Another tree is huge. The porte cochere is on the west side of the house. He hopes the view is not
24 compromised for neighbors. Both parcels have significant restrictions (ravine, significant buffers).

25
26 Commissioner Ehrlich said the fence along the front of the house is also historic. Mr. Fraerman
27 stated he doesn't know the relative integrity of the Field House.

28
29 Some HPC comments are.....

- 30 • Commissioner Ehrlich has an issue with the second driveway, as it will compromise the slope. He
31 noted the ravine is behind the house on a sloping angle; there may be more restrictions; There is a
32 vacant house. The landmarking could be removed later; could destroy the value of the house. It's a
33 unique National Historic area.

34
35 Councilmember Blumberg said there are significant restrictions that are in no Commissions'
36 purview. There is a Steep Slope Zone/SSZ. The structures are landmarked. He explained
37 delandmarking. The HPC cannot consider what may be built on Lot 2. The matter before the HPC is a
38 nonbinding recommendation to the PDC.

- 39
40 • Commissioner Gonka asked when this property was landmarked. Senior Planner Coleman said 1985.

41
42 Councilmember Blumberg said there was a similar circumstance. He provided background on
43 subdividing from the other case.

- 44
45 • Commissioner Ehrlich asked if the HPC should be considering anything regarding this being a National
46 Historic District. He said the other case had a second street and alley access. Councilmember
47 Blumberg expounded on that farm house. He noted, in the end, the lot was subdivided.

- 1 • Commissioner Portman asked if that was a Historic property or in a Historic District. Councilmember
2 Blumberg stated it was a regulated structure. Planner Markle expound on 326 Central Avenue. They
3 noted thorough documentation was found regarding the buildings of Lot 1 on this project.
- 4 • Acting Chair Greenbaum:
 - 5 ○ said it is a stately house. The property attached to it enhances it. If the subdivision is
6 allowed, it will lose the charm.
 - 7 ○ asked if there are a lot of trees. Planner Markle said this has nothing to do with landmarked
8 design.

9
10 Mr. Bernstein noted this is such a large lot, it triggered a PUD. The property at 326 Central Avenue did not
11 go through this process. This is a unique situation. The COA should have come before the HPC to add a
12 regulated fence. Planner Markle referenced a footnote and explained same. The fence and gate were added
13 after the property was landmarked.

14
15 Commissioner Ehrlich advised the new fence was installed as a result of the bridge for safety reasons.

16
17 Mr. Bernstein shared what was landmarked. The Resolution approved that the house was landmarked in
18 1985. The house and other certain area/properties (Stupey Cabin) on the land were landmarked.
19 Subsequent to 1985, two COAs were sought for a Coach House and a Guest House. He stated there is no
20 evidence, since 1985, that the HPC or City Council extended landmarking to Lot 2. The house and landscape
21 design at 405 Sheridan is landmarked.

22
23 More HPC comments are.....

- 24 • Commissioner Ehrlich said there are 3-4 structures on one side. When a house is landmarked,
25 typically a lot is as well.

26
27 Councilmember Blumberg stated, regarding the determination at Linden & Central Avenues, the
28 landmark was specific to the structure. It only applies typically to the structure.

- 29
30 • Commissioner Gonka said some people come forward themselves to landmark a house (without an
31 attorney). The repositioning of the driveway changes the curb appeal of the land. He wondered if a
32 permit was issued for the fence. Senior Planner Coleman said it was part of the bridge repair, so a
33 permit was issued.
- 34 • Commissioner Ehrlich said the other case may not have set a precedent for future matters.

35
36 Mr. Bernstein noted this is in the R4 district which has strict zoning. He expounded on the overlay
37 zone, etc. The two lots are almost 90,000 square feet; no lot is similar, so it won't create a
38 precedent. They are complying, and this is consistent with the Master Plan. Mr. Bernstein stated a
39 shared driveway is problematic. The site plan was illustrated, and the setback was discussed. He
40 noted they considered having 3 lots on this property. The existing home has an \$80,000 tax bill. This
41 limits the home sale. Subdividing will create interest in marketing the home for sale; more
42 attainable. They want to see it maintained.

- 43
44 • Commissioner Gonka said that would give a current concession to the owner.
- 45 • Commissioner Ehrlich said an argument could be made that the lot, as is, could be more saleable. Mr.
46 Bernstein shared they are trying to make Highland Park better.

- Commissioner Portman commented the driveway is not the only thing that's important. He read the Ordinance in 1985 (4 houses, Stupey Cabin; subject properties). Mr. Bernstein reminded the PDC is seeking the HPC's advisory opinion. He noted code language in 1985 may have been used interchangeably.
- Acting Chair Greenbaum asked, and Planner Markle said the PDC should discuss the driveway.
- Commissioner Portman asked if the driveway could be shared. Mr. Bernstein said the existing driveway will serve Lot 1, and a new driveway will be built on Lot 2.

Councilmember Blumberg remarked his function as a Liaison is to bring policy to the HPC.

- Commissioner Ehrlich believes they need to review the entire estate.

Mr. Greg Moyer, Founder with Moyer Properties, stated the owner doesn't live in the home. It's been on the market for a year. People love the property. It's not saleable. This is a reasonable way to market a house that is historic. One can barely see the other lot. It could sit there for another year.

Additional HPC comments are.....

- Commissioner Portman said this is a Historic Preservation Commission (created in 1985). When he walks east on Central Avenue, the house has unbelievable characteristics. What strikes him is the estate; preserving the entirety of the lot. He would vote no to subdivide based on the merits before the HPC.
- Commissioner Gonka said the entire property/PIN # was landmarked. Subdividing and moving the driveway changes that. The shape of the driveway and fence is historic.
- Commissioner Portman concurred and would like to preserve the property. He would like to see a shared driveway that splits off to both houses.
- Commissioner Pines is not bothered by the relocation of the driveway. If being more affordable makes it saleable, he is for it. An architectural effort needs to occur on the new house. He would like to see the lot line move further to the east.
- Commissioner Ehrlich thought initially the house would be too close to the lot line. He is unsure what would enhance this. It is more valuable as one large estate. A singular driveway is not as saleable. Commissioner Ehrlich is opposed to disturbing the driveway, etc. The other aspects need to be considered.
- Commissioner Hartinger believes there are good things and bad things on both sides.

Commissioner Gonka asked if a motion should be crafted that a subdivision would have a significant impact on the historic nature of the site. Mr. Bernstein read the Staff Report, and noted a Planning Report is the next step. Councilmember Blumberg asked that anyone who speaks gets recognized by the Chair. Senior Planner Coleman clarified what the motion should be.

Commissioner Gonka moved that the subdivision of the lot would significantly impact the historical significance of the property at 147 Central Avenue based on the historic fence, columns that make-up the gate, relocation of the new driveway and its impact of the curb appeal, and the growing density of the lot. Commissioner Ehrlich seconded the motion.

On a roll call vote

Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, & Portman

1 Voting Nay: None

2
3 Staff declared that the motion passed unanimously.

4
5 4. Preliminary Consideration of Partial Landmark Designation Removal – 147 Central Avenue

6 Planner Markle offered a brief presentation:

- 7 • Partial Landmark Removal of Lot 2
- 8 • Summary of Application
- 9 • Site Plan, Photos were shown (no structures; driveway/gate)
- 10 • Prior Designation
- 11 • Recommendation

12
13 Ms. Julia Jonas, Historian, noted she was a docent at this house in 2016. She provided history (pineapple on
14 gate post, owner was a gentleman farmer, had two bedrooms, circular driveway so horses could go
15 forward). This Field House and 4-acre property was placed on the Chicago Watch List. The property slopes
16 down with a view of the ravine. The house may have been built in 1870.

17
18 Mr. Bernstein explained this should be considered as if the subdivision occurred. Historic features are
19 located on Lot 1, not on Lot 2. Criteria wouldn't apply to Lot 2; vacant lot.

20
21 Some HPC comments are.....

- 22 • Commissioner Ehrlich said the HPC could wait until it is known if the lots will be subdivided; it's a
23 hypothetical. Planner Markle said Staff was advised by Corporation Counsel that it is appropriate to
24 discuss both issues together. Mr. Bernstein said they were directed by Staff & Corporation Counsel
25 to bring this forth as the process.
- 26 • Acting Chair Greenbaum said, due to keeping the lot as one estate, this is not worth the discussion.
27 Senior Planner Coleman said an Application was submitted and must be reviewed for Lot 2.

28
29 Councilmember Blumberg said, procedurally, decisions could occur. He noted the options are to
30 delandmark Lot 2, not to delandmark Lot 2, or if there is no motion at all, the matter would fail.
31 Planner Markle said this action ends with the HPC (and does not go to City Council) if the
32 Commission does not recommend landmark removal.

33
34 Staff asked if there is anyone in the audience who wishes to speak on this matter. The following came
35 forward:

- 36 • Kelsey Gonzalez asked why there are two motions. She doesn't understand the logic. If it was
37 deemed this should not be subdivided, how can delandmarking occur? Ms. Gonzalez noted the
38 Lakefront landmark would be destroyed.

39
40 Commissioner Pines moved to continue this matter to the next HPC meeting. Commissioner Portman
41 seconded the motion.

42
43 On a roll call vote

44 Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, &
45 Portman

46 Voting Nay: None

1 Staff declared that the motion passed unanimously. A report will be drafted and the HPC's
2 recommendation would be submitted to the PDC. The potential delandmarking issue will be discussed at
3 the next HPC meeting.
4

5 Commissioner Gonka shared this is a back-door attempt to get a lot subdivided. It is grossly unfair to put
6 these issues together.
7

8 Acting Chair Greenbaum said making a decision on a hypothetical is a slippery slope; back-door approach.
9 She is having a hard time wrapping her head around this.
10

11 Councilmember Blumberg advised Corporation Counsel could attend the next HPC meeting.
12

13 5. Resolution Recommending Ways to Encourage Historic Preservation

14 Planner Markle asked for feedback on the report. Commissioner Portman likes the memo and asked what
15 next steps are. Planner Markle replied if City Council asks for actions, this will come back to the HPC for
16 embellishments.
17

18 Commissioner Hartinger moved to adopt Resolution #2026-001. Commissioner Gonka seconded the motion.
19

20 On a roll call vote

21 Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, &
22 Portman

23 Voting Nay: None
24

25 Staff declared that the motion passed unanimously.
26

27 **DISCUSSION ITEMS**

28 There were no Discussion Items.
29

30 **BUSINESS FROM THE PUBLIC**

31 There was no Business from the Public.
32

33 **OTHER BUSINESS**

34 1. Administrative Determination of Historic Significance – 1770 Heather Lane

35 Planner Markle advised there was a fire and demolition was requested.
36

37 2. Next Regular Meeting is Scheduled for February 12, 2026

38 It was noted the next regular HPC Meeting is scheduled for February 12, 2026.
39

40 **STAFF REPORT**

41 Planner Markle asked that the Organizational Disclosure Form be completed and submitted by January
42 16, 2026.
43

44 They noted a Code Amendment would be presented at the next HPC meeting due to an error.
45

46 **ADJOURNMENT**

47 Commissioner Pines moved to adjourn at 9:29 p.m. Commissioner Gonka seconded the motion.
48

1 On a voice vote
2 Voting Yea Acting Chair Greenbaum; Commissioners Ehrlich, Gonka, Hartinger, Pines, &
3 Portman
4 Voting Nay: None

5
6 Staff declared that the motion passed unanimously.

7
8 Respectfully Submitted,

9
10
11
12 Gale Cerabona
13 Recorder

14
15 **MINUTES OF A REGULAR MEETING ON DECEMBER 11, 2025, WERE APPROVED WITHOUT CORRECTIONS.**

DRAFT

WRITTEN TESTIMONY TO HISTORIC PRESERVATION COMMISSION

January 8, 2026

Case No. PUD-2025-00081 - 147 Central Avenue

Commissioners and Council Members, My name is Kelsey Gonzalez, a resident of Highland Park. **I'm writing to oppose the de-landmarking of Lot 2 and, more fundamentally, to oppose the underlying subdivision that necessitates it.**

But first, I must address a procedural matter that threatens the legitimacy of tonight's meeting.

THE NOTICE PROBLEM

I live within 250 feet of 147 Central Avenue. I received **NO certified mail** of public hearing regarding this request. Perhaps it was sent; I don't know because I never received it. I know that two of my neighbors did.

The only posted notice the general public got was a fence sign somewhere around the middle of December that gave a name and phone number to call with no hearing date specified. There was no notice posted prominently in City of Highland Park communications and none on the website that I could find until after December 30. It seems a notice was published in the newspaper, which one, I'm not clear. I, like most of the public, do not keep up with small newspaper notices, much less those published in the Breeze-Courier in downstate Illinois, which is where notice of the Central Avenue Bridge project was published.

This is **Highland Park's oldest house. A 40-year landmarked property. A National Register contributing property.** And the public got a fence sign during the busy holiday season.

Let me be clear about what you are being asked to approve:

THE PROPERTY:

- Built 1875 by Cornelius Field, Highland Park's second mayor
- **The oldest residence in Highland Park**
- Locally landmarked since 1985; over 40 years of protection
- **Contributing property to National Register-listed historic district**
- 4.10 acres intact on original lot since the 1870s

- In a national recognized historic area the Historic Preservation Plan describes as properties that **were never subdivided**.

THE REQUEST:

The applicant wants to:

1. Subdivide this 4-acre estate into two 2-acre lots
2. De-landmark the newly created Lot 2
3. Allow for the potential to build up to a 15,000- square foot house on the de-landmarked lot
4. Destroy the historic estate character forever

THE JUSTIFICATION:

The property has been apparently vacant 5 years (a point I question given that I live across the street) and marketed for 1 year without success. Therefore, the applicant claims, subdivision is necessary to **preserve** the landmark.

Let that sink in: A landmarked estate that has been intact for 150 years must be subdivided to be *preserved*.

WHY THIS IS WRONG

1. NATIONAL REGISTER STATUS WAS OMITTED

The application makes **NO mention** that 147 Central is a contributing property to a National Register-listed historic district.

In May 2019, the Federal Highway Administration prepared Section 106 documentation for the Central Avenue Bridge replacement. That document **explicitly states** that Highland Park committed to ***avoid adverse effects to this historic Linden-Bell-Park Avenues district, including the contributing property at 147 Central Avenue;***

The federal government determined this property worthy of protection from adverse effects caused by a bridge replacement *across the street*. Now Highland Park proposes to approve subdivision that causes **far more severe** adverse effects.

2. LANDMARK DESIGNATION SHOULD PROTECT LOT CONFIGURATION

When Highland Park landmarked this property in 1985, what was being protected? Just the building? Or the building ***in its historic estate setting?***

Modern preservation standards are clear: historic properties include their spatial relationships, landscape settings, and lot configurations. You cannot preserve a Victorian estate by keeping the house and destroying the estate.

I believe the real reason the applicant is requesting two driveways is because it **allows for de-landmarking the historic posts and driveway** that are part of the estate and currently protected, therefore facilitating the subdivision request.

3. THE PRESERVATION THROUGH SUBDIVISION ARGUMENT IS ABSURD

The applicant argues subdivision is necessary to make the property marketable. But:

- Approximately one year of marketing is **brief** for a unique estate property
- Marketing difficulty is **not economic hardship**
- Preservation easements, extended marketing, alternative uses, real estate tax amendments...**none appear to have been explored**

If marketing difficulty justifies subdivision, then **every landmark** facing a slow market becomes a subdivision candidate. Landmark designation becomes meaningless.

4. THE DE-LANDMARKING REQUEST IS CIRCULAR LOGIC

The applicant says:

- Subdivide the landmark
- The new lot has no historic structures
- Therefore, de-landmark it
- Allow build of a huge house on it without needed preservation review
- The **lakefront landmark** setting is destroyed

This HPC is being asked to approve the **consequence** of subdivision while another body approves the subdivision itself. Neither body evaluates the **combined impact**.

THE PRECEDENT

Highland Park has **76 local landmarks** and **163 National Register contributing properties**.

If you approve this subdivision and de-landmarking, you establish that:

- Landmark designation protects buildings but not settings
- National Register status is meaningless
- Marketing difficulty justifies circumventing preservation

- Lot configurations receive no protection

Every landmark on a large lot becomes a subdivision candidate. The estate-scale character Highland Park claims to value will be **systematically dismantled** through incremental decisions, each seeming reasonable decision made in isolation.

THE PATTERN

Two years ago, Highland Park demolished the Central Avenue Bridge. **Same street. Same ravine. Same National Register district.**

That bridge was allowed to be demolished based on incorrect documentation listing it as built in 1935 instead of what the City's own council meeting minutes record as 1907-1908. Dozens of trees were felled. Community opposition was documented but ignored. A two-lane highway compliant bridge with minimal historic features was built a block away from the edge of a bluff. **This HPC approved it.**

Now, several years later, we're here about 147 Central Avenue. **Another inadequately documented case. Another minimization of significance. Another claim that there is no alternative.**

Where does Highland Park draw the line?

WHAT I AM ASKING

1. **RECOMMEND DENIAL** of the de-landmarking request
2. **OPPOSE THE UNDERLYING SUBDIVISION** that necessitates de-landmarking
4. **REQUIRE THE APPLICANT TO EXPLORE ALTERNATIVES** including preservation easements, extended marketing, adaptive use, tax amendments, etc. before irreversibly subdividing the oldest estate in Highland Park

CLOSING

This is not routine. This is Highland Park's oldest property. A 40-year landmark. A National Register contributing property within a nationally recognized historic district; on its original 4-acre lot since 1875.

If this significant lakefront property can be subdivided with presumable maximum protections, maximum significance, and maximum documentation already

recorded, then Highland Park's preservation program is revealed as hollow rhetoric.

The Central Avenue Bridge could not be saved. But 147 Central Avenue can be.

I urge you: Stop the pattern here. Recommend denial. Protect what remains of Highland Park's historic integrity.

Thank you.

Kelsey Gonzalez
126 Central Avenue
773-896-6163
kelseygonzalez@icloud.com

Date: February 12, 2026
To: Historic Preservation Commission
From: Maddy Markle, Planner I
Subject: 147 Central Avenue – Continuation of 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.

Previous Commission Consideration

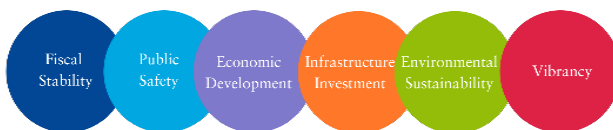
The Historic Preservation Commission previously considered this item at the [Jan. 8, 2026 meeting](#). After some discussion about procedure the Commission moved to continue the item to the Feb. 12, 2026 meeting.

Application Summary

Atty. Calvin Bernstein (the “**Applicant**”) has submitted a Planned Unit Development (“**PUD**”) application for the property at 147 Central, on behalf of the Gale Rothner TTEE Gale Rothner Spousal Trust (see **Attachment A**). 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 (main house, coach house, gardener’s cottage, bridge, and greenhouse foundation)¹ (“**Lot B**”).

The applicant has applied to remove the landmark designation from Lot B to avoid it being subject to HPC approval as a regulated property. Without removal of the landmark

¹ Staff has determined that the property’s historically significant structures (relative to the 1985 landmark designation ordinance) 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 (relative to the original 1985 landmark ordinance) because this survey work was completed years after the property was designated a Local Landmark.



designation any new home on Lot B would be a Regulated Structure² and have to be approved by the HPC through a Certificate of Appropriateness consideration. (see **Attachment B**).

At the January 8, 2026, HPC meeting, the Commission requested further clarification concerning the procedure for concurrent PUD and landmark removal applications. Corporation Counsel has affirmed that the Commission’s reviews for the PUD subdivision and the partial landmark designation removal can occur concurrently (see **Attachment C**).

Procedure for Landmark Removal

The landmark removal process is initiated when an application is submitted to the Historic Preservation Commission. The City already sent the property owner a letter stating the time, place, and purpose of this meeting where the application will be considered. The City has since sent a second notification letter to inform the owner of the item’s continuation to the February 12, 2026 meeting. The owner has provided consent to the landmark removal, so the next steps are as follows:

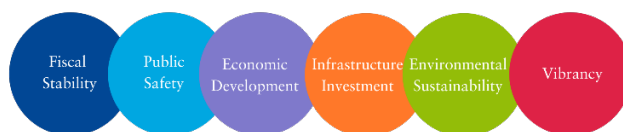
The Commission should consider and discuss the landmark removal.

- (1) 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 Landmark Removal recommendation (**Attachment D**).³
 - a. The City Council will consider the findings, recommendations, and official record of the Historic Preservation Commission and may, by an Ordinance duly adopted, remove the Local Landmark designation status.

- (2) If the HPC finds that the property does meet two or more Landmark Criteria set forth in [Section 24.015](#) of the City Code, and (b) does have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation, the Commission should not make a Landmark Removal recommendation.
 - a. In the case that a Landmark Removal recommendation is not adopted by the Commission, the Landmark Removal process is

² Per Chapter 24, *Regulated Structure* is defined 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, [...]”

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



complete and will not proceed to the City Council for further consideration.

- b. There is no formal appeal process if the Commission does not make a recommendation for Landmark Removal.
- c. The applicant may submit a successive Landmark Removal application to the Commission in the future with property owner consent per [Sec. 24.025\(G\)](#).

(3) If the HPC does not have enough information to fully consider this item it may direct staff or the applicant, as appropriate to provide additional information, and make a motion to continue the item to a certain date. Staff recommend Mar. 12, 2026, the next regularly scheduled Commission meeting.

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.

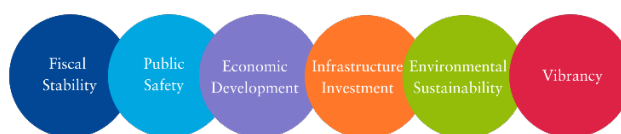
Starting in 1889, the home was known as Sylvan Dells, “A Home School for Boys and Girls”, though the school later became exclusively for boys and was eventually combined with the North Western Military Academy. By 1899 the house was back in private hands, keeping the estate name of “Sylvan Dells.”

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 (see **Attachment E**).

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 F**) and have been subject to HPC review in past Certificate of Appropriateness applications (see **Attachment G and H**).

Notable landscape features include the wrought-iron fence in the front yard, a well behind the main house, the main home’s curved driveway and distinct gateposts.



These features were listed as part of the 1988 Highland Park Historic Landscape Survey (see *Attachment I*).

Request for Partial Removal of Landmark Designation

The applicant has submitted an application to remove the landmark designation from the newly proposed Lot B⁴ in accordance with [Sec. 24.025\(H\)](#) of the Historic Preservation Ordinance. Staff’s review of the record finds that the property as a whole is a Regulated Historic Structure, therefore any newly-created lot will be 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 does not seek to remove the landmark designation associated with Lot A. The applicant asserts that the newly created Lot B will no longer satisfy the reasons or applicable landmark criteria for which the landmark designation was originally approved.

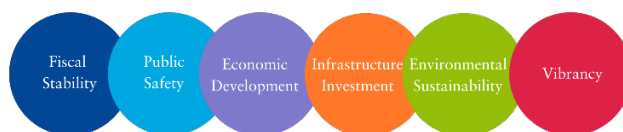
Historic Resource Analysis for Lot B

The following provides analysis of the historic elements on the Lot B portion of the property.

Ice House – Not Intact

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

⁴ Consisting of approximately 89,726 SF or 46% of the total area of the property at 147 Central Ave.



Wrought-Iron Fence – Intact

Lot B will include a portion of the property’s original wrought-iron fence (see **Figure 1**). The original portion is located directly to the west of the property’s historic gateposts. The fence is noted on the 1988 Landscape Survey and is pictured in the 2020 landmark summary sheet⁵ (**Attachment J**).



Figure 1. Historic fence located on proposed Lot B

Gatepost and Finials - Intact

Lot B will include the property’s gateposts with pineapple finials (see **Figure 2**). These features are pictured as part of the 1988 Landscape Survey and the 2020 landmark summary sheet.⁶ Local experts and staff suspect that the finials are original to the property.



Figure 2. Historic gateposts as pictured in 2020 landmark summary sheet

The Smithsonian has published information about the significance of pineapple finials. The 2021 *Smithsonian Archives Unbound* article “The Prickly Meaning of the Pineapple” says:

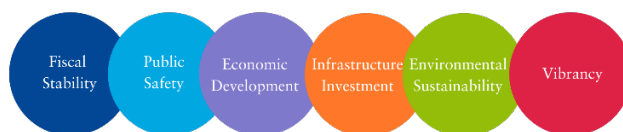
“During the 18th century, the pineapple was established as a symbol of hospitality, with its prickly, tufted shape incorporated in gateposts, door entryways and finials.”⁷

The Smithsonian Gardens Collection says “...Large (pineapple) finials appeared atop monumental gateposts... Impressive posts capped with monumental finials were carefully chosen to embellish entries and raise the standard of the house. In addition to their decorative effects, finials were functional as well. They often top gateway posts to allow rain and

⁵ Created by: Susan Benjamin

⁶ Same as above.

⁷ Blakely, Julia. (2021, January 28). *The Prickly Meanings of the pineapple – Smithsonian Libraries and Archives /Unbound.* <https://blog.library.si.edu/blog/2021/01/28/the-prickly-meanings-of-the-pineapple/>



snow to shed off quickly without much buildup. This greatly reduces the amount of water that seeps downward to saturate the core of the post.”⁸

The Smithsonian Garden Collection further states that pineapple finials were most common during the Victorian Period, between 1837 and 1901.⁹

In email correspondence with staff on Jan. 28, 2026, local historian and author Julia Johnas said:

“Gateposts were used to indicate the location of the carriageway entrance. Carriageways were one-way drives. The gateposts indicated the entrance rather than the exit, telling the driver which "way" or direction to take the carriage. This allowed passengers to exit safely and directly to the house entrance. I believe the pineapple design reflected Field's New England antecedents. Sailors often spiked a pineapple on their gatepost to announce their safe return home. It was used by whalers who hunted in the South Seas where pineapples were grown and was a popular gatepost finial design at the time Field constructed his house.”

Staff notes that remnants of historic wrought-iron are visible at the base of the gateposts (see **Figure 3**).

The additional historic context provided by the Smithsonian Institute, Johnas, 1988 Landscape Survey and 2020 landmark summary sheet point to the historic significance of the gatepost and finials. The wrought-iron remnants further indicate the gatepost’s historicity.¹⁰



Figure 3. Wrought-iron remnant at base of gatepost

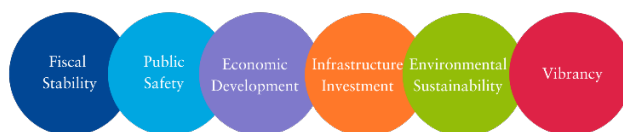
Commission Consideration

The Commission should consider if a newly created Lot B satisfies the Landmark Criteria listed in [Sec. 24.015](#) of Code and has

⁸ Smithsonian Institute. (n.d.). *Finial, Pineapple*. Retrieved January 28, 2026, from https://gardens.si.edu/collections/explore/object/hac_1985.024#:~:text=Pineapple%20finial%20made%20of%20cast,locations%20for%20ofinials%20to%20appear.

⁹ Smithsonian Institute. (n.d.).

¹⁰ Staff believes the finials, base, and gatepost placement are historic elements. The gatepost brick may be altered, or non-historic. The brick pointing and dimensions appear more consistent than what would typically be expected of nineteenth century brick.



sufficient integrity.¹¹ If the Commission finds that a newly created Lot B does not satisfy two or more Landmark Criteria, or does not have sufficient integrity, then the Commission should recommend the removal of landmark designation from Lot B.¹²

The Commission may consider all the Landmark Criteria listed in [Sec. 24.015](#) of Code, not merely those found by the City Council at time of the initial landmark designation in 1985. Additionally, the Commission may consider other historic elements of the property, regardless of whether or not they were included as part of the original landmark designation.

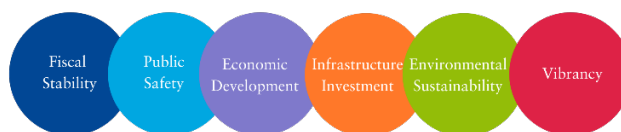
The Commission may consider whether the driveway placement, the gateposts, and the wrought-iron fence located on the proposed Lot B are historic resources.

Attachments

- A. 2025 Planned Development Application
- B. 2025 Application for Landmark Removal
- C. Corporation Counsel Opinion
- D. DRAFT Resolution Recommending Landmark Removal
- E. 1985 HPC Resolution
- F. 1982 Multiple Resource Nomination to National Register of Historic Places
- G. 2011 HPC COA for Gardeners (Potters) Cottage and Landscape
- H. 1986 HPC COA for Coach House (Carriage House)
- I. 1988 Highland Park Landscape Survey Pages
- J. 2020 Landmark Summary Sheet – 147 Central Avenue
- K. Cornelius Field Biography
- L. 1985 Landmark Nomination
- M. 1985 Landmark Ordinance

¹¹ Per Chapter 24, *Integrity* is defined as follows: “The degree of original design and historic material remaining in place on a property, structure, area, object, or landscape of significance.”

¹² [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.”



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 along 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	27	Red Oak	2	Heavy decay in large main with light
9	22	Downy Woodpecker	1	
10	7	Corky Elm	2	
11	9	Corky Elm	2	
12	39	Hackberry	2	
13	18	Red Maple	3	
14	16	Kelusa	1	
15	12	Sugar Maple	2	
16	18	Sugar Maple	4	dead top, heavy shade damage
17	26, 14, 28	Silver Maple	4	heavy decay at union and large cavities on multiple large stems
18	9	Sugar Maple	4	60% deadback
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	2	
29	10	Sugar Maple	2	
30	14	Sugar Maple	3	
31	6	Sugar Maple	4	40% deadback
32	11	Sugar Maple	4	50% deadback
33	9	Sugar Maple	4	30% deadback
34	1/12 1900	Sugar Maple	2	
35	31	Silver Maple	4	30% deadback
36	25 at base	Silver Maple	2	
37	18	Norway Spruce	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	Horseshoe	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	Basswood	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

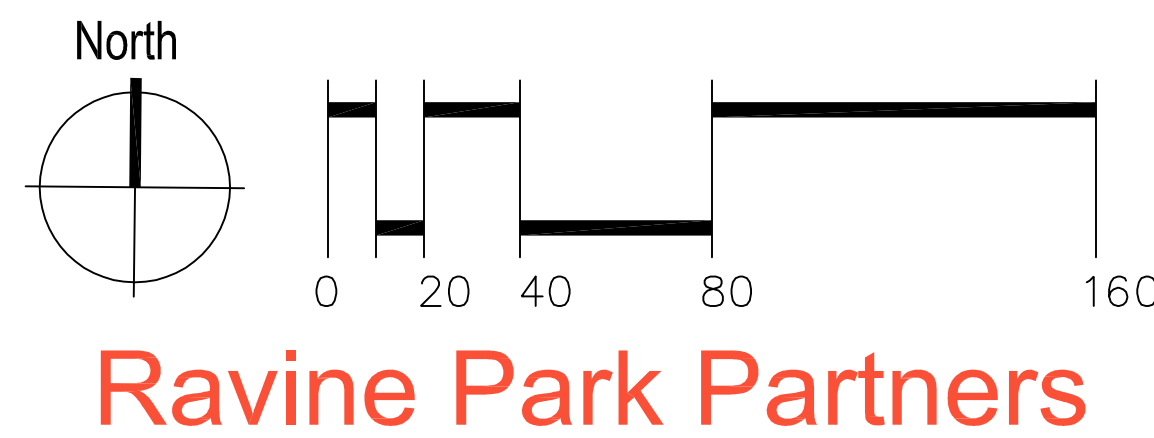
86	15	Ash	5	dead, possibly weeping form
87	9, 10	Basswood	2	Large cavity on trunk
88	11	Basswood	2	
89	10	Red Oak	2	
90	19	Ash	2	
91	8	Basswood	2	Split in middle of trunk
92	7	Sugar Maple	2	
93	8,9	Red Oak	4	Heavy lean, 30% deadback
94	19	Basswood	2	Large cavity at base
95	9	Sugar Maple	5	Dead and leaning, hung up to Tree #84
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	Malberry	2	
103	10 at base	Red Oak	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% deadback
109	8	Sugar Maple	3	
110	7	Ash	4	60% deadback
111	17	Elm	4	50% deadback
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% deadback
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	Individual cavity on roof flare
143	20	Silver Maple	3	Large cavity on branch
144	2	Hybrid Elm	2	dead most part w/ 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	spaced, heavy lean, growth only on outside of the tree



View looking West Along Central Avenue



View looking East Along Park Avenue



Ravine Park Partners

SF Lotting Plan
147 Central
Highland Park, Illinois



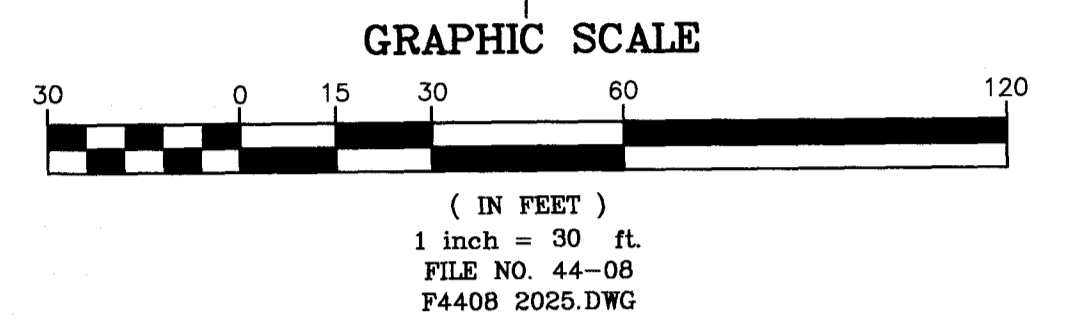
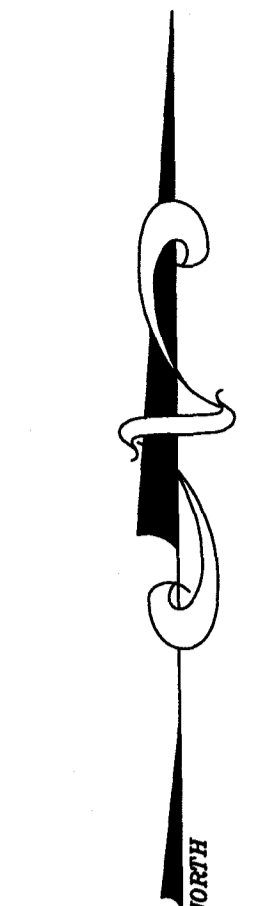
Date: September 29, 2025

BSBDESIGN.COM

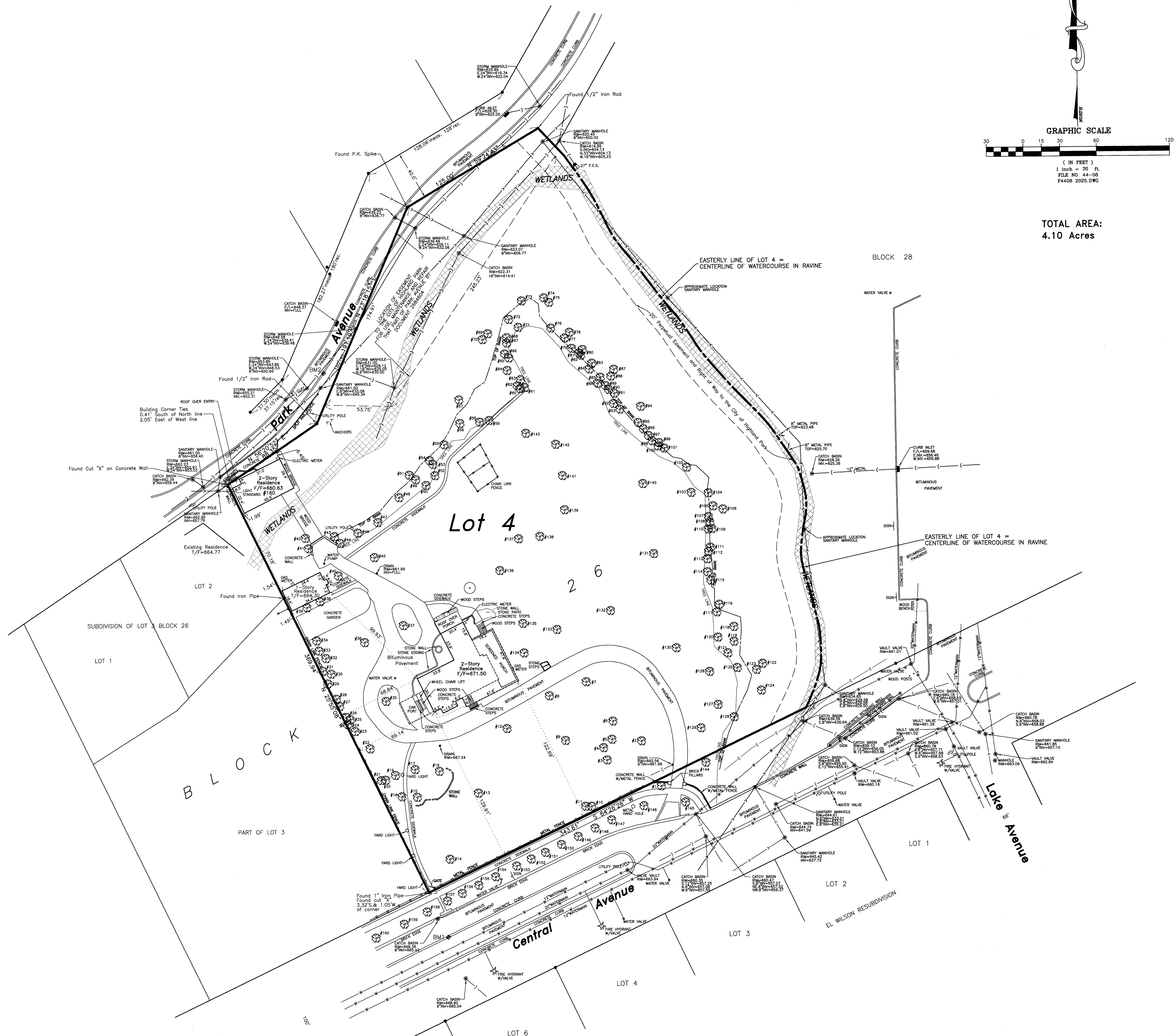
PLAT OF SURVEY

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



TOTAL AREA:
 4.10 Acres

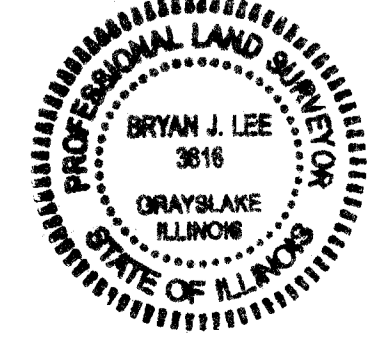


STATE OF ILLINOIS
 COUNTY OF LAKE S.S.

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. 2008.

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



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. BM22
 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 INFORMATION 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 an 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.

Hart M. Passman
312.528.5193
hart.passman@elrodfriedman.com

Memorandum

Date: February 6, 2026
To: Historic Preservation Commission
From: Corporation Counsel
Re: Consideration of Landmark Removal – 147 Central Avenue

The Community Development Department advised our office of the Commission's inquiry, identified at its January 8, 2026 meeting, concerning the proposed removal of landmark designation for a portion of the property at 147 Central Avenue. As the Commissioners are aware, the owner of the 147 Central Avenue property has filed an application with the City for Planned Development and subdivision approval. That application contemplates the subdivision of the property into two lots, one of which (designated in the Commission's agenda materials as "Lot A") will contain the existing historic structures, and the other ("Lot B") consisting of an unimproved wooded area. The owner has concurrently filed an application for removal of the existing landmark designation for Lot B.

We understand that at the January 2026 meeting, several Commissioners questioned the legality of considering landmark removal for a lot that does not currently exist. Our office does not have any legal concerns at this time. In the zoning context, concurrent applications – for which the approval of one form of relief is contingent on the approval of another form of relief – are common. In this case, the owner is authorized to seek landmark designation removal for a portion of the property, and the Commission has the authority to issue a recommendation on that application. In essence, the Commission is being asked: *if* the City approves the subdivision of the property into two lots, would removal of the landmark designation from one of those lots satisfy the standards for removal? In the event that the subdivision is approved, the Commission's recommendation and the removal application would be considered; if the subdivision is denied, the removal application would be deemed moot.

We recommend that the Commission proceed with its consideration of the pending application.

**City of Highland Park
Historic Preservation Commission**

Resolution No. 2026-XX

**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, Gale Rothner TTEE Gale Rothner Spousal ("**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, 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 standards for landmark designation are not satisfied by Lot B.

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.

Erica Weeder, Chairperson

ATTEST:

Maddy Markle, Commission Secretary

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-

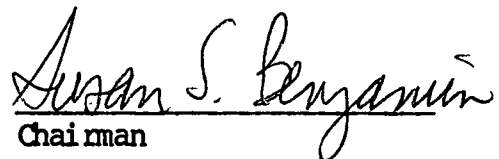
NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85


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

circa

DATE OF CONSTRUCTION 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 GOOD ___ FAIR ___ DETERIORATED ___ RUIN ___

INTEGRITY: UNALTERED 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 stripped with paint remover.

continued 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:

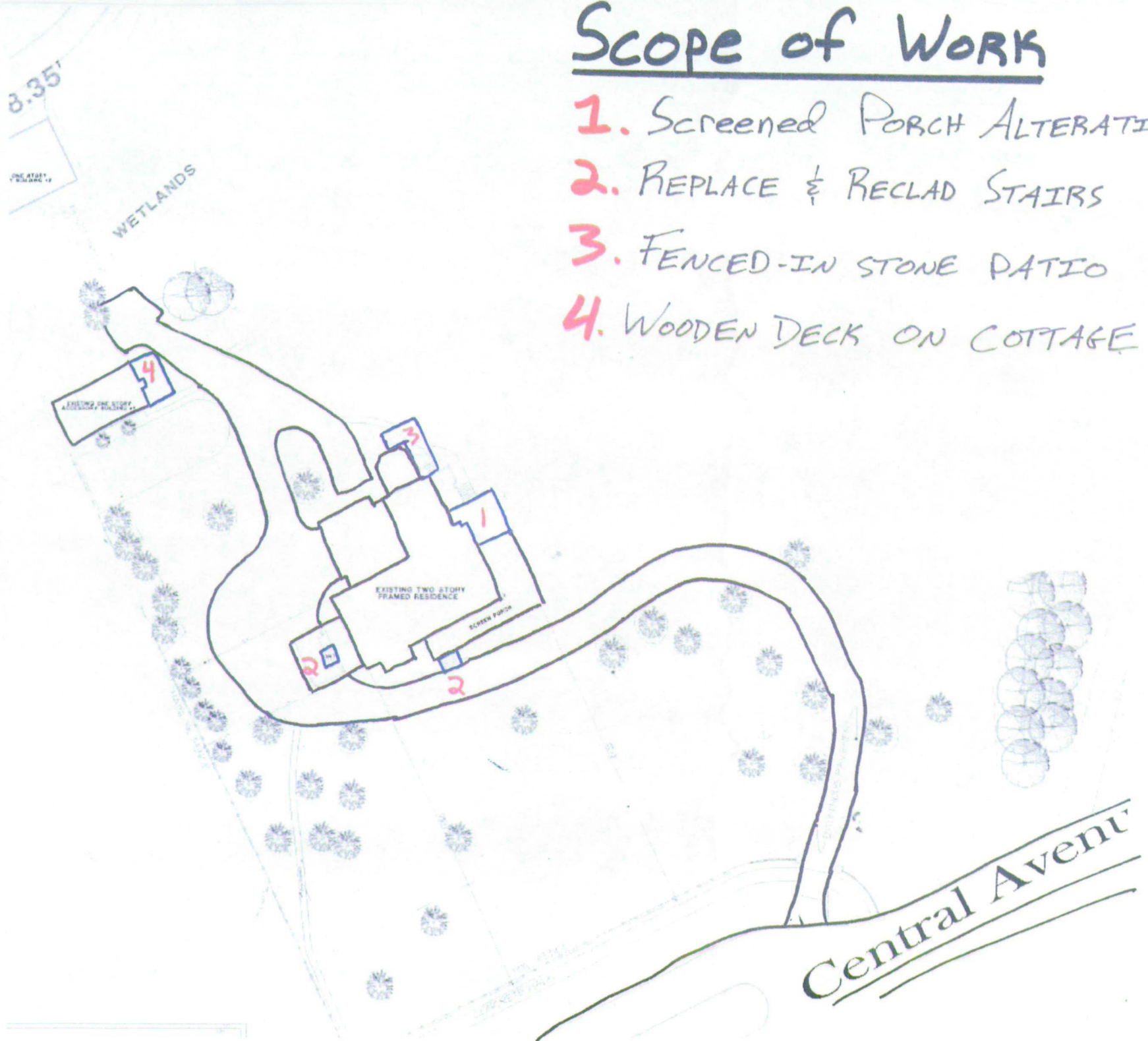
- Details of the fence and patio pavers.
- Approved drawings of cedar deck on the cottage.
- Photographs of the exterior stairs to be replaced.

COMMENTS:

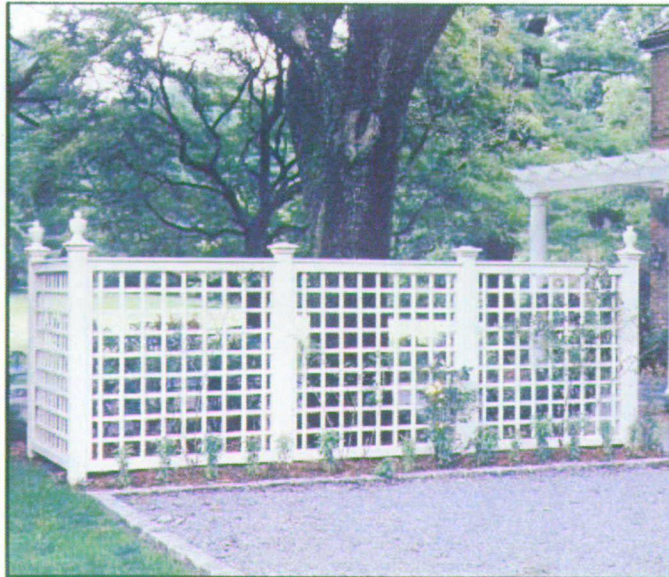
SIGNED:

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



Transformed LANDSCAPES

147 Central
ROSETTA[®]
THE LOOK AND FEEL OF NATURE

DIMENSIONAL
WALL

pg 9

GRAND
FLAGSTONE

pg 11



DIMENSIONAL
FLAGSTONE

pg 13



STEP
COLLECTION

pg 15

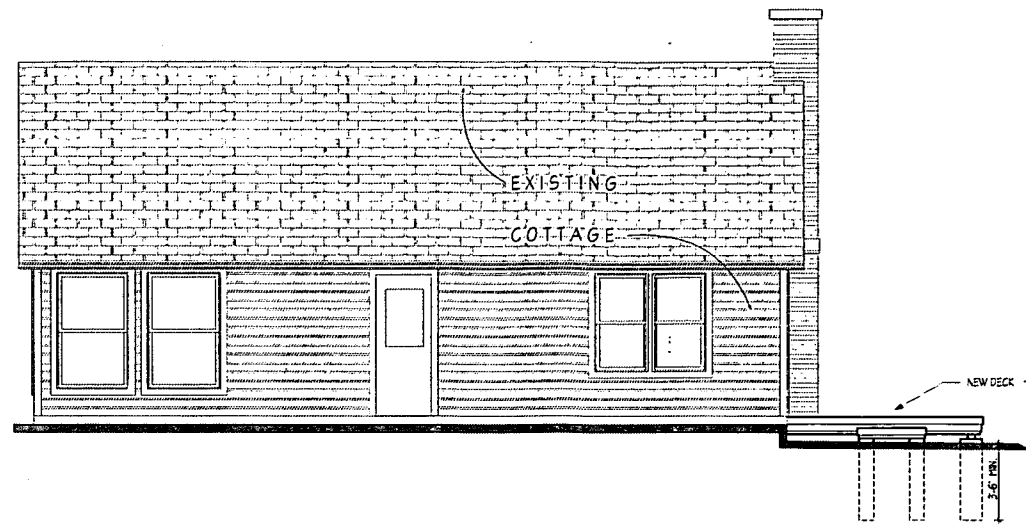


Rosetta Hardscapes accurately creates *the look and feel of nature* in any application you imagine. This boutique line of landscape products truly amazes even the most discerning craftsman or homeowner. The textures, colors and shapes of these stones are like nothing else on the market today.

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

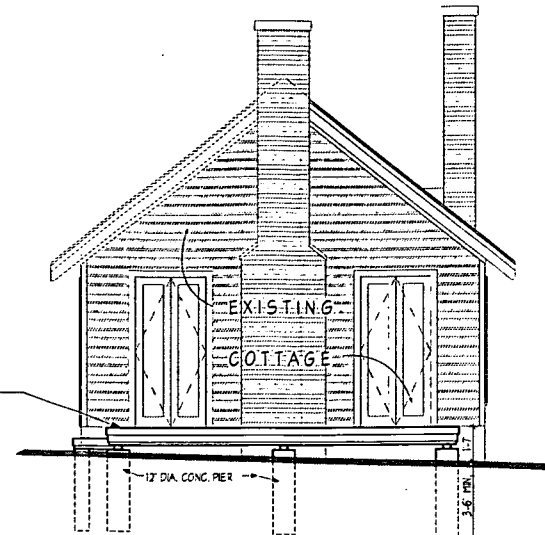
previously unavailable in landscape block materials. Also, the use of *wet-cast* concrete allows Rosetta to offer significantly improved durability over most competitive products.

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.



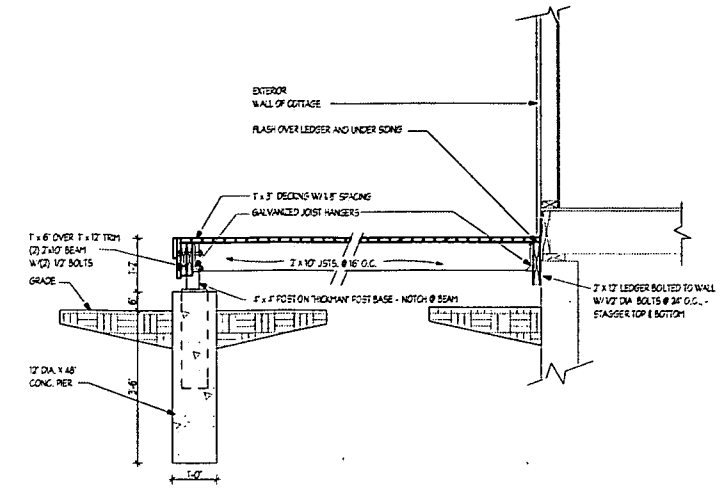
FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE 1/4" = 1'-0"

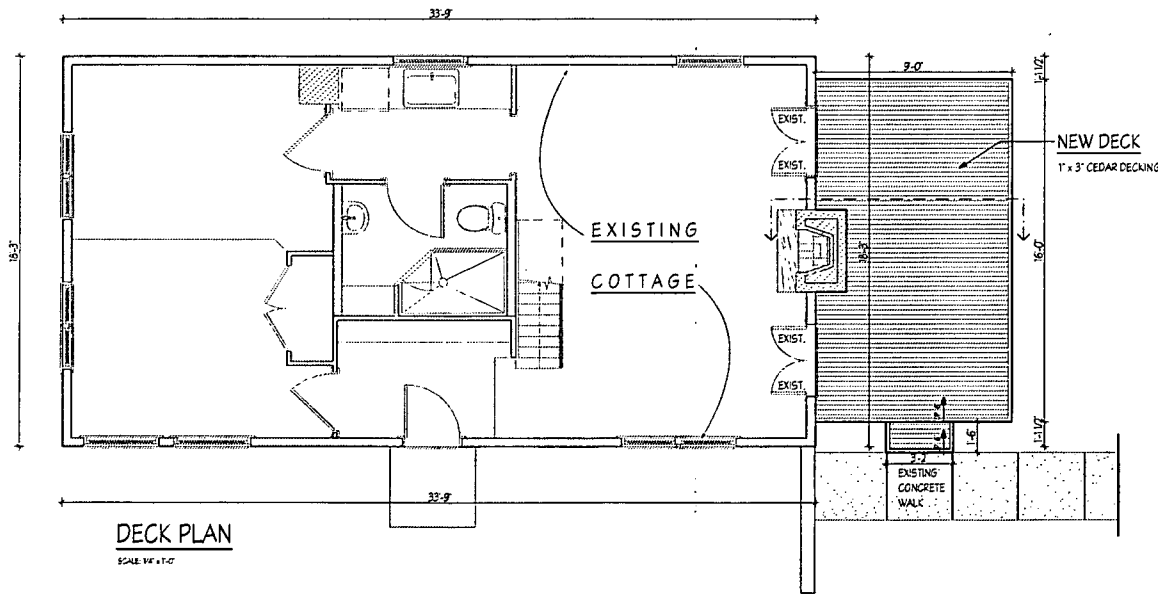


DECK SECTION

SCALE 1/2" = 1'-0"

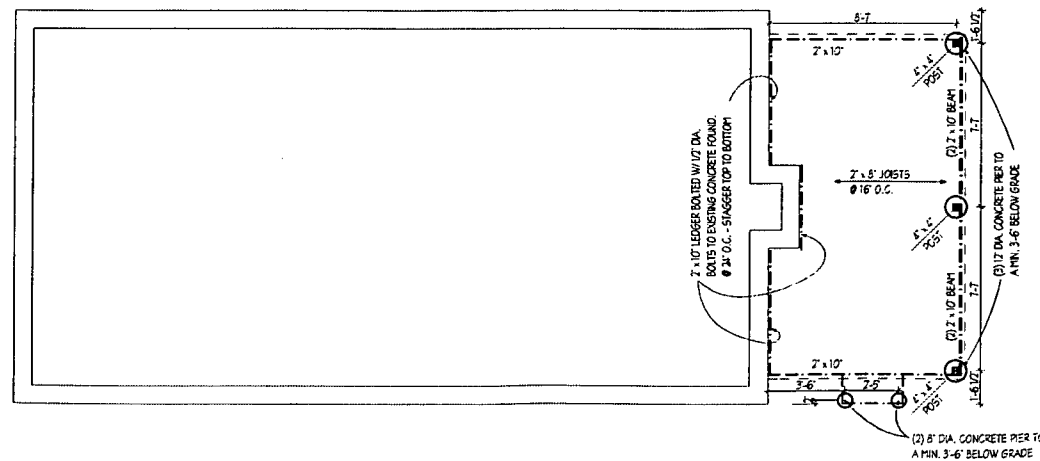
GENERAL NOTES:

- 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 F.S.
- 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 :



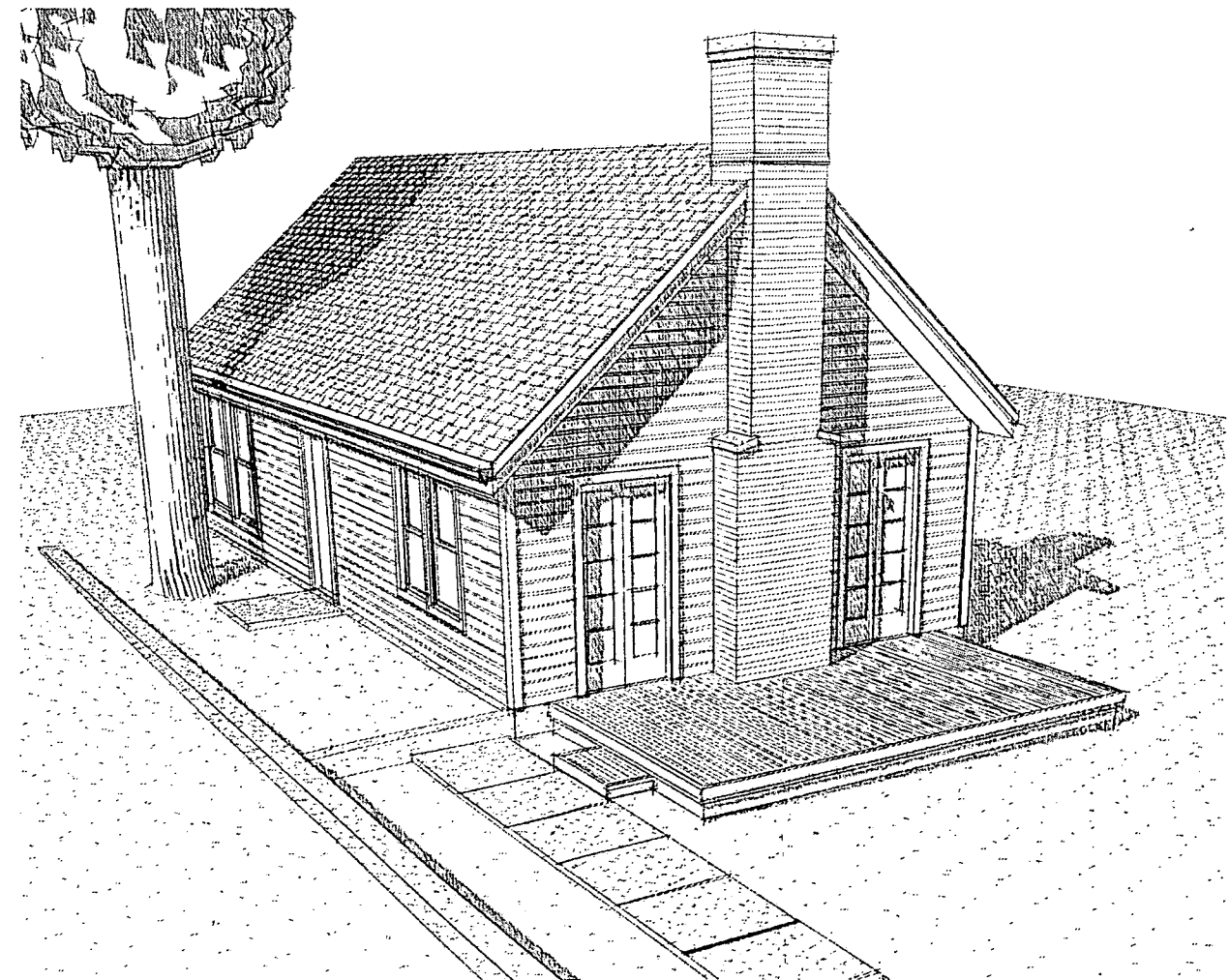
DECK PLAN

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 SITE. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE: APR 27, 2011
DRAWN BY:
SCALE:
APPROVED BY:

REVISIONS:

PLAN No. 13-02-1
SHEET No. 1 of 1



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

Accept Reject Proposal

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: *Laura S Benjamin (js)*

August 1, 1986

A. H. MacLeod
147 Central Avenue
Highland Park, Illinois

CARRIAGE HOUSE- Park Avenue

REBUILD OF SUB-STRUCTURE AND FOOTINGS

As you know, we have found the post and beam sub- structure supporting the carriage house in need of immediate attention. At this point, we must shore up the building, remove rotten members, rebuild piers, install new timbers and make structural repairs as needed.

Insulation, plastic and wire mesh must be removed from underside of floor joists, as it is holding in moisture and advancing deterioration. Siding around bottom perimeter must be removed, to let air circulate, and for the same reason, should not be replaced.

Something must also be done about gutters and downspouts that are directing water at structure, further enhancing the problem.

Our goal is to correct existing problems and to prevent their reoccurrence.

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
- 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 of periods exist.

9 6) Physical Description
Brief Description of Significant Design Elements orchard, pinks,

greenhouse, foundation as terrace, porch & entry, paint/bleaching

Plant Materials oaks, wildflowers, orchard, tulip tree, magnolia

Manmade Features carriage house, potting shed, greenhouse, pool foundation, bridge, well, goldfish pond, trellis

Water No

10 Is there a ravine on this property? Yes No
Charles Breson - did front fence & they did bulbs. also did paper grave.

11 Are there any critical or endangered plant materials on this property?
If yes please explain trillium, phlox (long trillium)

may apply: fuchs or pulped, oaks dying being
replaced w/ oak mantle

7) Evaluation

Condition

Excellent Good Fair Deteriorated Severely Deteriorated

Changes

Unaltered Altered Added to Loss/ Removal Encroached Upon

12 Qualifying 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 significance established by the sites historical context?)

Location Design Intent 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 encroached and open space

with the exception of the planting along front yard fence,
and the formal garden which is now the orchard

14 8) Form Prepared by: Van HEROES

Address 1707 St. Johns

Phone _____ Date _____

Fred Jr Snite 1616 Sheridan Rd Wilmette 351-5190

805-969 7275

Mike son of John T.

John T. Snite
San Diego

159) Photo(s)

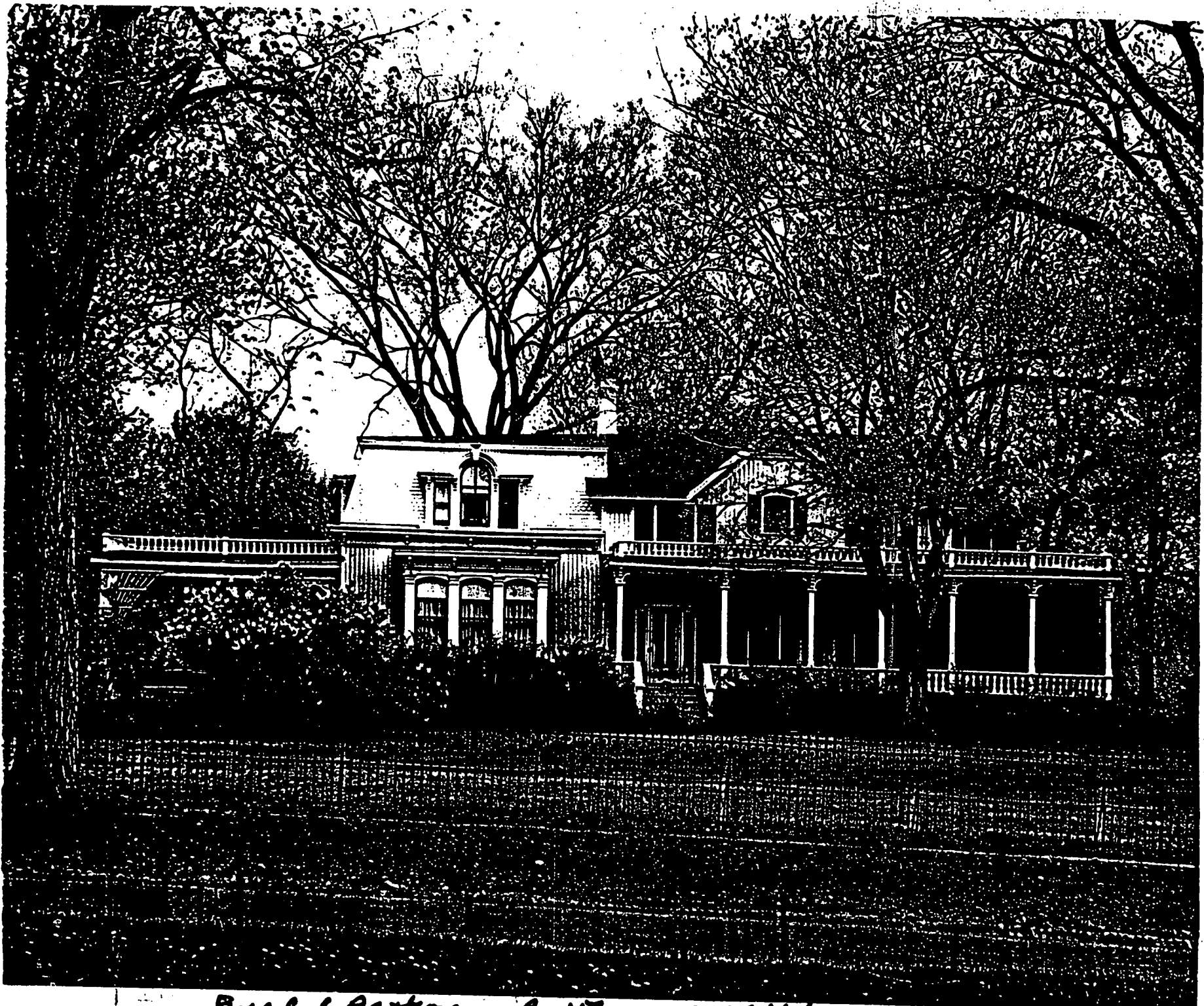
Roll Number _____

Negative No(s). _____

B/W

C/S

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



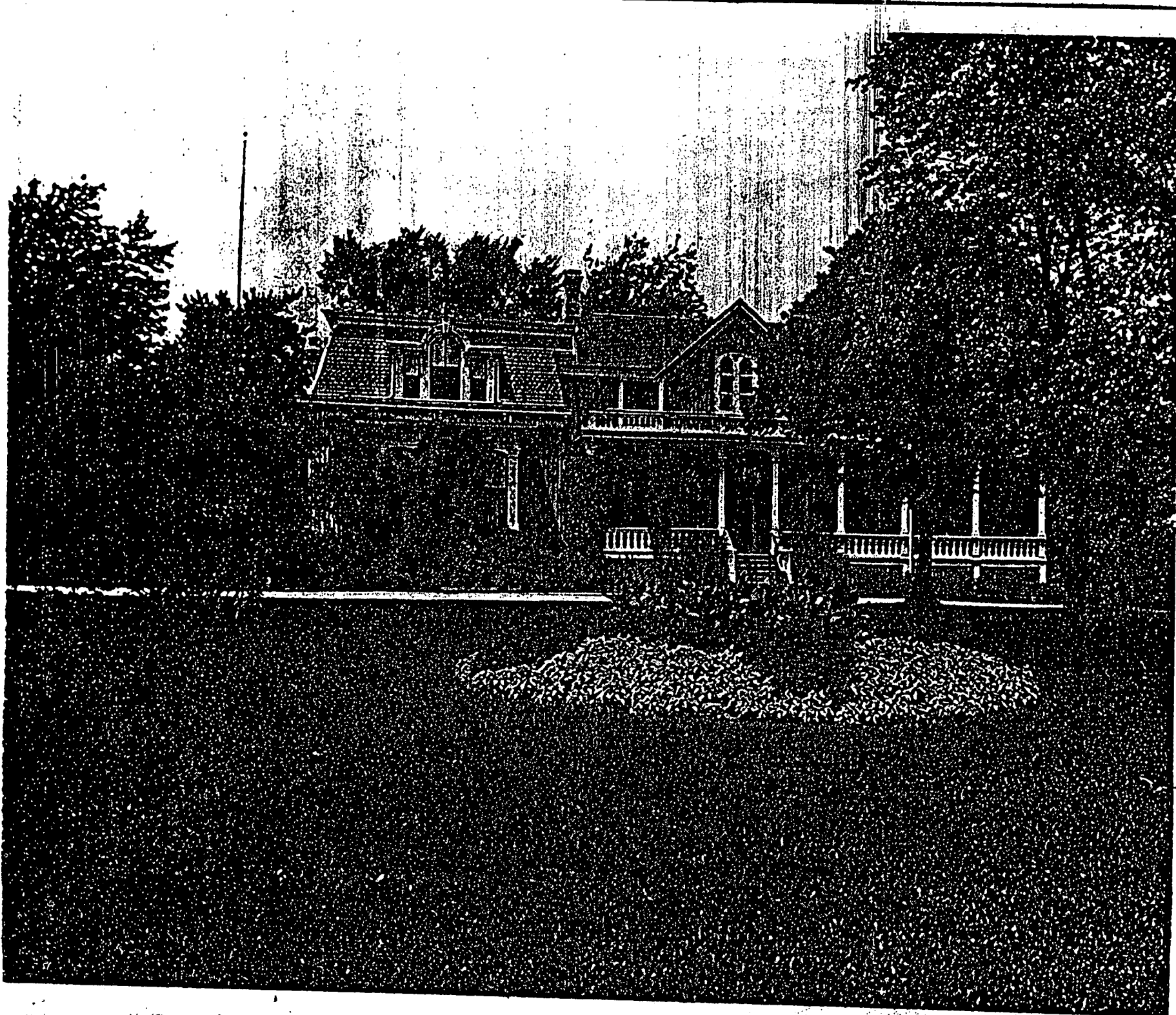
147 CENTRAL CFIELD / MACLEOD HOUSE
Early 1970's

Field Paston C-15 2x3/4

376



5977
SNITE HOME
147 CENTRAL AVE
MARCH 1954 ?



NO DATE

147 CENTRAL AVE

147 Central Ave

Bought by Mrs MacLeod - 30 yrs + @ 1954

added trees & wildflower & bulbs
added in 1970s

added Willow & poplars. 1970's

was called Twin oaks because of tree in front

4 yrs ago ^{put in} spirea
added yew by door

old green house & 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 & rills

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

low on pt. multicolored, revived after manuring
pebble paths - also in between 2 hedges

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

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

Fred.

? Imperial Loan Co. owner

Mrs. Snite 30yrs - Fred Jr. 40s

Orchard 30yrs - using taper sty hedge privet

drive way hedged

1417 Central Ave

Flower drive added after 1954 the drive around the portico

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

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

flag pole - ^{from} 2 masted schooner - ^{were} 30' - on E end of orchard 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?



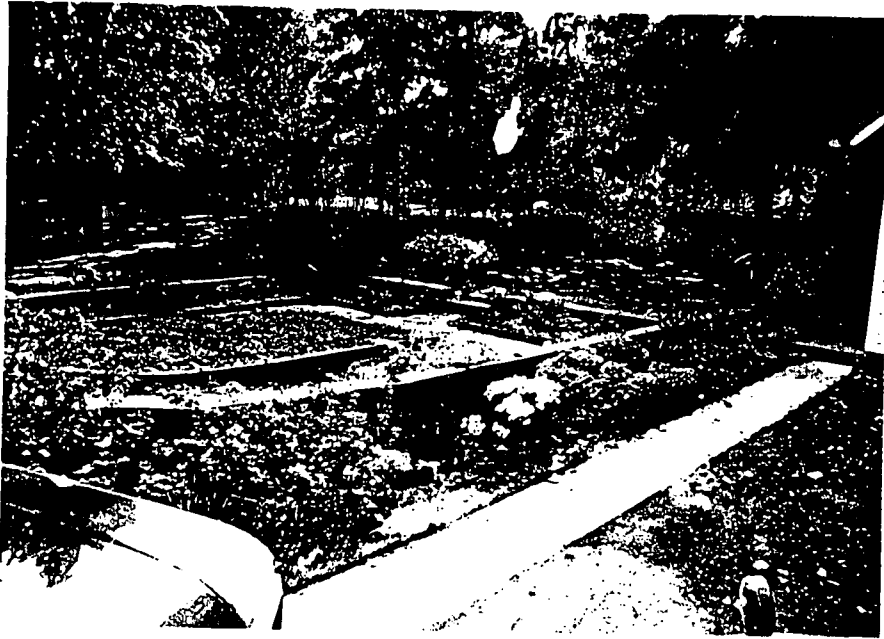
Entry gate
leading to
Cornelius
Field property



Front view
of house
from iron
Victorian
gate



stone borders
around
natural
cavine area



Foundation
area now
terrace &
garden



Drive leading
to house w/
corner planting

City of Highland Park, Illinois

Local Landmarks

147 Central Avenue



Address: **147 Central Avenue**

Ordinance No.: **34-85 (08/26/85)**

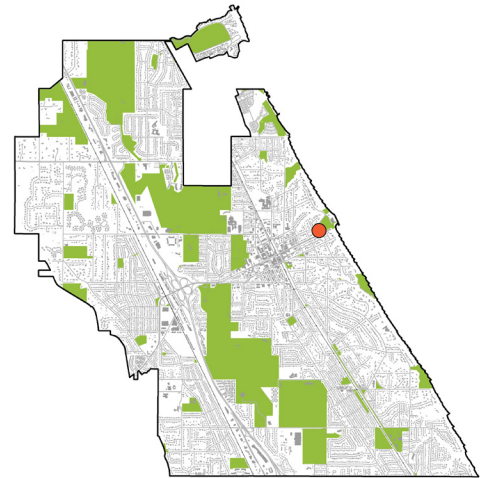
Historic Name: **Cornelius Field House**

Architect: **Highland Park Building Company**

Year Built: **c. 1875**

Architectural Style: **Gothic Revival and Italianate**

Secondary Structure: **Original Coach House
160 Park Avenue**



Historic District: **Linden Park Place/
Belle Avenue (NR)**

- National Register Historic District **(1982)**
- Local Historic District
- National Register Property
- Local Landmark **(1985)**



Comments: Identified in the 1973-1974 Illinois Historic Structures Survey; built in two sections and completed by 1896; coach house in rear; 1880's Boys School and later a single family residence; owned by Cornelius Field, Director of Highland Park Building Company; significant owners include Albert and Martha MacLeod, members of Highland Park City Council; historic Victorian landscape.



BENJAMIN
HISTORIC CERTIFICATIONS

**THE
LAKOTA
GROUP.**

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.



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 aforescribed 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. Buhar
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-

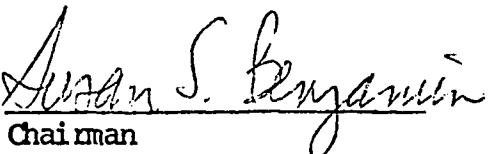
NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85


Chairman

RESOLUTION NO. 2-85

EXHIBIT I-A

Report
Summarizing the Evidence
Presented at the Public Hearing
H.P.C. 2-85

Public hearing no. 2-85 was held on July 30, 1985, at the Ravinia Station, 510 Roger Williams Ave., Highland Park, Illinois.

Said public hearing was conducted by the Highland Park Historic Preservation Commission to nominate the Cornelius Field House as a Highland Park Landmark.

The Cornelius Field House is located at 147 Central Avenue, Highland Park. The property's legal description is: lot 4 block 26, Highland Park subdivision. The P.I.N. is: 16-23-210-002.

The house was built by the Highland Park Building Company circa 1875. The eastern section is a Gothic Revival Cottage. Abutting this section is a two story wing at the west with a mansard roof. The wrap-around porch has been carefully restored. Cornelius Field was the director of the Highland Park Building Company. He built this house for himself.

The Commission determined that the building meets with criteria numbers 1, 3, 4, and 6 of the "Criteria for Determining Highland Park Landmarks". The Commission has passed resolution 2-85, recommending to the Highland Park City Council that the Cornelius Field House is designated as a Highland Park Landmark.

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

Landmark Nomination Form

Date: 1-30-1985

- 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): _____

- 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: _____ 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):

- 11) Name(s) and Address(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 Historic Preservation Commission

Criteria for Determining Highland Park Landmarks

In making decisions about which sites or structures qualify as Highland Park Landmarks, the Preservation Commission will decide within 45 days whether the nominated property meets one or more of the following criteria:

- 1.) Its Character, interest or value as part of the development, heritage or culture characteristics of the community, county, state or country;
- 2.) Its location as a site of a significant local, county, state or national event;
- 3.) Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
- 4.) Its embodiment of distinguishing characteristics of an architectural and/or landscape style valuable for the study of a period, type, method of construction or use of indigenous materials;
- 5.) Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, county, state or country;
- 6.) Its overall embodiment of elements of design, detailing materials or craftsmanship which renders it architecturally significant;
- 7.) Its overall embodiment of design elements that make it structurally or architecturally innovative;
- 8.) Its unique location or singular physical characteristics that makes it an established or familiar visual feature; and/or
- 9.) Its character as 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 or architectural significance.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

sententious and brilliant in his rhetoric, quiet but pungent in his satire, gentle yet powerful in his persuasion, logical and keen as a rapier in his argument, genial and winning in his tones and method, and noble and manly in his bearing, both in public and private, Prof. David Swing is one of the men whom Chicago delights to honor, and one whom its best people regard as an honor to our City—one of its most eminent citizens.

CORNELIUS R. FIELD.

CORNELIUS ROBBINS FIELD, the Chicago representative of a family that will live in the story of American fame as long as history endures, was born in Troy, New York, February 29, 1836. His parents, while far from rich, were not very poor. Enterprise, rather than necessity, led him, at the age of ten, to induce his father to obtain employment for him away from home. Residing at Brooklyn, New York, at the time, and being personally acquainted with James Watson Webb, our late Minister to Brazil, who was then editor and publisher of the *New York Courier and Enquirer*, he soon secured for him in the office of that journal a situation as errand boy. Formerly this had been the leading newspaper of the metropolis, but was then being eclipsed by the *Herald*.

Our Troy lad was in a fair way to mature into a journalist, being a special favorite of the Thunderer of the American press of that day, but in the year 1848, his father removed to Janesville, Wisconsin, and Cornelius accompanied the family. He soon became a clerk in the store of H. O. Wilson, of that place, and remained there five years. He was then in his eighteenth year, and had been thoroughly initiated into the mysteries of country mercantile life. Becoming weary of the humdrum of the quiet store, he cast about for some better opening. His choice fell on Chicago, which had by that time grown into a City of considerable commercial importance. Arrived here, with the enterprise so characteristic of the family to which he belongs, he connected himself with the railroad business, accepting a position under Capt. George M. Gray, in the Michigan Southern Railroad office. In this line of business he remained until July, 1858. During this period he was in the employ not only of the Michigan Southern, but the Illinois Central, the New York and Erie, and the New York Central Railroad Companies, and in whatever capacity he was called upon to act, he gave entire satisfaction. The changes he made were steps in advance.

In 1858, he became connected with the City Hotel, then one of the best in Chicago. Two years later he once more became a railroad man. The business was more to his taste, and his services were eagerly sought. Nothing occurred to disturb the even flow of his business life until 1862. He was at that time called from private to public life, and then began the real test of his capacity for something beyond the treadmill of routine. The War had gone on far enough to create new demands, one of the greatest of which was the demand for money. It was found necessary to try new devices for replenishing the depleted national exchequer. One expedient was to remodel the currency system of the country, by establishing the "greenback" and national bank plan, which proved a radical revolution in the monetary affairs of our

country. Another was to establish a Bureau of Internal Revenue, something hitherto unheard of among us. The Hon. George S. Boutwell was selected to initiate the system. Each congressional district was also made an internal revenue district, with an assessor's and collector's office.

For Chicago, as the First District of Illinois, Mr. Philip Wadsworth was appointed Assessor. Having a large private business to carry on, he found it necessary to select as his head clerk a man competent not only to transact ordinary office work, but to lay the foundations of a new line of business, at once vast and complicated, and for that work he chose Mr. Field, who acted as Assistant Assessor for eight months, and was afterwards promoted to the position of Chief Clerk. This was alike fortunate for the service and for Mr. Field himself. He became widely and favorably known through the business tact, amounting almost to genius, which he displayed.

Mr. Wadsworth resigned in favor of Mr. Field, writing a strong personal letter to Mr. Lincoln, but through political influence, Mr. Peter Page was selected as his successor. Still Mr. Field was retained in his position as Chief Clerk.

In 1866, the Directors of the First National Bank of Chicago offered him the Cashier's department of that institution. He accepted it, and at once took rank among the most sagacious and efficient bankers of the country. For two years he filled that important position, giving entire satisfaction. He then resigned and formed a copartnership with Messrs. George S. King and Moses Turner, doing a general real estate and stock business, under the firm name of Field, King & Co. In December, 1871, the copartnership expired by limitation, Mr. Field since continuing the business under the name of C. R. Field & Co. Since the fire of 1871, it has been exclusively that of mortgage loans and securities. It is enough to say of this firm that in its line it has no superior, either in the extent of its business, or in its hold upon the confidence of the public.

Mr. Field was married on the 12th of March, 1861, to Sarah E. Harvey, a daughter of James M. Harvey, Esq., of this City. Five children have blessed this union.

We have thus briefly outlined a noble life, and only linger upon one of the many thoughts which its contemplation has suggested. America, is, in the main, happily free from the ancestral worship which prevails in Europe. There is, however, among us, a genuine aristocracy, consisting of families illustrious for the real genius and worth of their members, and not for heirlooms or armorial treasures. Among the few names that are conspicuous upon the roll of our real aristocracy, is the name of Field. It has given to the country, not one star merely, but a constellation.

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. Oldg 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 Address(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

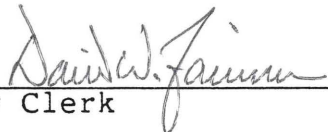


CITY OF HIGHLAND PARK)
COUNTY OF LAKE) SS
STATE OF ILLINOIS)

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.



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 aforescribed 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. Buhar
Mayor

ATTEST:
David W. Jamieson
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-

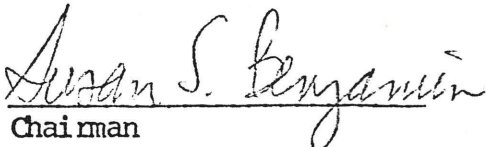
NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85


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

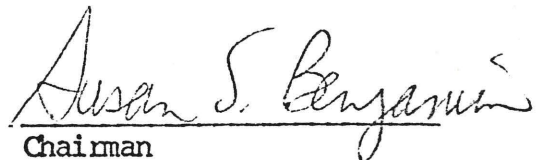
WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on July 30, 1985, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

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


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 determined 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-

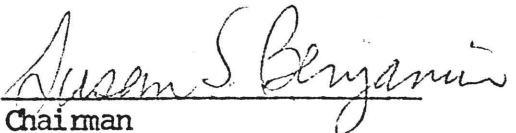
NAYES: -0-

ABSENT: -4-

PRESENT: -0-

PASSED: 7-30-85

APPROVED: 7-30-85


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

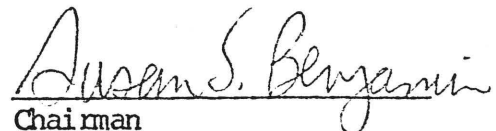
WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on July 30, 1985, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

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


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

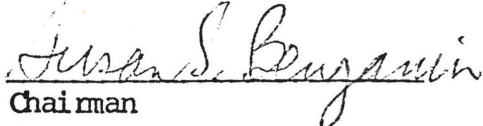
WHEREAS, the Highland Park Historic Preservation Commission has held a hearing on July 30, 1985, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

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


Chairman

RESOLUTION NO. 6-85

EXHIBIT I-E

Date: February 12, 2026
 To: Historic Preservation Commission
 From: Maddy Markle, Planner I
 Subject: Preliminary Landmark Designation – 818 Hill Street

Location	818 Hill Street
Historical Name	“The Summer House”
Historical Status	Not Surveyed
Structure	Style: Tudor Style with Swedish Folk elements Architect: Harry Bengston Builder: Harry Bengston Built: c. 1927
Petitioners	Thomas Hiller 818 Hill Street, Highland Park



Figure 1. Front Façade, 2022, courtesy Lake County Assessor

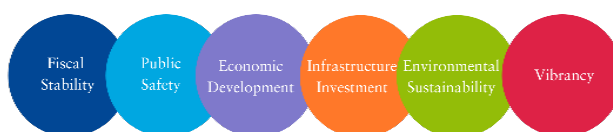


Figure 2. c. 1929 Aerial, courtesy Linda Barbera-Stein

Summary of the Nomination

The owner of 818 Hill Street, Thomas Hiller, has nominated his property for a local landmark designation (see **Attachment 1**). The applicant believes this property is eligible for landmark designation because of its contributions to the development of the City, association with notable persons, associations with a notable builder, architectural style, and innovative construction methods.

The residence at 818 Hill Street, designed c. 1927 by Harry Bengston, is a Tudor Style cottage with Swedish folk influences. The property was originally developed and owned by a trust associated with Edith Rockefeller-McCormick, the daughter of Standard Oil founder John D. Rockefeller. The home is a part of the Highlands development and is the only structure of its style sub-type in Highland Park. Existing pictures of the property have been compiled into **Attachment 2**.



Edith Rockefeller-McCormick

Edith Rockefeller-McCormick (1872-1932) was the daughter of prominent oil executive J.D. Rockefeller. She was known for her analysis of Jungian psychology, real estate development business, and philanthropy related to the Brookfield Zoo. At one point, she was the world's richest woman.¹

Rockefeller sought treatment for panic attacks in Switzerland between 1913 and 1921. During these trips she became a student of Carl Jung and would later become a Jungian analyst.

While in Switzerland she became acquainted with architect Edwin Krenn. Krenn introduced her to Edward Dato, a Russian engineer. The three of them would establish a real estate trust with the Standard Oil money. The Trust would be responsible for multiple Chicago North Shore developments including "The Highlands" in Highland Park.²

The nature of Rockefeller and Krenn's relationship is disputed. Some sources, like Landmark Illinois, claim they had no romantic relations. However, local Highland residents suggest that their relationship was more than friendship. At the very least, it is clear that they were deeply-entwined friends. Rockefeller left much of her estate to Krenn after her death.



Figure 3. Edith Rockefeller McCormick, c. 1912, *Chicago Tribune*

The Highlands Development

Rockefeller, Krenn and Dato used \$5.2 million in Standard Oil securities to purchase 200 acres of woodland from farmer John Sweeny. The development was named "The Highlands" and still carries the name to this day. The location was desirable since it was close to Lake Forest (where Rockefeller's primary residence was located) and the Old Elm gold course. The development was marketed to appeal to the Chicago elite in Rockefeller's social circles.³

818 Hill Street was one of the first three homes Rockefeller developed in the Highlands. A local source speculates that 818 Hill Street was built by Rockefeller for Krenn and was used as a rendezvous between the two. The two car garage (uncommon during this time period) seems to suggest that the property was designed for two.

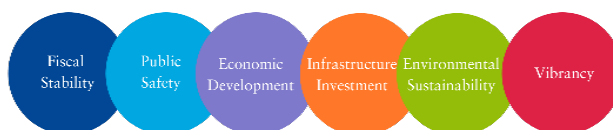
Architectural Style

The structure at 818 Hill Street is a two-story cottage with an asymmetrical façade and multi-gabled roofline. There are two projections that jut out from either side of the front façade. On the right side

¹ End of a Princess. (1932, September 5). *Times Magazine*.

² *Edith Rockefeller McCormick | Landmarks Illinois*. (2021, July 29). Landmarks Illinois. https://www.landmarks.org/women_built_type/edith-rockefeller-mccormick/

³ Ross, A. F. (2020). *Edith: The Rogue Rockefeller McCormick*. Southern Illinois University Press.



projection there is a prominent stone chimney. On the left side of the projection there is a two car garage. The lower story is clad in hand-hewn timber and the upper story is clad in stucco.

Tudor Style

The Tudor Style reached its peak in Highland Park in the 1920s, post World-War I. The War exposed American soldiers to European architecture and contributed to an interest in European design. The style seeks to mimic late-medieval Old World architecture.

Tudor homes commonly have multi-gable roofs, stonework, wood timbering, horizontal plans, and prominent chimneys. The structure at 818 Hill Street fits this description.

The defining characteristic of the structure is the faux thatched roof. The roof resembles a straw thatched roof, but in actuality is composed of steam-bent cedar wood shingles. Faux-thatched roofs are a rare characteristic of the Tudor Style.⁴

Swedish Folk Influence

A 1928 article in the Chicago Tribune (see **Attachment 3**) described the residence at 818 Hill Street as,

*“A ten room house... with three baths and a two car garage, built in the **early Swedish Style**... In this dwelling (the builder) has achieved a home which reflects in a measure the spirit of his native land a house combining the simple ruggedness of a peasant hut with the subtle artistry of Swedish peasant handicraft, and at the same time incorporating all the comforts and conveniences of present day urban life.”*

The builder in question was Swedish immigrant Harry Bengston, a local architect and builder who designed custom Swedish style homes along the North Shore.

The structure at 818 Hill Street has a painted ship detail on the face of the field stone chimney. The applicant has successfully identified the ship as the Kalmar Nyckel, also known as the “Swedish Mayflower.” This ship brought the first group of Swedish and Finnish settlers to modern day Delaware in 1638. The ship detail on 818 Hill Street is recognizably the same as that of the engraving on the 1938 Swedish-Finnish American Tercentenary souvenir coin. There is a copper weather vane in

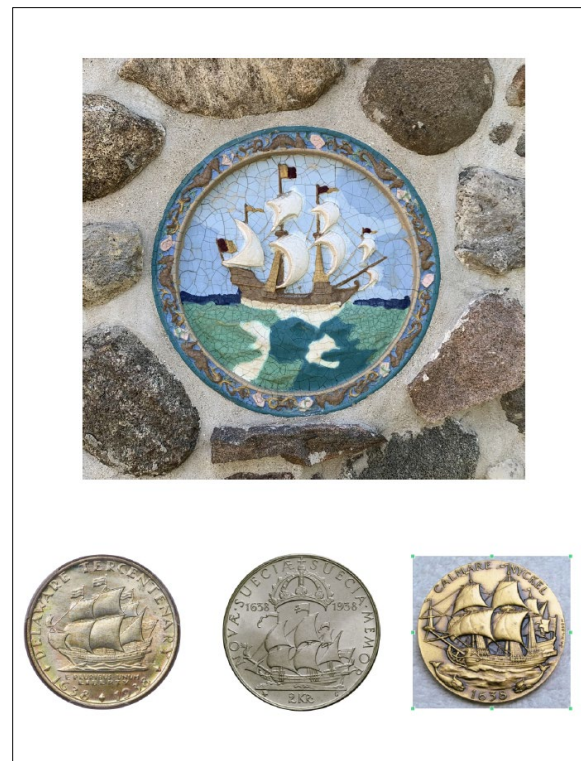


Figure 4-7. The Kalmar Nyckel design on 818 Hill Street, and souvenir coins

⁴ McAlester, V., & McAlester, A. L. (1984). *A field guide to American houses*. Page 369. <http://ci.nii.ac.jp/ncid/BA0139195X>

the shape of a fish on-top the garage. The applicant proposes that the fish further demonstrates a connection to the Swedish culture (see **Attachment 1**).

The hand-hewn logs on the first story, field stone chimney, faux thatched roof, Kalmar Nyckel design and weathervane all indicate Swedish folk influences.

Materials

Historic Materials

- Oak hand hewn logs
- Concrete
- Field stone
- Wood framed windows
- Plaster
- Cedar shingles

Replacement Materials

- Plaster repaired in-kind
- Masonry repaired in-kind
- Cedar shingles replaced in-kind
- Replacement garage doors
- Replacement openings on south and east facades

The aforementioned Tribune article says,

“The first story of hand hewn oak logs set in concrete. These logs demonstrate to what lengths Mr. Bengston will go to secure just the materials he wants. In order to get them he had to tear down an old log cabin in Mundelein and haul them to the present site. When this cabin was built in the virgin forest of the north shore, Chicago was but a tiny village only ten years old!”

If this article is to be believed, the logs on the structure are older than those of the Stupey Cabin, Highland Park’s oldest building. These logs may be the oldest building material in the City. The Commission should consider if such historic material could have archeological significance.

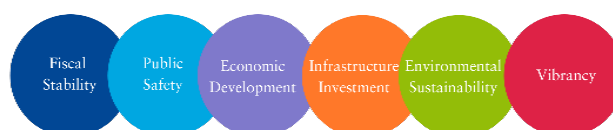
Alterations

The residence at 818 Hill Street retains the majority of its historic form, massing, and design details. The residence is identifiable in late 1920s aerial photography, confirming that the overall form has remained the same (**Attachment 4**).

Zoning Board of Appeals documents from 1990 indicate that a period restoration took place in 1987. Openings were modified on the east and south façades during this time (**Attachment 5**). In 1990 some (but not all) of the hand-hewn logs on the first story were replaced, according to the applicant.

Between 1978 and 2018 the original garage doors were replaced. The applicant reports the garage doors were replaced again in 2018 (as seen in **Attachment 6**).

The current owner has restored the structure using in-kind materials and methods. The restoration included work on the roof, stucco/plaster, masonry, ship detail, and weather vane. The current owner has submitted a detailed account of the restoration as part of a separate 2026 Preservation



Awards application. Further details can be found in **Attachment 7**. The most recent alterations completed by the current owner have not substantially changed the visual character of the residence.

Ownership

The property at 818 Hill Street has been owned by known local characters such as Edith Rockefeller McCormick, William Hilton, and Herbert Verrall.

As mentioned previously, Rockefeller was the developer of the Highlands as well as a Jungian analyst and at one point the richest woman in the world. William Hilton was a prominent executive with the Santa Fe Railroad Company. Herbert Verrall was the president of the Lakeland Construction Company.

Chain of Title

- C. 1927-1933 **Edith Rockefeller McCormick**
- 1933-1938 **William C. Hilton (S.T. & F. Railroad executive)**
- 1938-1945 Norman and Jewell Crissey
- 1945-1950 **Herbert Verrall (President of Lakeland Construction)**
- 1950-1954 Phillip Shaefer
- 1954-1969 Jerome Miller
- 1969-1977 Jerome and Mary Alexander
- 1977-1978 Mary Alexander
- 1978- c. 1987 Bendicht U. Pauli and Elizabeth M. Pauli
- C. 1987-1993 Maureen and Jeffery Blonder
- 1993-1996 Thomas Dean Brandt and Denelle Miller Brant
- 1996-2022 Simon Anthony Roland and Lauren Jill Plenner
- 2022-Present Sun Peijan and Thomas Hiller

Complete chain of title documentation is compiled in **Attachment 7**.

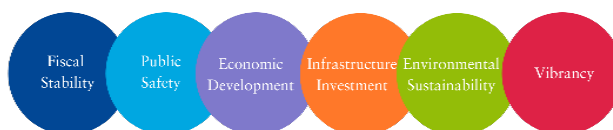
Landmark Criteria

The home at 818 Hill Street may meet the following Landmark Criteria: **1, 3, 4, 5, 6, 7 and 9**.

Sec. 24.015 Criteria for Landmark Designation.

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

- (1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.**
- (2) It is the site of a significant local, county, state, or national event.
- (3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.**
- (4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.**

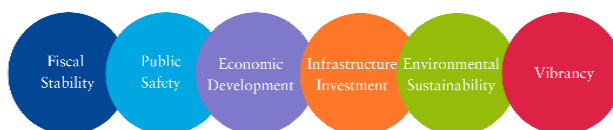


- (5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.**
- (6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.**
- (7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.**
- (8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- (9) It possesses or exhibits significant historical and/or archaeological qualities.**

Landmark Nomination Process Outline

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

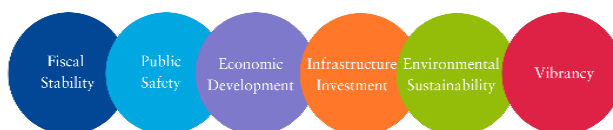
- (1) The Commission should consider and discuss the landmark nomination. If the HPC finds that the property (a) meets two or more Landmark Criteria set forth in Section 24.015 of the City Code, and (b) has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation, then the Commission should direct Staff to draft a Resolution making a preliminary Landmark Designation recommendation.
- (2) The Commission should consider the resolution making the preliminary recommendation. Should the HPC adopt the resolution making a preliminary Landmark Designation recommendation, the house becomes a “Regulated Structure” with the associated protections against demolition and alterations.
- (3) Staff will draft a Planning Report evaluating the relationship of the proposed designation to the City’s Comprehensive Plan and the effect of the proposed designation on the surrounding neighborhood. The Planning Report will be presented to the Commission following the adoption of the Resolution making the preliminary recommendation.
- (4) At a subsequent meeting, the Commission shall review the Planning Report, Findings of Fact, and make a determination to recommend a landmark designation to City Council.
- (5) The City Council will consider the findings, recommendations, and official record of the Historical Preservation Commission and may, by an Ordinance duly adopted, designate the subject property as a Local Landmark.



Recommended Action

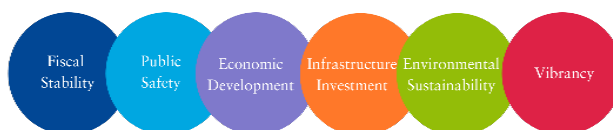
The Historic Preservation Commission is asked to discuss and consider the preliminary landmark designation for 818 Hill Street. If the nomination is to be given a positive recommendation for approval, the Commission must find that the structure meets two or more of the criteria set forth in Section 24.015 and have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation.

If the nomination is given a positive recommendation, the Commission is asked to consider A Resolution Making a Preliminary Landmark Designation Recommendation for 818 Hill St. Should the Commission adopt the resolution making a preliminary Landmark Designation recommendation, the house becomes a “Regulated Structure” with the associated protections against demolition and alteration.



Attachments:

1. Landmark Nomination – Redacted
2. Current Conditions
3. 1928 Article – Original Scan and Transcription
4. 1920s Aerial Photography
5. 1990 Zoning Board of Appeals
6. 2019 Garage Doors
7. 2026 Preservation Awards Nomination
8. Compiled Chain of Title
9. Compiled Building Permits
10. Real Estate Cards



Historic Preservation Review Application



SUBJECT PROPERTY INFORMATION	
Property Address: 818 Hill St	Individual Landmark Status or District:
Type of Review Requested (check all that apply):	
<input type="checkbox"/> Certificate of Appropriateness	<input checked="" type="checkbox"/> Landmark Nomination
<input type="checkbox"/> Certificate of Economic Hardship (see staff for additional requirements)	<input type="checkbox"/> Other
Type of Work Proposed (check all that apply):	
<input type="checkbox"/> Addition	<input type="checkbox"/> Relocation
<input type="checkbox"/> Alteration	<input type="checkbox"/> Demolition
<input type="checkbox"/> Restoration/Rehabilitation	
Brief Project Description:	

FOR INTERNAL USE ONLY
Case #: HIST-2025-00018
Date Received: 12/03/2025
Hearing Date: 2/12/26
Assigned to: Planner Markle

PETITIONER & OWNER INFORMATION		
Petitioner		
Petitioner's Name: Tom Hiller & Peijian Sun	Phone: [REDACTED]	
Address (City, State, ZIP): 818 Hill St	Email: [REDACTED]	
Owner		
Property Owner's Name and Owner's Authorized Representative Name (if the Petitioner is not the legal owner of the property):	Phone:	
Address (City, State, ZIP):	Email:	
Attorney		
Contact Name:	Business Name:	Phone:
Address (City, State, ZIP):		Email:
Architect/Builder		
Contact Name:	Business Name:	Phone:
Address (City, State, ZIP):		Email:

PROPERTY OWNER SIGNATURE			
I hereby depose and say that I have read the requirements and procedures outlined in Chapter 24 of the 1997 Highland Park Historic Preservation Ordinance, as Amended, and all of the above statements and statements contained in my application packet are true.			
	12/3/2025		
Property Owner or Authorized Representative Signature	Date	Petitioner Signature (if Other Than Property Owner)	Date

Authorization to Enter and Traverse Land

AUTHORIZATION TO ENTER AND TRAVERSE LAND FOR RESEARCH BY HISTORIC PRESERVATION COMMISSION

This Authorization is dated as of the 3rd day of December, 2025 (the "Authorization") by and between Tom Hiller, Peijian Sun ("Owner") as owner of the property located at 818 Hill St, Highland Park, Illinois ("Subject Property"), and the CITY OF HIGHLAND PARK, an Illinois municipal corporation (the "City").

SECTION ONE. GRANT OF AUTHORIZATION.

A. The Owner grants and conveys to the City, its employees, the City Council, and the members of the Historic Preservation Commission (collectively, "City Representatives") authorization and a right to enter on, over, across, and upon the Subject Property, for the purpose of researching the requested relief for the Subject Property that is the subject of an application to the City for one or more of the following types of historic preservation relief: (i) review of a Significant Demolition Application pursuant to Section 170.040 of the City Code; or (ii) review of an application for a Certificate of Appropriateness pursuant to Section 24.030 of the City Code (collectively, "Historic Preservation Relief"), and for other purposes incidental thereto ("Historic Preservation Relief Research"). The Owner also grants the City Representatives authorization and a right to enter on, over, across, and upon any property owned or controlled by the Owner that is located adjacent to the Subject Property, if any, for the purpose of providing access to the Subject Property for the Historic Preservation Relief Research.

B. The Owner represents that it has the authority and power to grant this Authorization.

C. The Owner shall not take, or cause or permit any other party to take, any action that will impair, prevent, or prohibit the City Representatives' use of the Subject Property for the purposes stated in this Authorization.

SECTION TWO. DUTY TO WARN.

The Owner shall notify the City Representatives of the presence of any items located on the Subject Property that require protection or may cause injury to the City Representatives.

SECTION THREE. INSURANCE AND INDEMNIFICATION.

The City agrees to indemnify and hold harmless the Owner from all claims, losses, or damages of any kind, including legal and other expenses incidental to the investigation, defense, and settlement of such claims or losses to the extent such claims or losses result on the Subject Property from either the grossly negligent or willful acts or omissions of the City Representatives in performing the Historic Preservation Relief Research.

SECTION FOUR. EFFECTIVE DATE.

This Authorization shall be effective for the period beginning on the date first written above and ending on the Expiration Date, as set forth in Section Five of this Authorization.

SECTION FIVE. EXPIRATION DATE.

This Authorization shall expire immediately upon the final action of the City in its consideration of the application for Historic Preservation Relief; provided, however, that if the Historic Preservation Commission imposes a review period on the Subject Property pursuant to Sections 170.040(E)(2) or (3) of the City Code, "final action of the City" shall be deemed to occur on the date on which the applicable Review Period terminates.

SECTION SIX. NO OBLIGATION OF CITY.

The City Representatives shall be under no obligation to exercise any of the rights granted to any of them in this Agreement. The failure of the City Representatives, or any one of them, to exercise at any time any such right shall not be deemed or construed to be a breach of this Authorization, nor shall such failure void or affect the City Representatives' right, or that of any one of them, to enforce such right or any other right.

OWNER

By: Thomas L. Hiller & Peijian Sun

CITY OF HIGHLAND PARK

By: _____
Director of Community Development or Designee

SUPPLEMENTAL MATERIAL

The following attached items include required forms, templates, and informational material to complete this application.

- | | |
|---|---|
| <ul style="list-style-type: none"> - Authorization to Enter and Traverse Land - Standards for Certificates of Appropriateness - Local Landmark Designation Process | <ul style="list-style-type: none"> - Determination of Significance/Demolition Review Information - Map of Local Historic Districts - Requests for HPC Letters of Support |
|---|---|

APPLICATION CHECKLIST

Please submit the completed application form and all required materials to:

City of Highland Park
 Department of Community Development - Planning Division
 1150 Half Day Road, Highland Park, Illinois 60035

Questions? Contact the Planning Division at 847.432.0867 or visit cityhpil.com.

Submittal Requirements: 8 paper copies + 1 digital copy

For Alterations/Additions:

- Completed Application Form**
 - Authorization to Enter and Traverse Land
- Floor Plans**
 - Existing and Proposed
- Elevations**
 - Existing and Proposed
- Photographs of the site**
 - Include all exterior elevations that will be impacted
- Building materials**
 - Described in relation to existing materials
- Project Narrative**
 - Describe the project
 - Address the Standards for Certificates of Appropriateness
- Other Exhibits**
 - Additional photos, letters, reports, requested materials, etc.

For New Construction:

- Floor plans**
 - For each level of proposed construction
- Elevations**
 - For front, side, and rear yards
- Site Plan**
 - Showing existing trees, driveway, walkways, required ravine setbacks, and zoning information (setbacks, FAR, etc)
- Photographs of the Site**
 - Include site and surroundings within a 250' radius
- Major Building Material Samples**
- Typical Building Details**
- Project Narrative**
 - Describe the project
 - Address the Standards for Certificates of Appropriateness
- Other Exhibits**
 - Additional photos, letters, reports, requested materials, etc.

For Landmark Nominations (Designation or Removal):

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Completed Application Form <ul style="list-style-type: none"> - Authorization to Enter and Traverse Land <input checked="" type="checkbox"/> Project Narrative <ul style="list-style-type: none"> - Provide a statement describing the property and setting forth reasons it is eligible for landmark designation or why a landmark designation is no longer appropriate. <input type="checkbox"/> Floor Plans <input type="checkbox"/> Elevations | <ul style="list-style-type: none"> <input type="checkbox"/> Photographs of the site <input type="checkbox"/> Building materials <input checked="" type="checkbox"/> Landmark Criteria <ul style="list-style-type: none"> - List the eligible criteria for landmark designation or that are no longer applicable for landmark designation (See Page 6 of this application or Section 24.015 of the Highland Park Code. <input type="checkbox"/> Other Exhibits <ul style="list-style-type: none"> - Additional photos, letters, reports, requested materials, etc. |
|---|--|

Standards for Certificates of Appropriateness

Below are the standards considered by the Historic Preservation Commission when awarding Certificates of Appropriateness for Additions/Alterations and New Construction. This is an abbreviated version of Sections 24.030 (C) and (D) of the Historic Preservation Ordinance:

- 1) **Height.** The height of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- 2) **Proportion of front façade.** The relationship of the width to the height of the front elevation of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
- 3) **Proportion of openings.** The relationship of the width to height of windows and doors of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
- 4) **Rhythm of solids to voids in front facades.** The relationship of solids to voids in the front façade of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
- 5) **Rhythm of spacing and structures on streets.** The relationship of the proposed new Structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
- 6) **Rhythm of entrance porches, storefront recesses and other projections.** The relationship of entrances and other projections of the proposed new Structure to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
- 7) **Relationship of materials and texture.** The relationship of the materials and texture of the façade of the proposed new Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.
- 8) **Roof shapes.** The roof shape of the proposed new Structure shall be visually compatible with the structures to which it is visually related.
- 9) **Walls of continuity.** Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.
- 10) **Scale of a structure.** The size and mass of the proposed new Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.
- 11) **Directional expression of front elevation.** The proposed new Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
- 12) **Destruction or alteration of historic features.** The distinguishing historic qualities or character of a Property, Structure, site or Object and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.

Standards for Certificates of Appropriateness Continued

- 13) **Archaeological and natural resources.** Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.
- 14) **Architectural compatibility.** In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.
- 15) **Use compatibility.** Every reasonable effort shall be made to provide a compatible use for a Regulated Structure or Contributing Regulated Structure that requires minimal alteration of the Regulated Structure or a Contributing Regulated Structure and its environment, or to use a Regulated Structure or Contributing Regulated Structure for its originally intended purpose.
- 16) **Maintenance of Time Period Appearance.** All Regulated Structures or Contributing Regulated Structures shall be recognized as products of their own time and so alterations that have no historical basis and which seek to create an earlier appearance than is properly attributable to the particular Regulated Structure or Contributing Regulated Structure that is being altered shall be discouraged. However, contemporary design for Alterations and additions to Regulated Structures or Contributing Regulated Structures shall not be discouraged when such Alterations and additions do not destroy significant historical, architectural, visual, aesthetic, archaeological or cultural material, and such design is compatible with the size, scale, color, material, and character of the Regulated Structure or Contributing Regulated Structure, neighborhood or environment.
- 17) **Significance of changes made in the course of time.** Changes that may have taken place in the course of time are evidence of the history and development of Regulated Structure or Contributing Regulated Structure and their environments. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 18) **Sensitivity to distinct features.** Distinctive stylistic features or examples of skilled craftsmanship or artistry, which characterize a Regulated Structure or Contributing Regulated Structure, shall be treated with sensitivity.
- 19) **Repair to deteriorated features.** Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;
- 20) **Surface cleaning.** The surface cleaning of Regulated Structure or Contributing Regulated Structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historically, visually, aesthetically, culturally or archaeologically significant materials used in such Landmark, Regulated Structure, or a Contributing Regulated Structure shall not be undertaken;
- 21) Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing Regulated Structure would not be impaired.

Local Landmark Designation Process

WHAT IS THE HIGHLAND PARK HISTORIC PRESERVATION ORDINANCE?

The Highland Park Historic Preservation Ordinance provides a mechanism to identify and preserve the distinctive historic, architectural and/or landscaping features of Highland Park that represent the City's cultural, social, economic, political and architectural history. By encouraging preservation, rehabilitation and restoration, the City fosters civic pride in the beauty and noble accomplishments of the past as represented in Highland Park's landmark buildings and historic districts. Preservation efforts enhance the attractiveness of the City to its residents, home buyers, tourists, visitors and shoppers, and thereby support and promote business, providing economic benefit to the City.

WHAT IS THE HISTORIC PRESERVATION COMMISSION?

The Preservation Ordinance created a need for the Historic Preservation Commission in 1984. The Commission is composed of nine citizens, appointed by the mayor, with a demonstrated interest, knowledge, ability, experience, and expertise in architectural restoration, rehabilitation, and local history.

The Commission meets at 7:30 PM every third Thursday at City Hall to carry out its responsibilities, which include making recommendations to the City Council on preservation issues, identification of landmark buildings and areas, and review of alterations to landmarks. The Commission also presents a variety of public awareness programs, informing residents on the importance of preserving historic resources.

Note: Meeting dates vary. If you would like to attend a meeting, call the Department of Community Development to confirm the date and time: (847) 432-0867.

WHAT IS A HIGHLAND PARK LOCAL LANDMARK?

The City of Highland Park is empowered by ordinance to designate objects, structures, buildings, districts and sites as local landmarks if they have aesthetic, architectural, cultural and/or historic value. Highland Park's local landmark designation affords properties more protection than state or national landmarking programs do. Once a property is locally designated, any exterior alteration, construction, demolition or removal requiring a building permit is reviewed by the Historic Preservation Commission. The review process is handled in a timely fashion and careful consideration is given

to the owner's needs. The Commission works as a resource for owners of landmark properties. Property owners can rely on the Commission's technical expertise to aid them in developing their plans. Furthermore, Staff is assigned to landmark homeowners, giving them a dedicated City advocate.

WHAT ARE THE BENEFITS OF OWNING A HIGHLAND PARK LANDMARK?

Highland Park landmarks receive community-wide recognition and protection. A certificate signed by the Mayor is presented to the owner(s) of a landmark property containing a statement of significance. Because Highland Park's Historic Preservation Ordinance is certified by the Illinois State Historic Preservation office, landmark owners are eligible for tax benefits. State legislation provides an eight year property tax assessment freeze for owners of single family residences that are substantially rehabilitated, following the Secretary of Interior Standards for Rehabilitation. For more information on the Property Tax Assessment Freeze Program call the Local Government Services Coordinator at the Illinois Historic Preservation Agency at (217) 785-4512. Landmark homes receive support from the Historic Preservation Commission and may be eligible for special City-sponsored incentives. Relative to any possible effect landmarking will have on the resale value of your house, we suggest you call a Realtor.



Henry Towner House c.1990
133 Laurel Ave • Colonial Revival
Architect Unknown
Landmarked: 2000

Local Landmark Designation Process Continued

CAN ALTERATION, CONSTRUCTION OR DEMOLITION OF A DESIGNATED LOCAL LANDMARK OCCUR?

Once a site or structure has been designated as a local landmark, the property is subject to Commission approval for exterior alterations, construction or demolition plans requiring a building permit. Interior work is never reviewed by the Commission. Unless specifically landmarked or it impacts the exterior, interior work is not reviewed by the Commission. Generally, building permits are required for any action other than basic maintenance and upkeep. This review process is an effective way to protect and preserve Highland Park's historical and architectural heritage and provides an excellent opportunity for property owners to receive free design review and technical advice from the Commission. It is unlikely that demolition of a landmark home will ever be allowed.

ABOUT HIGHLAND PARK

Highland Park is predominantly a suburban residential community characterized by fine examples of many significant architectural styles dating from the 1870s to the present. Excellent Victorian structures stand side-by-side with Prairie School residences, historic revival style buildings and International Style homes. Some are very large; others are quite modest. But all contribute to the rich fabric of Highland Park architecture, which illustrates not a single period of outstanding significance, but a broad overview of the development of architectural styles.

In 1984, the City Council passed the Highland Park Historic Preservation Ordinance. The purpose of this Ordinance is to promote the educational, cultural, economic and general welfare of the community by protecting the City's heritage. This overview is not intended to be a substitute for City Ordinance Chapter 24: Historic Preservation. The Ordinance is available in its entirety for download, through the Department of Community Development, or from the City Clerk.



"Thornycote" c.1901
215 Prospect • Howard Van Doren Shaw
National Register of Historic Places
Landmarked: 1987

WHAT ARE THE CRITERIA FOR DETERMINING HIGHLAND PARK LANDMARKS?

In making decisions about whether a nominated property qualifies as a Highland Park Landmark, the Preservation Commission will consider the criteria listed below (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 or 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, detailing, 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; and/or

- 9) It possesses or exhibits significant historical and/or archaeological qualities.

The nominated property must also demonstrate sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or rehabilitation and any nomination must include the written consent of the owner for the landmark designation.

Prepared by the Highland Park Historic Preservation Commission, August 2007 (updated December 2018)

Determination of Significance/Demo Review Info

GENERAL INFORMATION

The following outlines the demolition Permit process. Please refer to Sectio 170.040 of the Highland Park Code for additional information.

- 1) All demolition applications for residential structures in Highland Park Zoning Districts R1, R2, R3, R4, R5, R5A, R6, R7, RM1, and RM2 are subject to a historic preservation review by the City's Historic Preservation Commission.
- 2) The Commission meets on the second Thursday of every month at 7:30 pm. The meetings are held in the Pre-Session Meeting Room on the second floor of Highland Park City Hall, located at 1707 St. Johns Avenue.
- 3) Demolition applications must be received at least 21 days (three weeks) before the meeting date of the Commission at which the historic preservation review occurs. This deadline is important, so please factor it in to your timeline.
- 4) An owner or owner's representative must attend the Historical Preservation Commission meeting at which the historic review of the Demolition Application is scheduled. This individual should be able to answer questions about the recent history and condition of the residential structure(s) in question and authorized to speak on behalf of the applicants.
- 5) Photographs are required as part of the demolition permit application. However, additional exhibits may be presented at the meeting of the Historic Preservation Commission to document the current condition of the structure(s). This may include additional photographs or technical information demonstrating structural and historical integrity.

PROCESS

At the Historic Preservation Commission Meeting, City Professional Staff will present a brief historical summary of the property for which you have submitted a Demolition Application. The Commission will have a chance to ask questions of Staff. The owner or his representative will also have the opportunity to address the Commission with any comments or additional information.

The Commission will discuss the building or structure proposed for demolition and determine which, if any, of the nine Landmark Criteria in the City Code under Section 24.015 are satisfied (See Local Landmark Designation Process for Criteria). If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

- **Four or more of the Landmark Criteria**, and has sufficient integrity of location, design, materials, or workmanship to make it worthy of preservation or Rehabilitation, then a mandatory 365-day Review Period commences on the date that the complete demolition permit application was submitted to Highland Park's Building Division.
- **Three or two of the Landmark Criteria**, and has sufficient integrity of location, design, materials, or workmanship to make it worthy of preservation or Rehabilitation, then a mandatory 180-day Review Period commences on the date that the complete demolition permit application was submitted to Highland Park's Building Division.
- **One or none of the Landmark Criteria**, or does not have sufficient integrity of location, design, materials, or workmanship to make it worthy of preservation or Rehabilitation, in which case the Application for Demolition shall be processed.

Please note the following:

- 1) No "Regulated Activity" (demolition or any other action that requires a building permit) may take place during this review period.
- 2) During either a 180-day or 365-day review period, the Commission may receive nominations to designate the building or structure as a local historic landmark.
- 3) There is an appeal mechanism whereby the City Council can reduce a 365-day review period to 180 days.
- 4) The Historic Preservation Commission has the authority to terminate a demolition delay based on a set of specific standards. Please speak with City Staff for more information on the City Council appeal and the possibility of requesting a termination.

Highland Park Historic Districts

Legend

Local Districts

- Vine-Linden-Maple
- Linden Park Place
- Belle Avenue

National Districts

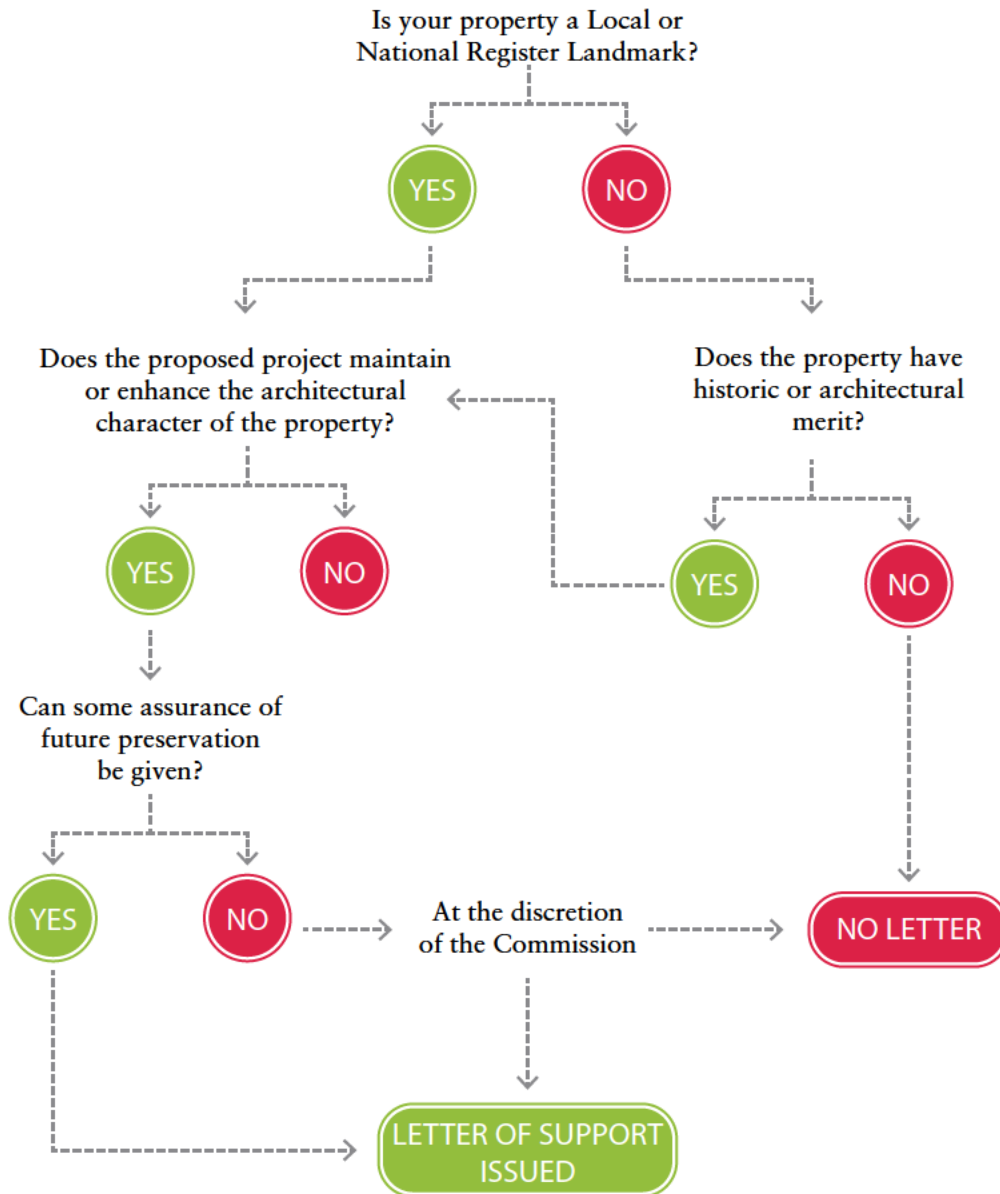
- Fort Sheridan
- Maple Lane/Maple Place
- Linden Park Place/Bell Avenue
- Hazel Avenue/Propsect Avenue
- Ravinia



Requests for HPC Letters of Support

You may apply to the Historic Preservation Commission for a Letter of Support to other City commissions, such as the Plan and Design Commission, the Zoning Board of Appeals, or the Sustainability Advisory Group.

Does your project qualify for a Letter of Support from the Historic Preservation Commission? Find out below:



818 Hill St

Background

- Two months after Edith Rockefeller McCormick passed away (August 1932), an AT&SF rail executive and wife purchased 818 Hill St. They and subsequent owners had no connection to Swedish-Finnish immigrant communities, art, history, culture, etc.
- The historical context of the house, sailing ship plaque, builder, vanished from memory. Local folklore filled the vacuum.
- Also vanished, until very recently, a Rosetta Stone like article in a section of the 1928 Chicago Tribune “Home Builders Department”.

Chicago Tribune August 26 1928

- The article and drawing are on next two pages
- It contains an interview with the builder, Harry Bengston, a Winnetka resident and Swedish immigrant.
- Harry Bengston lived in close proximity to Andrew Paulson and Carl Bengston, Swedish immigrants, who built five “whimsical Swedish-style houses” in Winnetka.

- Article includes
 - Ink or line drawing
 - Swedish roots and themes
 - Steam-bent false thatched cedar roof
 - 1st floor plan
 - Chimneys and fireplaces
 - Swedish log house lower level
 - Stucco upper level
 - Walk through description
 - Decor, light fixtures, central hot water heat
 - Field stone base
 - Building materials

- Article does not touch upon
 - Historical context
 - Architectural classification
 - Swedish Grace
 - Nordic folklore
 - Sailing ship plaque
 - Copper fish and iron weather vane



Notes about the drawing are on last page, for example, there are words above the garage.

Historic Preservation Review Application

- See following pages below for narratives responding to the following criterion
 - 1) It demonstrates character, interest or value as part of the development, heritage or cultural characteristics 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
 - 6) It embodies, overall, elements of design, detailing, 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;
 - 9) It possesses or exhibits significant historical and/or archaeological qualities

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

Swedish-Finnish American Tercentenary 1938: This was the commemoration of the 300th year anniversary of the landing of Swedish and Finnish settlers near Wilmington Delaware. The planning for the event started 20-years earlier in 1918. Recall: 818 Hill St was built 1927-1928

Major themes of the 1938 Tercentenary were the Kalmar Nyckel sailing ship, Swedish log houses, and Swedish art and hand crafts.

- **Swedish-Finnish log houses**
 - Swedish-Finnish are credited with bringing log houses and joinery to the US
 - The 1938 Tercentenary highlighted the “Lower Swedish Cabin” of “New Sweden”.
 - See notes below.
 - Floor to above roof river stone chimney at one end of the living room
- **Kalmar Nyckel**
 - The ship in the plaque is the “Swedish Mayflower” that brought Swedish and Finnish settlers to the US. In the figure it is the circle on the chimney. Below the ship are two large fish and on the perimeter are sea horses, anchors, and fish hooks.
 - The plaque is ceramic low relief sculpture.
 - The US Mint and Royal Mint in Stockholm issued coins with engravings of the Kalmar Nyckel and dated 1938. The Swedish government provided the US Mint with a model of the Kalmar Nyckel. The US Mint held an engraving bake-off, which drew 40-entries. Carl Schmidt, a Smithsonian engraver, German immigrant, and student of Carl Milles, won the bake-off. A exact copy of that model is in Stockholm’s National Maritime Museum.
 - See next page for a comparison. Svante Nilsson engraved the medallion on the right side of the page.
 - The Kalmar Nyckel sailed west from Kalmar Sweden to what is now Wilmington Delaware
 - On the coins, the Kalmar Nyckel faces right to left: Cartographic west.
 - On the plaque, the Kalmar Nyckel faces left to right: Geophysical west.
- **Swedish arts and craftsmanship**
 - See notes below on Swedish Grace.
- **Scandinavian Connection to the Sea**
 - Wavy rows of shingles the false thatched cedar roof can be viewed as crashing waves on a sea. Further superimposed are other waves crossing rows of shingles.
 - The waves of the roof, copper fish above weather vane, and sailing ship plaque and sea life below and on the perimeter serve to convey the profound connection of Scandinavia to the sea.



Swedish Grace Movement 1910-1930: Swedish Grace involved Nordic folklore, myths, nature-centric motifs, Swedish hand crafts including hand-pounded metal objects and ceramics, along with modern interior design and house technology. Swedish Grace is a movement, not a specific type of art nor technique. The “Living Room at Ulriksdal Palace” historically embodies Swedish Grace.

- **Nordic and Scandinavian folklore**
 - Scandinavian and Nordic folklore involve moons and quarter moons, and on the lower half of the Dutch front door are four engraved quarter moons connected via decorative grooves.
 - Above the garage is a hand-pounded copper fish that looks like salmon atop a wrought-iron weather vane: A connection to Nordic and Scandinavian folklore.
- **Plaster and stucco work**
 - Swedish Grace liked plaster craftsmanship, durability, simplicity, borrowed from antiquity.
 - The exterior upper level stucco is imprinted with large floral-like patterns. The fronts of the dormer and trim around the windows is stucco.
 - Gable soffits are curved stucco that follows the curved roof arches
 - Ornate plaster walls and ceilings throughout the house are imprinted with geometric and repetitive surface surface decorations, no two square inches similar.
 - The living room has a vaulted partial barrel plastered ceiling, also with the surface decoration imprints mentioned right above.
 - The dining room has a substantial plaster crown molding.
- **Wood craftsmanship**
 - The living room wainscoting is Japanese Burnt Cypress.
 - Japonisme is a French term for late 19th and early 20th century influence of Japanese art in Europe. Japonisme impacted Swedish Grace.
 - The Japanese Burnt Cypress technique, which the Tribune article outline, is known as Yakisugi aka Shou Sugi Ban. It dates back to 18th century Japan.
 - Curved mill work flows around doors and curved plaster walls.
 - Diamond and round medieval like doors with small dungeon like windows.
 - Dining room mahogany wainscoting.
 - Quarter moon engravings on front door noted above.
 - Sunburst wood decorative design of eyebrow windows. The eyebrow windows are the low curved windows around which the roof curves; they are a hallmark of Storybook Houses. Within the eyebrow windows are radiating bars that mimic a rising or setting sun.
 - According to the Tribune article the staircase balustrade is handmade. It matches the balustrade of the internal living balcony.
 - Gymnasium maple floors: Sleeper boards between subfloor and the top tongue and groove. The living room is 10” wide alternating 6” wide rustic oak.
- **Other craftsmanship**
 - Hand pounded iron chandelier, as described in the Tribune. It is resting in the attic.
 - Hand pounded metal sconces, mostly iron but a couple are brass. The hand pounded metal sconces have a medieval castle theme (Spanish Revival).
 - Hand pounded copper fish noted is intact with green patina.
 - Faience was popular in the Swedish Grace Movement and other styles of the era. The ship plaque is of the Kalmar Nyckel is faience low relief sculpture.
 - The 1920s bathrooms, extended fireplace hearths, and front vestibule are all faience ceramic tile of the “The Mosaic Tile Co”.

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*

- **False Thatched Cedar Roof Tudor Revival**
 - The book “*A Field Guide to American Houses*” documents “False thatched cedar roof” as a rare kind of Tudor Revival.
 - The revival architectures were European inspired, American created.
 - Storybook House and Cotswold Cottage are types of “False thatched cedar roof” houses.
- **Storybook House**
 - Storybook House is a Hollywood creation that spread elsewhere in the US. Many books on Storybook Houses of the 1920s exist.
 - Medieval like doors: arched, diamond, square top. Heavy wood and batten. Iron or medieval hardware. Many with small or tiny castle or dungeon like windows in doors, arranged to mirror door shapes
 - Whimsical shutters (non working).
 - Steep, steep bent, wavy cedar roof resembling traditional thatch, undulating surfaces flowing around eyebrow windows and arched dormers with apron sides.
 - Asymmetry everywhere: Gables, internal floor plan, each room, and so forth.
 - Medieval like wall sconces.
 - The forests around Magra Sweden inspired the enchanted forest and cottage of “Snow White and Seven Dwarfs” plus other films. Magra was the hometown of lead Disney animation illustrators such as Gustaf Tenggren, a Swedish immigrant.
- **Stockbroker Storybook House**
 - Stockbroker Storybook House was associated with the Chicago North Shore. It was popular among wealthy, industrial, merchant, and, stockbrokers.
 - The living room balcony, partial barrel ceiling, fireplace, and dedicated quarters for a live-in maid point to affluent persons, and therefore, points at the house being a Stockbroker Storybook House.

6) *It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;*

Steam-bent False Thatched Cedar Roof

- The defining feature of the house is the roof. Each shingle is hand cut to fit, potentially after being steam bent.
- Shingles in a horizontal rows have a wave like exposure. Exposure means not covered by other shingles of higher rows of the roof. That causes each row to look like a wave. There are waves seemingly run at diagonals, crashing into each other. The wave patterns are subjective, an art unto themselves.
- The first roof endured 60-years. The second roof made it 40-years.
- This is the third roof on the house. We and Cedar Roofing Company went well out of our way to replace the second roof with a third one that would last +60-years.
- A first step is use of 18” perfection Western Redwood shingles from old growth Crown forests on Vancouver Island. A second step is use of a chemical treatment to ward off insects, moss, algae, etc.
- The shingle are typically stacked 5-6 deep: Most area of every shingle is hidden below shingles of rows higher on the roof.
- After a century, virtually all the original under structure of the storybook thatched roof was intact. In places where the roof leaked, surface wood was replaced. Note: There is no plywood involved in the roof.
- Complex framing and curved surfaces provide the undulating, rolling, convex, concave surface. Ditto, the aprons of Storybook House dormers. The framing itself is sometimes rounded; other framing is built out above lower framing. Smaller pieces of wood, potentially angled, are nailed to curved framing to create curved surfaces. Shingles are cut after being steam bent to fit, one by one, to fit the curves.
- There is a very involved copper flashing around windows, dormers, roof protrusions, the chimney, the ridge, the tops of dormers, etc.
- There are ice shields to meet Highland Park codes and Cedar Shake and Shingle Bureau requirements.
- The Tribune states that the first roof was 9-shingles deep. The shingles were very likely protected with something called “Creo-Dipt”, a preservative and stain. Photos of that roof are black and white, but it looks like the current roof.
- The first roof was due to William N Cramer of Hinsdale. He did all other steam bent false thatched cedar roofs back in the day. So it includes cedar thatched roofs in Hinsdale, Park Ridge, Palatine, Western Springs, Evanston, Highland Park, and more. Bill Cramer worked with Harold Zook, an architect who made the false thatch cedar roofs famous. These days the roofs are sometime called “Zook Roofs”. Bill Cramer was part of a 4-generation family of roofers.
- Bill Cramer was awarded a US Patent for roof innovations (patent US1803998A).

Cedar Roofing Company created a short video of the roof replacement

- <https://vimeo.com/user5295986/review/1100307973/6dac03c305>

River stone chimney, fireplace, and masonry

- The living room chimney is composed of many kinds of solid round river stones. The river stones are on the living room internal side, from floor to ceiling, and ground to above the roof.
- The river stones do not hold up the chimney. It has an internal brick structure. The same is true of a fireplace in the first floor hallway.
- Recognizing the Swedish settler log house, there is wrought iron crane swing arm to support a Dutch oven over the fire.
- Brick piers support 6x8 horizontal beams below the living and dining room floors, including a wall that supports the cantilevered balcony and part of the second story of the house. The joists, beams and brick piers are quite robust.
- The Tribune article also mentions the field stone foundation wall. The stones are individually cut and mortared to a part of outside of the above ground foundation. The foundation holds up the house, not the field stones.

Swedish Hewn Log House

- The Swedish and Forest Finns worked with hewn logs, meaning squared off flat on four sides.
 - The 180-year old hewn logs of the first floor of 818 Hill St are from a Mundelein log cabin built ca 1840, razed in the 1920s, and then transported here for this house.
 - The vast majority of the hewn logs on this house are original
 - Observation: The original log house from Mundelein must have been fairly large because on this house, the hewn logs run a full length of wherever they are going. For example: there is one single continuous log above the two car garage, from one wall to the opposite. It is not like standard shorter logs are blocked together, as with siding, for example.
 - The house holds up the logs, walls, and roof, not the other way around.
- The corners are “box joint” also called “square joint”.
 - Zooming in on the ink drawing, one can see the corner box joints
 - Swedish and Forest Finn settlers back in the 1600s made use of other kinds joints at corners.
 - Box joint corners can be internally reinforced, which is sometimes why they are liked over other corner joints. We have not taken any part to look at the corner joints on this house.

Architectural Illusions

- The 4” thick field stone foundation wall provides a believable illusion of an old field stone foundation. The fields stones do not support anything.
 - The 4” field stones are mortared to an 8” thick above ground part of a below ground 12” foundation.
- The hewn logs, corner joinery, and chinking provide a provide a believable illusion of a Swedish log house. The hewn logs do not support anything.
 - The hewn logs are fasted to the house frame.
 - The field stones and hewn logs are the same width, so it appears that the hewn logs rest on top of a field stone foundation.
- There are hewn logs look like cantilevered supports of the living room balcony
 - The balcony holds up the hewn logs, not the other way around.
- From the outside the chimney looks like historic chimneys of Swedish log houses. Fireplace with wrought iron crane swing arm supports a Dutch oven. There is an ash pit that is inaccessible at the bottom. There is a second fireplace in a first floor hallway.
- Since the house has centralized heat and a kitchen, and originally, live-in maid quarters, the fireplaces are focal point décor.
- False thatched cedar roof: Self descriptive
- The shutters are decorative wood, angled consistent with the whimsical nature of storybook.

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;

- Steam bent false thatched cedar roof storybook houses are rare kinds of Tudor Revival.
- The Swedish and Finnish influences makes the house even more unique in an already rare category.
- We have discovered that the house is well-known.

9) It possesses or exhibits significant historical and/or archaeological qualities.

- The house is about Swedish immigrant history, Swedish art and culture, and was attuned to Swedish Tercentenary planning. And to “Stockbroker Storybook House” of the greater North Shore of Chicago.
- No effort was spared inside and out.

Notes on Tribune article drawing:

- It has unexpected words in a white circular cloud-like space above the garage. The wide dots form part of the perimeter of a circle. See a zoomed in snip from the figure below.
 - On an upward diagonal in the circle is the word “*Log*” in cursive handwriting. Significant zoom may be needed to unravel the pen stroke of the cursive ‘*L*’.
 - Harry Bengston liked cloud-like framing perhaps to convey the idea of a dream house.
- Below the word “*Log*”, visible without zoom, is yet another word
 - At first glance, it looks like the word “*YES*”. However, the ‘*s*’ is followed by ‘*t*’, all in the same heavier ink.
 - Looking at the first two letters as Old English calligraphy ‘*n*’ and ‘*e*’ run together followed by ‘*s*’ and ‘*t*’, the letters spell “*nest*”. “Run together” may be printing press artifact.
- One begins to wonder:
 - Is it a pun: “*Log nest*” in place of “*Love nest*”?
 - Is it actually saying “*YES*” to log houses? Or written like that to be both “*yes*” and “*nest*”?
 - Is it some subliminal message to the couple on the windy stone sidewalk?
- Aside
 - Fairly visible are bold numbers 7 & 8. The house was constructed in 1927-8.
 - There may be yet other handwriting, for example, on the chimney.
- We are looking for an actual paper copy to digitize.



- The drawing is accurate
 - One can see dormer aprons and large eyebrow dormer curved roof mostly hidden behind trees. The west roof ridge rises to “jerkin-head gable” and roof ridge facing south.
 - The sailing ship’s white sail and dark images below match the orientation of sails and two large fish below the ship.
 - The corner box joints, hewn logs, and field stone are very accurate.
 - Is it a photo projected to paper using halftone, popular for newspapers of the time, and then further enhanced by hand? Or was it entirely done by a talented artist?
 - There are a couple of minor oversights, but otherwise, it is remarkably accurate.

Restoration of century old art-like houses is very challenging.

- **Cedar Roofing Company** was able to replace the second roof with new one that is historically accurate and quite close to the robustness of the original roof. Understanding how such a roof is constructed, where old growth shingles originate and are treated, “the waves”, modern roof codes, steam bending, the understructure, is comparable to graduate thesis.
 - [Cedar Roofing Company 2-minute video of the roof replacement](#)
- **DiVinci** restored plaster walls ceilings, crown molding, and stucco. The vertical, sloped, curved plaster walls and exterior stucco have historic imprinted surface decorations that was variously falling apart. Myriad unknown coatings on plaster and efflorescence, confounded us. Swedish Grace plaster crown moldings may possess simplicity, but they are not simple to repair. Same is true for engraved doors.
- **Elite Chimney and Masonry** (St Charles) restored masonry, chimneys, fireplaces, and cleaned up the ship plaque. River stones simply fell out and rolled to the ground. Some modernization to meet codes. Boring holes from the inside to exactly exit between river stones through many layers of brick, clay tile, and more. Yet masonry in the house is very challenging to access to repair.

Who financed the house?

- Although the physical lot is part of the Mrs Rockefeller McCormick Properties land purchase that is “The Highlands”, the house itself has no relationship to Krenn & Dato Construction, its in-house architect, etc.
- Krenn & Dato recruited a multi lingual sales force that included Swedish and other Scandinavian.
- Despite being across the street from the Krenn & Dato widely advertised Tudor Revival model home, the house was not on their marketing bus tour, nor mentioned in their monthly newsletter nor vast newspaper advertising.
- One thing for certain, Harry Bengston was well connected.

818 Hill St Narrative (continued)

(3) *It is associated with a person or persons who significantly contributed to the development of the City, county, state or country;*

Conveyance record mystery

- Question: Who owned the lot and house at 818 Hill St prior to William and Ethel Hilton?
 - All Krenn & Dato's Highland Park addition lots sold 1925 through the mid 1930s seemingly arrive to Chicago Title & Trust from nowhere.
 - Recorder office conveyance records may indicate Dato as the Grantor, but in that case there is no clue how Dato received them in the first place.
 - Newspaper real estate transaction abstracts cite Chicago Title and Trust as the Grantor
 - It always seems that the other half of the transaction is somehow lost across the board
- Benjamin Rosenthal land tract
 - The December 11 1923 meeting is where the ERM Trust decides to buy the Benjamin Rosenthal land tract.
 - In the process the ERM Trust decides to create a trust to hold the land tract being purchased.
- Trust #13675
 - The ERM Trust meeting minutes of December 11 1923 do not report the trust number because the trust has yet to be created at that time.
 - Reading the deeds for all lots from Krenn & Dato's Highland Park addition, we see they originate from Trust Number 13675, dated Eighth day of August 1924.
 - So this is the trust specified to be created in the December 11 1923 ERM Trust meeting.
- Missing years of ERM Trust meeting minutes
 - ERM Trust meeting minutes for 1927 and 1928 are missing. However, there is no proof that the lost meeting minutes ever reported the number of the trust.
- See following pages for meeting minutes, Hilton deed, and other example deeds

Review

- Harry Bengston builds the Storybook House at 818 Hill St in 1927 and 1928
- We know this fact from the August 16 1928 Chicago Tribune "Home Builders Department" article on the house. The article includes an ink drawing of the house viewed from Hill St. The author of the article obviously interviewed Harry Bengston
- As an aside, Harry Bengston worked with Mrs Edith Rockefeller McCormick Properties because he ended up in insolvency court with Edward Dato et al regards a property in Sheridan Manor, Lake Forest. So they all knew each other.

First owner

- William and Ethel Hilton purchased the house and lot a month after ERM passes away. Their purchase originates from Trust Number 13675, dated Eighth day of August 1924
- Harry Bengston built a Storybook House on a lot owned by Edith Rockefeller McCormick.
- ERM never sold the lot and house. It would not be sold for another 4-5 years. This was a month after after she has passed away.
- **Edith Rockefeller McCormick is the first owner of 818 Hill St**
- William and Ethel Hilton are the second owners.
- Harry Bengston is not part of Krenn & Dato Building Contractor Company. Aside: William Cramer installed the steam bent false thatched cedar roof. He worked with/for Harold Zook.
- 818 Hill St is across the street from the Krenn & Dato model home. The model home is on their real estate sales bus tour, their advertising, in the same time frame. Yet, 818 is never mentioned.

*Ok of Trust
m/j
Dec 11/23*

MINUTES
OF A REGULAR MEETING OF TRUSTEES HELD
December 11th, A.D. 1923.

A regular meeting of the Trustees of the EDITH ROCKEFELLER
MCCORMICK TRUST was held Tuesday, December 11th, A. D. 1923, at Two
o'clock P. M. at Number 600 North Michigan Avenue, Chicago, Illinois.
sent

Edith Rockefeller McCormick
Edwin D. Krenn
Edward A. Dato

Presenting all the Trustees of said Trust.

Mr. Krenn presented the following resolution, which was seconded
by Mr. Dato and duly carried by the unanimous vote of the Trustees.

"RESOLVED that the officers of this Trust be and
they are hereby authorized to make a loan to Edith
Rockefeller McCormick in the sum of One Hundred Seventy
Thousand Dollars, to be evidenced by a note of the
borrower due Two years after the date thereof and bear-
ing interest at the rate of Five and One-half percent
per annum."

Mr. Krenn presented the following resolution, which was seconded
by Mr. Dato and unanimously carried by a vote of the Trustees.

"RESOLVED that the officers of this Trust be and
they are hereby authorized to purchase for this Trust,
a tract of land containing approximately One Hundred
Seventy-eight acres in Lake County, Illinois, from
Benjamin J. Rosenthal, described as follows:

The north half of the west half of the
northwest quarter of Section fifteen, in
Township forty-three, North Range twelve,
east of the Third Principal Meridian; also

That part of the southwest quarter,
Section ten in said Township and Range, ly-
ing west of the right of way of the Chicago
& Northwestern Railroad Company (except from
the last described parcel two small tracts,
containing approximately one acre)"

"The said officers are hereby authorized to pay Three Hundred and Ninety Thousand Dollars for said property as follows: One Hundred Sixty Five Thousand Dollars in cash, and to assume a mortgage of Two Hundred and Twenty Five Thousand Dollars.

BE IT FURTHER RESOLVED that said officers are authorized to take title to said property in the name of an individual and to create a TRUST for the sale of said property and to sell the same for such prices and upon such terms, as said officers or anyone designated by them may see fit."

Mr. Krenn presented the following resolution, which was seconded by Mr. Dato, and was duly carried by the unanimous vote of the Trustees.

"BE IT RESOLVED by the TRUSTEES of the EDITH ROCKEFELLER McCORMICK TRUST that Edith Rockefeller McCormick President, Edwin D. Krenn Vice-president, and Edward A. Dato Secretary of this Trust, or any two of said officers of the Trust named above, be and they are hereby authorized to sell, assign, transfer and set over to any person or persons, including themselves, or any one of themselves or to any corporation, any or all of the stock now or hereafter owned by the said Trust.

"BE IT FURTHER RESOLVED, that said officers or any two of them, may take any other steps to complete any sale, transfer or assignment of any or all stock that may be necessary or required by any party to any such sale, transfer or assignment."

Mr. Krenn presented the following resolution, which was seconded by Mr. Dato, and was duly carried by the unanimous vote of the Trustees.

"WHEREAS, for the purpose of borrowing money from time to time, it is necessary that the officers of this Trust deposit with bank or banks as collateral, stocks belonging to this Trust, and

WHEREAS, for use as collateral and to constitute "good delivery" under the rules of the stock exchange, it is necessary that said stocks be held in the names of individuals and by said individuals assigned in blank.

NOW THEREFORE BE IT RESOLVED, that the officers of this Trust be and they are hereby authorized to cause the following stocks to be transferred to the

following individuals:

Stocks in the name of Edwin D. Krenn

6300 Shares Common Stock Standard Oil Company of
New Jersey.
918 Shares Common Stock Prairie Pipe Line Company.
500 Shares Common Stock Atlantic Refining Company.
200 Shares Preferred Stock Atlantic Refining Company.
2700 Shares Common Stock Standard Oil Company of Cal-
ifornia.
3600 Shares Common Stock Standard Oil Company of
Indiana.
612 Shares Common Stock Prairie Oil & Gas Company.

Stocks in the name of Edward A. Dato

4088 Shares Common Stock Standard Oil Company of
California.
1400 Shares Preferred Stock Standard Oil Company of
New Jersey.
6800 Shares Common Stock Standard Oil Company of New
York.
1040 Shares Common Stock Standard Oil Company of
Indiana.

BE IT FURTHER RESOLVED that said stocks ~~be~~ held
by individuals shall be assigned in blank by said nominal
holders and shall remain the property of this Trust,
and said officers may take such other evidence of owner-
ship from said individuals as said officers may deem
necessary."

There being no further business to come before
said meeting, upon motion of Mr. Krenn, seconded by
Mr. Dato, the meeting adjourned.

Edward A. Dato
Secretary.

APPROVED:

Edith Brookefeller McErmick
President

Lot 1: William and Ethel Hilton, October 1932 = 818 Hill St

Doc. No. 385192, Filed October 1st, A. D. 1932 at 10:15 o'clock A. M.

86071
THIS INDENTURE, Made this 29th. day of September 1932 between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the Eighth day of August 1924, and known as Trust Number 18675, party of the first part, and WILLIAM C. HILTON and ETHEL W. HILTON of Chicago, Illinois, not as tenants in common, but as joint tenants, parties of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Lake County, Illinois, to-wit:

Lot One (1) in Krenn & Dato's Highland Park Addition Subdivision Number Two (2), being a Subdivision of Lots 115 to 119 both inclusive, 122 to 126 both inclusive, 128, 129, 129-A, 130 to 134 both inclusive, 138 to 145 both inclusive, 147 to 153 both inclusive, 160 to 174 both inclusive, 176 to 188 both inclusive, 190 to 214 both inclusive and 216 to 218 both inclusive; in Krenn & Dato's Highland Park Addition, Highland Park, Illinois, being a subdivision of parts of Sections Ten (10) and Fifteen (15), Township Forty-three (43) North, Range Twelve (12), East of the Third Principal Meridian,

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy, subject however, to the following:-

- (1) General taxes levied and assessed for the year 1932 and to be levied and assessed for subsequent years thereafter.

A-65

DEED RECORD No. 326

Doc. No. 322757, Filed August 10th A. D. 1928 at 2:30 o'clock P. M.
49823.

THIS INDENTURE, Made this Twenty-seventh day of July, 1928, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said company in pursuance of a Trust Agreement dated the Eighth day of August, 1924 and known as Trust Number 13675, party of the first part, and HERMAN RITOW, of Chicago, Illinois, party of the second part,

W I T N E S S E T H :

That said party of the first part, in consideration of the sum of FIVE THOUSAND and No/100 (\$5,000.00) Dollars in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Lake County, Illinois, to-wit:-

Lot One Hundred Fourteen (114) in Kremk Dato's Highland Park Addition Highland Park, Illinois, being a subdivision of parts of Sections Ten (10) and Fifteen (15) in Twnship Forty-three (43) North, Range Twelve (12) East of the Third Principal Meridian,

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part, SUBJECT, HOWEVER, to the following covenants, conditions and restrictions:-

No building erected on said lot shall cost less than Ten Thousand (\$10,000.00) Dollars, except that after or during construction necessary outbuildings may be erected at less cost.

No garage, barn, or other outbuilding, erected on said lot, shall at any time be used as a residence.

The use of said property is restricted to residence purposes, including the right to erect only a one-family residence on said premises.

Easements of Record.

Zoning and Building Ordinances.

The premises herein described shall not be conveyed or leased by the grantee or any of the successors in title of the grantee, to any person who is not a Caucasian; neither the premises herein described nor any of the improvements thereon shall be

Lot 112: CT&T to Petter Iversen, November 12th 1925

Doc. No. 268926. Filed November 12th A.D. 1925 at 11:50 o'clock A.M.

24400

THIS INDENTURE, Made this 3rd day of September 1925, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the 8th day of August, 1924, and known as Trust Number 13675, party of the first part, and PETTER IVERSEN and DAGMAR A. B. IVERSEN, of Chicago, Illinois, not as tenants in common, but as joint tenants, parties of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of Forty-four Hundred (\$4400.00) and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in LAKE County, Illinois, to-wit:

Lot One Hundred Twelve (112) in Krenn & Dato's Highland Park Addition, Highland Park, Illinois, being a subdivision of parts of Sections Ten (10) and Fifteen (15) in Township Forty-three (43) North, Range Twelve (12) East of the Third Principal Meridian, together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

Subject, however, to the following covenants, conditions and restrictions:

FIRST: Each building erected on said lot shall cost not less than Ten Thousand (\$10,000.00) Dollars, except that after or during construction necessary out-buildings may be erected at less cost.

SECOND: No garage, barn, or other-buildings, erected on said lot, shall at any time be used

as a residence.

THIRD: The use of said property is restricted to residence purposes, including the right to erect only one-family residences on said premises.

FOURTH: Zoning and building ordinances.

FIFTH: Easements of record.

The premises herein described shall not be conveyed or leased by the grantee or any of the successors in title of the grantee, to any person who is not a Caucasian, that neither the premises herein described nor any of the improvements thereon shall be occupied by anyone who is not a Caucasian; and that in the event that the premises herein described shall be conveyed or leased by the grantee or any of the successors in title of the grantee to any person who is not a Caucasian or in the event that the said premises or any improvements erected thereon shall at any time be occupied by a person who is not a Caucasian, the property herein described shall revert to the grantor free and clear from any claim of the grantee or the successors in title of the grantee, such reversion, however, to be subject to any then existing encumbrances.

DEED RECORD No. 308

Doc. No. 299742. Filed May 31st A.D. 1927 at 4:15 o'clock P.M.

35402
THIS INDENTURE, Made this Eleventh day of January 1927 between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the Eighth day of August 1924, and known as Trust Number 13675, party of the first part, and FRED C. HEINE and ETTIE HEINE of Chicago, Illinois, not as tenants in common, but as joint tenants, parties of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of THIRTY TWO HUNDRED FIFTY and No/100 (\$3250.00) Dollars, in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot Eighty-five (85) in Krenn & Dato's Highland Park Addition, Highland Park, Illinois, being a subdivision of parts of Sections Ten (10) and Fifteen (15) in Township Forty-three (43) North, Range Twelve (12) East of the Third Principal Meridian,

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

Subject, however, to the following covenants, conditions and restrictions:

FIRST: No building erected on said lot, shall cost less than Ten Thousand (\$10,000.00) Dollars, except that after or during construction necessary outbuildings may be erected at less cost.

SECOND: No garage, barn or other outbuilding, erected on said lot, shall at any time be used as a residence.

THIRD: The use of said property is restricted to residence purposes including the right to erect only one-family residences on said premises.

FOURTH: Easements of Record.

FIFTH: Zoning and Building Ordinances.

The premises herein described shall not be conveyed or leased by the grantee or any of the successors in title of the grantee, to any person who is not a Caucasian, that neither the premises herein described nor any of the improvements thereon shall be occupied by anyone who is not a Caucasian; and that in the event that the premises herein described shall be conveyed or leased by the grantee or any of the successors in title of the grantee to any person who is not a Caucasian or in the event that the said premises or any improvements thereon shall at any time be occupied by a person who is not a Caucasian, the property

Lot 56: CT&T to Rudolph Gran, August 30th 1929

Doc. No. 342462, Filed August 30th, A. D. 1929 at 3:15 o'clock P. M.

61875

THIS INDENTURE, Made this Thirteenth day of August 1929, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the Eighth day of August 1924, and known as Trust Number 13675, party of the first part, and RUDOLPH ARTHUR GRAN of Chicago, Illinois party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of SIX THOUSAND AND NO/100 (\$6,000.00) Dollars, in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Lake County, Illinois, to-wit:

Lot Fifty six (56) in Krenn & Dato's Highland Park Addition, Highland Park, Illinois, being a subdivision of parts of Sections Ten (10) and Fifteen (15) in Township Forty three (43) North, Range Twelve (12), East of the Third Principal Meridian.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part, subject, however, to the following covenants, conditions and restrictions:--

No building erected on said lot shall cost less than Ten Thousand (\$10,000.00) Dollars, except that after or during construction, necessary outbuildings may be erected at less cost.

No garage, barn, or other outbuilding, erected on said lot, shall at any time be used as a residence.

The use of said property is restricted to residence purposes including the right to erect only one-family residences on said premises.

Easements of Record.

Zoning and Building Ordinances.

The premises herein described shall not be conveyed or leased by the grantee or any of the successors in title of the grantee, to any person who is not a Caucasian; neither the premises herein described nor any of the improvements thereon shall be occupied by anyone who is not a Caucasian, and in the event that the premises herein described shall be conveyed or leased by the grantee or any of the successors in title of the grantee, to any person who is not a

Lot 98: CT&T to James O'Brien, May 28th 1928

01

Doc. No. 318592. Filed May 28th A.D. 1928 at 4:30 o'clock P.M.

47786
THIS INDENTURE, Made this Twenty-third day of May 1928, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the Eighth day of August 1924, and known as Trust Number 13675, party of the first part, and JAMES H. O'BRIEN of Chicago, Illinois party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of SEVENTEEN THOUSAND FIVE HUNDRED and No/100 (\$17,500.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Lake County, Illinois, to-wit:

Lot Ninety-eight (98) in Krenn & Dato's Highland Park Addition, Highland Park, Illinois, being a subdivision of parts of Sections Ten (10) and Fifteen (15) in Township Forty-three (43) North, Range Twelve (12) East of the Third Principal Meridian,

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part, subject, however, to the following covenants, conditions and restrictions:

No building erected on said lot shall cost less than Ten Thousand (\$10,000.00) Dollars,

458

459

DEED RECORD No. 323

except that after or during construction, necessary outbuildings may be erected at less cost. No garage, barn, or other outbuilding, erected on said lot, shall at any time be used as a residence.

Easements of Record.

Zoning and Building Ordinances.

The premises herein described shall not be conveyed or leased by the grantee or any of the successors in title of the grantee, to any person who is not a Caucasian; neither the premises herein described nor any of the improvements thereon shall be occupied by anyone who is not a Caucasian; and in the event that the premises herein described shall be conveyed or leased by the grantee or any of the successors in title of the grantee, to any person who is

Lot 91: CT&T to Carl Sulzer, August 3rd 1931

10.
Doc. No. 371497, Filed August 3rd A.D. 1931 at 11:15 o'clock A. M.
54468

THIS INDENTURE, Made this Tenth day of December 1928, between CHICAGO TITLE AND TRUST COMPANY a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the Eighth day of August, 1924, and known as Trust Number 13675, party of the first part, and CARL SULZER of Chicago, Illinois, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Three Thousand and No/100 (\$3,000.00) Dollars in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Lake County, Illinois, to wit:

Lot Ninety-one (91) in Krenn & Dato's Highland Park Addition, Highland Park, Illinois being a Subdivision of parts of Sections Ten (10) and Fifteen (15) in Township Forty-three (43) North, Range Twelve (12) East of the Third Principal Meridian, together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part, subject, however, to the following covenants, conditions and restrictions:-

No building erected on said lot shall cost less than Ten Thousand (\$10,000.00) Dollars, except that after or during construction, necessary outbuildings may be erected at less cost.

No garage, barn, or other outbuilding, erected on said lot, shall at any time be used as a residence.

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Time Comparisons

- First roof (1928-1989): Tribune ink drawing of house from Hill St. See *narrative*.
- Third roof (2025): Detailed video of roof and entire house
- <https://vimeo.com/user5295986/review/1100307973/6dac03c305>
- The next two slides compare the south side before and after 1990
- Identical camera positioning while varying one “parameter” is challenging.
- While the three roofs visually look identical, they are not.

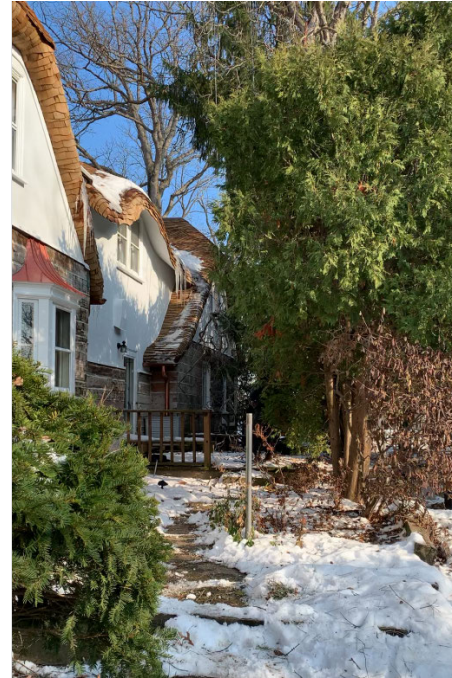
Time Comparisons

- Next two slides: South side before and after 1990
- Before 1990: Photos on left half of next two slides
- After 1990: Photos on right half of next two slides
- Today: Refer to narrative and watch the video on first slide.
- Note: The stucco was restored after the video whereas the roof and masonry are before. In reality, one may have to “zoom in” to see numerous core problems and what was being restored. Or be inside the house itself.

Before 1990



After 1990



Before 1990



After 1990



Door and Window on South Side

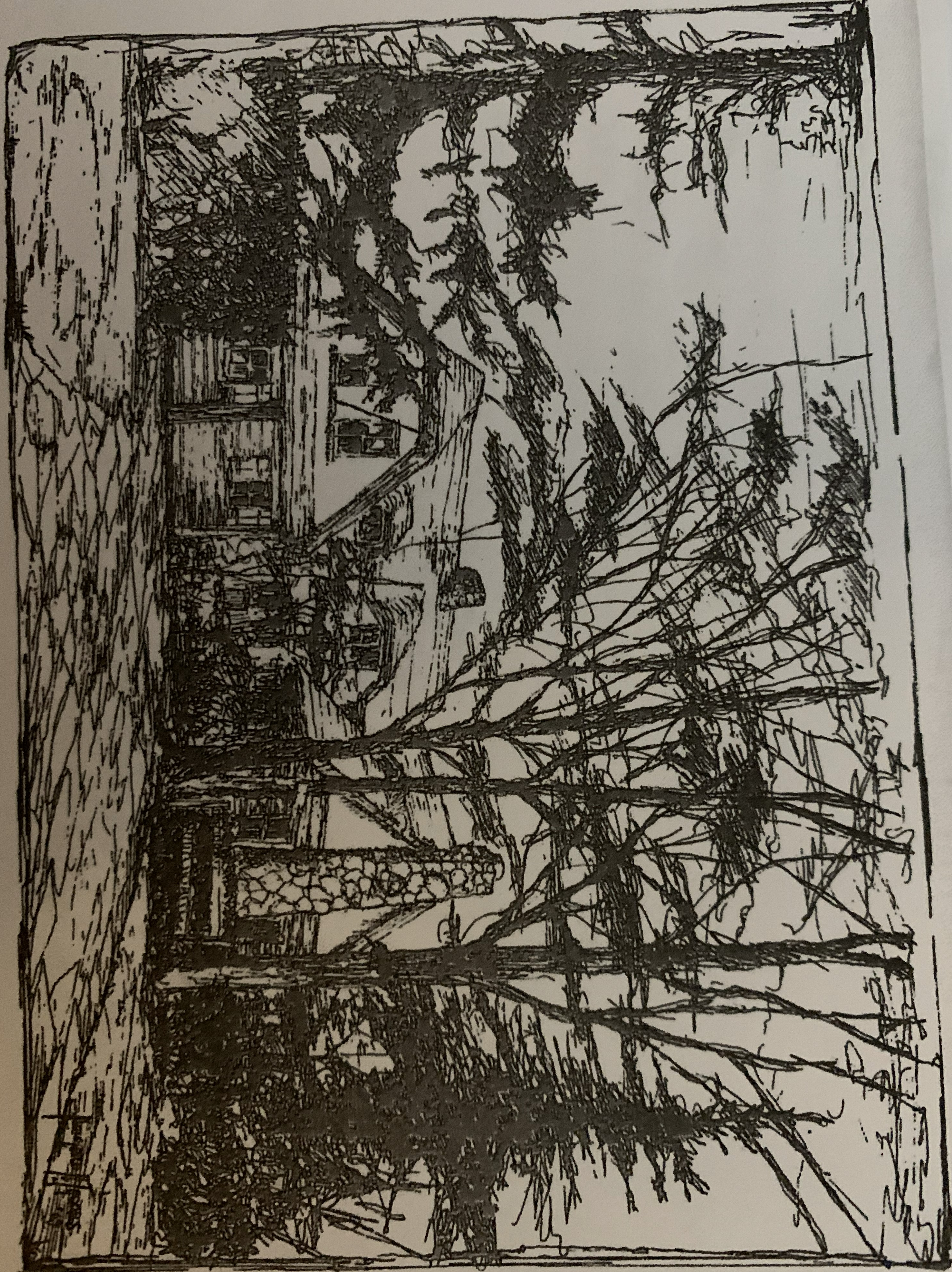
- Butler pantry, kitchen, maid's bedroom are merged.
- Double window becomes a door and a single window becomes a double window. Back door is replaced with a matching door.
- Some logs over 100-years have had to be replaced as the logs were already ~150-years old in 1990. 2nd roof looked like 1st roof. Any “new” logs are identical dimensions w/ distressed age.
- Refer to “before and after slides”: The south side exterior historical appearance is intact.

Maid's Bath → Laundry

- 1993-1996: Maid's bathroom morphed into laundry
- This changed the level of that floor to match the level of the back door. It is the south east back corner of the house.
- This did not affect the exterior of the house. Original maid's bathroom window stays.

Other Three Sides of 818 Hill St

- Backdoor on east side replaced as outlined above.
- Original garage doors were carriage with original hewn logs. The carriage doors were approximately 60-years old whereas the hewn logs on the garage doors were much older.
- Today, one can order “DIY carriage garage doors”. Such doors have steel frames and one “builds up” starting with the frame. Mechanical questions exist. Practical matter: Snow will block carriage garage doors.
- Restoring 818 Hill St has involved lots of almost non existent present-day skill sets. Contrarily, replicating original doors is a one-of-a-kind project.



#01486 L-\$325,000 S-\$307,000 CASH
06/15/87 196 DAYS LB-4004 SB-3108



Ad 818 HILL STREET City HILAND PK Ar 60 L# 86 08688
Dir RT 41 N TO OLD ELM, E TO UNIVERSITY, S HILL Zip 60035

Rms 9 Br 5 Bth 3.5 CERAMIC Fp Y Bsm Y Blt 1933
Sty SEE COMMENTS Str 2 Ext OTHER Gar 2 CAR, ATTACH*
Lsiz 80X190 APPROX. Tax 1985 4783 Ho N Hs N Inc Y

Heat HW A/C CAC Poss TBA
Elec Sewer CITY Water CITY Spa NONEKNOWN

Appl RNG & O, KIT REF, DISHWASHR, DISPOSAL, WASHER, DRYER, STO*

Schools WAYNE THOMAS, NORTHWOOD JHS, HPHS

Transp NORTHWESTERN, LOCAL BUS C 3 % 1ST 100M, 2.58AL

lv 1 Y 22.10 X 17	Mbr 2 N 17.5X15.2	Fam
Dis 1 Y 17.5X14.8	Br2 2 N 12.10X11	DEN 1Y 18.1 X 10
Comb N Sap Y L N	Br3 2 N 15.11X15	BR5 1N 12 X 8.2
Ct 1 N 17.6X11 EA	Br4 2 N 13.9X13.7	

Vbb Y Xr: DEN/OFFICE, EAT-IN-KIT

Brokers Opinion COTSWOLD COUNTRY HOUSE, TIMBER & CEMENT.

.R. W/BALCONY, CATH CEIL, W/STONE FPL, HWD FLRS.

STAIN TRIM, UPDATED KIT, W/CORIAN TOPS, FORMAL D.R.,

TAL. TILE BATHS, OPEN STAIRCASE, MBR BALCONY, FPL IN

Brnk BAIRD & WARNER, INC No 4004 Ph 234-1855

Sgp PATRICIA ENSING No 3299 Ph 234-4851

ENTRY, HANZEL & GRETEL COULD HAVE LIVED HERE & WOULD

HAVE ALL THE MODERN CONVENIENCES. CUSTOM DESIGNED HOME

SURROUNDED BY TOWERING EVERGREENS & FENCED YARD. EXCLUDE

MBR CHANDELIER, EXTERIOR BUGLAMP AND ALL AREA RUGS.

DELETE

DELETE

DELETE

Equip STRMS/SCRNS, CABLE TV

Lot PATIO, FENCED YD

Info APPT ONLY, CALL AGT, PETS-CALL LO

Ismt CRAWL, PARTIAL, WALKOUT

Mprv CTY SAN SEW, MUNI WATER

aces NORTH Roof CDR SHNGL Fp WOOD, LR, OTHER # 2

ot Desc WOODED, CORNER, LANDSCAPED

arms

title Holder OWNER OF RECORD

ordinates N 10 S 0 E 0 W 10









1928

Chicago Sunday Tribune: August 26, 1928

"House of Hand Hewn Logs Built without Plans; Picturesque Sweden and Yankee Conveniences.

(House designed and built by Harry Bengston, 975 Oak Street, Winnetka, and located in Krenn and Dato's Highland Park Highlands, University and Hill Street, Highland Park)

A ten room house, this, with three baths and a two car garage, built in the early Swedish Style. It was designed and built by a man who is a dreamer, an artist, and a builder, a man who constructs unique, artistic homes without a finished blueprint, creating each room and detail as he goes along.

In this dwelling he has achieved a home which reflects in a measure the spirit of his native land a house combining the simple ruggedness of a peasant hut with the subtle artistry of Swedish peasant handicraft, and at the same time incorporating all the comforts and conveniences of present day urban life. The foundation is of field stone. the first story of hand hewn oak logs set in concrete. These logs demonstrate to what lengths Mr. Bengston will go to secure just the materials he wants. In order to get them he had to tear down an old log cabin in Mundelein and haul them to the present site. When this cabin was built in the virgin forest of the north shore, Chicago was but a tiny village only ten years old!

The upper story is of rough plaster while the roof is thatched with nine thickness cedar shingles. The entrance to the garage is cleverly concealed. the doors are made of logs like the rest of the first story. The dominant note of the exterior, however, is the huge stone chimney of the living room fireplace, which extends from the ground level up beyond the roof.

Two Story Living Room

Hopping into the two story living room, one is confronted with this large fireplace, which is really the soul of the house. It is massive, yet graceful. The grate, which is large enough to hold six foot logs, is raised above the floor level. The fire place and chimney are constructed of large granite boulders set in concrete. the entire living room is finished in paneled cypress, burnt over with a torch and then rubbed down with a wire barb brush to bring out the hard grain. The central lighting fixture consists of an old wooden wagon wheel, scarred by fire. It hangs in a horizontal position. On the rim of the wheel are candle light fixtures of various heights into which electric lamps are fitted. All trimmings are of hand hammered Swedish iron. The reception hall has a quaint little stone fireplace. The floor is of heavy random width oak planking. An old fashioned stairway of very simple design, with a hand made balustrade, leads to the upstairs. The entrance vestibule walls are finished in hand hewn antiquated oak planks.

Dinning Room Walls Unique

The dinning room walls are decorated in a unique manner. Conventionalized Swedish floral patterns are employed. Colors and shades are beautifully blended in a style peculiar to old Swedish interior decorations. There is a mahogany paneled wainscotting and the floor is finished to harmonize with the walls. The central lighting fixture is made of four old fashioned kerosene lamps wired for electricity in addition there are four single wall lamps.

The bedrooms mark a wide departure from the usual standardized design. Various slants and angles in the ceiling do away with the box-like tubby-hole effect and lend to these chambers a cozy intimate atmosphere. No two of them are finished alike. Each bedroom has an individually in the color treatment of walls, floor and trims. The master bedroom looks down upon the two story living room from a little balcony. The maid's bedroom is on the first floor.

The house is heated by a hot water system fired with gas. The basement walls and ceiling are plastered.



July 10, 1990

City of Highland Park
Boards of Appeals

Dear Ann Sable and Board Members,

Three years ago my wife and I purchased 818 Hill St, a property of historic interest and rare beauty built by Mrs. McCormick in 1933. The house was in poor repair at the time of purchase and we have subsequently invested much time and money into precise period restoration of this architecturally important structure.. It is presently a wonderful example of Old World Swedish architecture in our lovely neighborhood. Many people from near and far stop and compliment us on what we have acheived.

Our last project involved the restoration of the kitchen with an additional door access where there once was none to the south facing garde and side yard. The original property on this side was subdivided and sold as a small separate lot to the present owners, Mr. and Mrs. Victor Kaufman, seventeen years ago. They built a house facing our main living quarters including our kitchen and all our bedrooms with only the garden separating the two lots. They built thair land up much higher than our side yard creating in effect a watershed zone that includes both our properties. Over the past 65 years our side lot has significantly eroded away in part because of their original building project. We have built a wooden deck out from the kitchen door which has met city standards of appropriate grading; however, a back rail was not allowed by the city. Because of the years of soil erosion the dropoff point at the deck's back edge is steep and we considered it a major danger to ourselves and our 20 month old child. Also our main living area faces our neighbor's blank side wall which is of a totally different and more contemporary architectural style.

Additionally, the Kaufmans have let this side of the house remain in disrepair with broken gutters that flood with every rainstorm onto open tin garbage cans. The resultant noise is echoed between the two home and is unbearable, waking both ourselves and our child at night and forcing us to close all the south windows and door during the rain. In addition these neighbors employ bright security lights from 10 P.M. until 3 A.M. that shine in all our bedrooms, thus making it difficult to sleep without the windows closed and heavy shades. We have complained to Victor Kaufman on several occasions regarding these problems however he has elected to do nothing to improve the situation. On three separate occasions I have called the building inspectors office not with a formal complaint but to see if something could be done. On each occasion I was told that this is considered a civil matter not within the province of the city's authority. Thus we came to the conclusion that in some fashion we would have to separate ourselves from the offensive aspects of our neighbor's house by building a living wall of Arborvitii

between a portion of the two properties. In order to do so a short timber wall had to be constructed to retain the plantings on the property line to bring the land back to original grade and prevent erosion. In doing so we have created a structure of beauty that serves to build a garden as it presumably once was in addition to preventing potentially serious accidents from the bare edge of the deck as well as providing naturalized relief from our neighbor's home. It has also provided a much improved drainage pattern for the property compared to what has existed previously.

At the end of our project our neighbor (who also has a retention wall on his side lot) complained to the city regarding his fears over the drainage situation. Today a city inspector arrived at the site without the knowledge or approval of his superiors and in a rude and uncompromising fashion told Mr. Fiori to stop planting. He refused to identify himself as to name or show his credentials when politely asked but instead slapped a Work Stop order on our window. When told by Mr. Fiori that not planting the arborvitae would result in their death he replied: "So what, that's not my Problem". He brought an immediate halt to a project for which there seemed no logical alternative. Throughout this entire affair we never voiced an official complaint against the Kaufman's violations because we believed in peaceable settlement - a resolution which did not occur.

The fact of the matter is, our neighbor is merely interested in preserving an appropriate drainage pattern which can never occur as long as he himself doesn't fix the broken gutters. The garden with its addition of drain tiles and drain pipes will in fact vastly improve whatever runoff may occur on common property. In the three years we have lived here no such flooding has ever occurred anyway. Mr. Kaufman agrees that this project is aesthetically appropriate and acceptable. How can it be that a situation like this can occur in the face of a "Catch 22" where we are compelled to find a solution because of our neighbor's intractable and inconsiderate attitude. After implementing a rational and aesthetically pleasing solution we are punished by a rude city inspector who has acted capriciously on his own without the full knowledge of his own office.

If we are forced to apply for a variance we feel justified in our expectation that the Kaufmans should also have to apply for a zoning variance regarding their "retention wall" that supports their side stoop and garbage cans. In addition they should be compelled by the city to fix their leaky gutters, hide their garbage cans and work with us to make their lighting more acceptable. We are the ones who have spent much time and money to beautify and protect, yet we are presently the "victims", unjustifiably so.

We also feel that the building inspector should be reprimanded for acting in a callous and unknowledgable fashion. He exists to protect everyone's rights. That job description requires sensibility and sensitivity.

HP



He is not just an employee of Highland Park the city - he is also our representative.

We hope to bring a just conclusion to this entire and unfortunate matter which to date has been so poorly handled by our city officials.

Respectfully,

Jeffrey Blonder M.D.

Drs. Jeffrey and Maureen Blonder

Maureen Blonder M.D.



Lena M. Bertucci

7-10-90



FOR MORE INFORMATION CONTACT
Maddy Markle, Planner I, at mmarkle@cityhpil.com or (847) 926-1856



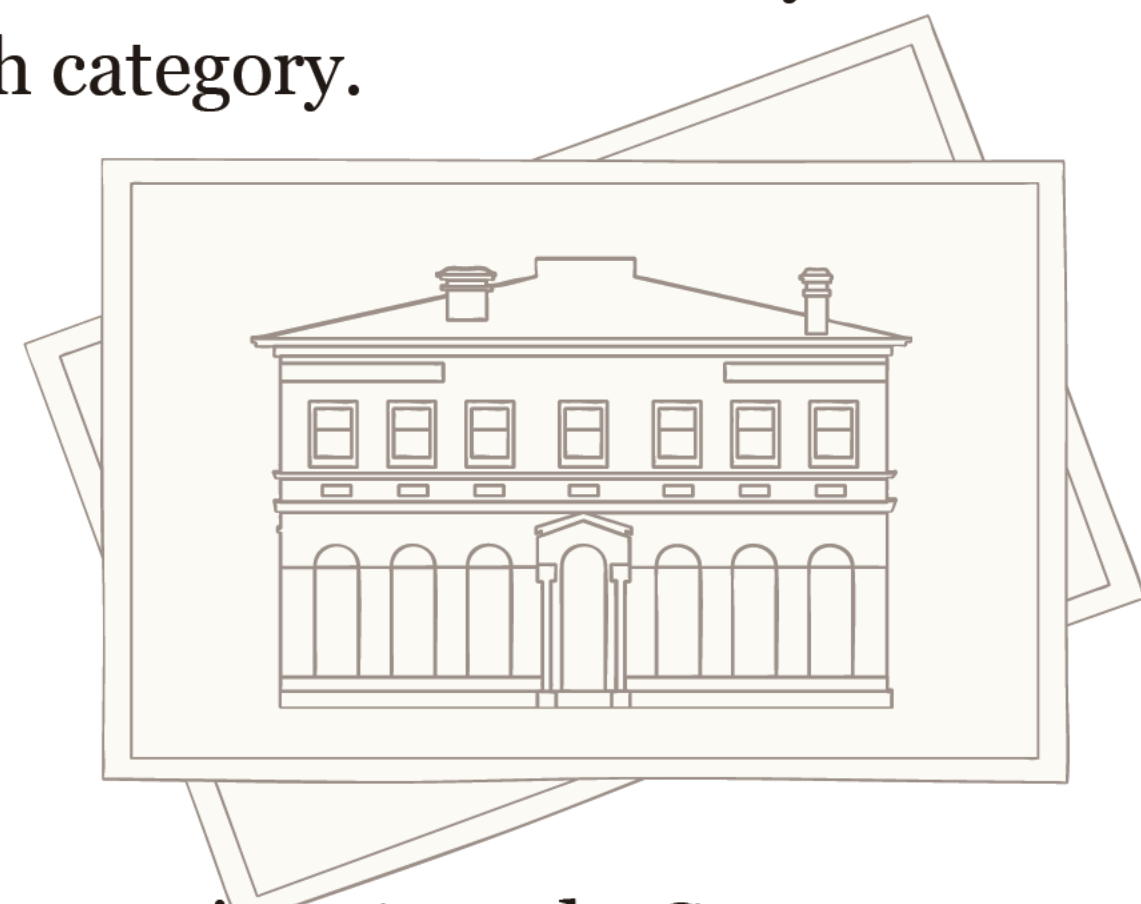
2026 Annual Historic Preservation Awards

Sponsored by
THE HIGHLAND PARK HISTORIC PRESERVATION
COMMISSION

CALL FOR NOMINATIONS

Nominations are now being accepted for the Highland Park Preservation Awards. Public and privately owned buildings are eligible for both exterior and interior improvements. A jury of experts in the field of architecture, architectural history, and preservation will select winners in each category.

- **Restoration**
- **Rehabilitation**
- **New Construction/Addition**
- **Adaptive Reuse**
- **Landscape Restoration**



Awards will be presented at the Preservation Awards Ceremony, May 7, 2026, at 1445 Sheridan Road, Highland Park, Illinois. To nominate a structure, complete the nomination form available here or on the HPC's website: www.cityhpil.com/HPC

--- Deadline for Submission : April 1, 2026 ---



City of Highland Park, Illinois

FOR MORE INFORMATION CONTACT

Maddy Markle, Planner I, at mmarkle@cityhpil.com or (847) 926-1856

2026 Highland Park Historic Preservation Awards NOMINATION FORM

Award Categories (check those that best represent your project):

RESTORATION – Returning a structure or a significant part of it to the original design and condition through repair or by matching the original architectural detailing with replacement materials.

REHABILITATION – Renovating and/or “greening” a structure through alterations or additions that are compatible in materials, scale, and character with the original design.

ADAPTIVE RE-USE – Changing the use of a structure to meet contemporary needs in a manner that retains or restores its viability while respecting the original design character.

ADDITION/NEW – Can include a contemporary addition to a historic building or new construction that is sympathetic in character, scale, and materials to the existing neighborhood.

LANDSCAPE RESTORATION – Preserving or recreating a historic landscape plan through the use of appropriate plantings and design elements.

Address of Property: 818 Hill St Built: 1927 Purchased: August 1 2022

Owner(s): Tom Hiller and Peijian Sun

Address: 818 Hill St Telephone: [REDACTED]

Nominated By: The owners Telephone: _____

Architect (name and address): _____

Contractor (name and address): According to an August 26 1928 Tribune article a Winnetka builder, Harry Bengston, designed and built the house.

Start Date: October 2023 Completion Date: December 2025

(Projects must have been completed within the last three years)

Brief Project Description: We installed the 3rd steam-bent false thatched cedar roof in 98-years. The new roof is like the original 1927 roof.

We replaced copper flashing and added copper gutters in problematic locations. We made major repairs to both chimneys with fireplaces.

We repaired exterior stucco and interior plaster that the leaking roof had damaged. See narrative for more information.

Nomination Material to include:

Narrative. A written narrative describing the project, the design intent, architectural cues, material choices, etc. This is your chance to present your project to the panel of jurors in your own words. Input from the project architect is recommended.

Before and After Photos. Photographs of the project, preferably before and after the work has been completed.

Elevations. Exterior architectural elevations, if appropriate. Our jurors are typically experienced architectural historians from around the Chicago metro area and will appreciate the detail.

Contact information not listed above. Contact information for all those involved with the project, unless any are being excluded from the awards nomination.

Other. Include any additional material for the jury to consider.

SEND OR EMAIL ENTRIES TO

Maddy Markle, Planner I, Department of Community Development,

1150 Half Day Road, Highland Park, IL 60035

Phone: 847.926.1856 - Email: mmarkle@cityhpil.com



Restoration of 818 Hill St

Steam-bent false cedar thatched roof replacement

- Roof replacement video: [Steam-bent false cedar thatched roof replacement](#)
- The first two roofs survived almost 100-years. This is just the third roof in a century.
- We have a few black and white photos of the first roof plus the Tribune ink drawing ca 1928. For the second roof, there would be lots of photos.
- We went with 18” perfection shingles, old growth western red cedar from Vancouver Island, CCA treatment to resist mold, algae, and insects, correct nails, working with a 3½” average exposure that achieves fairly aggressive wave patterns. We installed all new copper flashings throughout. Average exposure refers to the average measured in inches of the minimal and maximal row “waviness”. The roof varies between five and six shingles deep, everywhere.
- Cedar Roofing staff was extremely patient, actually removing entire rows when we were not happy with multiple interacting waves on the roof, as it were. They also fortified dormers with copper flashing from the previous roof.
- It is important to understand that the roof is not simply flat shingles cut to waves between rows including interacting across rows, but also that the rake eaves are convex curved, the dormers concave curved, the ridges, hips, and valleys modulate between concave and convex.
- Every shingle and any under surface wood boards are individually hand cut. Very many shingles are steam bent. For curved shingles is no such thing as a “typical” curvature.
- The roof under structure and associated curved surfaces upon which shingles are fastened (ca1927) were all almost entirely intact. The structure and associated surfaces alone are a work of art. Cedar Roofing cut new surface wood to repair problem areas, used modern ice shielding according to Highland Park codes, etc. They found a new route for electrical and refrigerant lines along the back of a gable wall edge through a steam bent curved rake eave and into the attic. The previous route had been degrading stucco, shingles, and galvanized wrap around trim.
- The first roofer was William Cramer of Hinsdale. William installed “Zook Roofs” on Cotswold Cottages revival houses in that era, throughout the Chicago metro. He had patent on steam bent false thatched roofs (US1803998A). “Zook Roofs” are named after “R Harold Zook” with whom Cramer was an associate. Note: “Cramer” is sometimes spelled “Kramer”, but not in US patents.
- There are rain runoff issues. We added historic copper gutters to certain horizontal straight-way roof lines, which solved seepage problems in the basement.
- We have photos of that 2nd roof we replaced plus countless photos of the replacement process. The few photos and ink drawing of the first photo serve as a historical accurate 1927-1928 snapshot.

Stucco and plaster

- The stucco has imprints of plants, consistent with the Swedish Grace Movement of the era.
- Various trim on dormers is stucco, not wood. The soffits below roof arches are curved stucco. Actual wood trim is encased in galvanized steel.
- The stucco itself, like interior plaster walls, and the chinking between hewn logs, has a metal diamond mesh lath base.
- Due to leaking chimney masonry and roof deterioration, the stucco and imprints were deteriorating.
- DiVinci restored the stucco, plant pattern imprints in the stucco, galvanized steel around trim, “stucco trim” on dormers, mock window shutters, and the rest.
- DiVinci also restored the copper bay window hoods above the dining room windows.
- On the interior of the house, DiVinci restored damaged ornate imprinted curved walls, dining room plaster crown molding, and solved very problematic ceilings. The style is Swedish Grace Movement.

Masonry

- The chimneys have many myriad types of round river stones mortared onto an internal triple width brick structure that itself surrounds clay tile. We plan to identify the types of stone because it seems like someone went to length to find a wide variety. The living room stone mason chimney reflects the stone masonry on the outside, running floor to barrel ceiling.
- From photos and condition, the masonry had not been worked on for decades. The chimney masonry mortar leaked into the attic, walls, ceilings, etc. The clay tile was falling apart and posed fume risks. The dampers were broken.
- The St Charles company “Elite Chimney and Masonry” restored the chimneys, fireplaces, and exterior masonry on the house.
- They cleaned up the faience ceramic *Kalmar Nyckel Sailing Ship* plaque on the chimney.
- They also repaired brick piers in a very challenging low crawlspace. The piers support 6”x8” beams in the center of the living and dining rooms.
- Some gas pipe was not up to code for the hallway fireplace, and they re-piped it. We had them install gas pipe and gas logs in the other fireplace, which required drilling holes from the inside that lined up with mortar joints in-between curved river stones on the outside, and running pipe through the very challenging low crawlspace.
- The fireplace cast iron dampers were broken, so we installed modern day dampers, along with stainless steel liners. We installed copper caps on the two chimneys.

Weather vane and hand pounded copper fish

- After a century, the wrought iron weather vane was very significantly deteriorating. We found a blast shop that was able to lightly sand blast it and powder coat.
- The hand pounded copper fish was doing fine but needed a new copper spindle. Cedar Roofing Company reworked internal roof carpentry in the attic to more securely support the wrought iron weather vane and copper fish.

Hardwood floors

- We did a very conservative sanding of the floors and stairs.
- The floors are constructed along the lines of modern day gymnasiums.

Background Information

Old photos and original ink drawing of house:

- Black and White photos and summary data
 - Historical real estate cards from Linda Stein
 - Moraine Township assessor office data, which has photos
 - Older book about Highland Park history
- 1990 south side of house posted by Florida-based roofer who installed the second roof
- Chicago Tribune August 26, 1928
 - Chicago Tribune August 26, 1928 *Home Builders Department* has a detailed narrative of the entire house plus an accurate and detailed ink drawing of the north side of the house
 - It is possible the drawing is a “half tone process”, a projection of a photo into lines and dots.
 - Includes hand drawn vegetation plus a hidden message above the garage.
 - This article can safely be classified as “invaluable”

Vast information on Storybook Houses

- Entire books are dedicated to Storybook Houses: history, exteriors, interiors, etc
- A well-known “field guide to houses in US”
- Wikipedia and countless online articles

Steam bent false thatched cedar roof

- Chicago Tribune August 26, 1928 *Home Builders Department*
- Cedar Roofing Company, Lake Forest
- National Park Service and other such entities

Swedish Grace Movement

- A historical art movement from Sweden and outlined in the narrative.

300th Year Anniversary of the landing of Swedish and Finnish Settlers near Wilmington DE

- Generally known as the “Swedish Tercentenary”, as outlined in the narrative.
- The principle themes of the 300th year landing anniversary appear in the exterior of this house.
- The house was built in 1927 and 1928, and while the Swedish Tercentenary was in 1938, the Swedish and Finnish communities in the Midwest started planning and fund raising at least two decades earlier. So the themes were well-established when this house was built.

Newspapers.com

- Newspapers articles and ads of the era on houses, materials, products, and etc. Everything from houses, to plumbing, to cedar roofing, to laundry tubs, etc.
- Searchable abstracts of real estate transactions.
- Transactions solely applicable to “The Highlands” originating from an internal trust of *Mrs Edith Rockefeller McCormick Properties*, appear as being from “Chicago Title and Trust”. In the deed there is a standard reference to said inner trust and the date of the trust. The decision to create that inner trust appears in *Mrs Rockefeller McCormick Trust* meeting minutes, December 1923, and are archived in the Newberry Library.

Internet Archive

- Catalogs of the era are scanned into the Internet Archive.









DEED RECORD No. 386

SEC. 9 BARBARA ST. LOUIS

situated in the Town of Fox Lake 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.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Martha Demolade (SEAL)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, Irene Nelson a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That Martha Demolade, a spinster personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial seal, this 28th day of September A. D. 1932.

Irene Nelson Notary Public Cook County, Ill. Irene Nelson Notary Public

Doc. No. 385192, Filed October 1st, A. D. 1932 at 10:15 o'clock A. M.

86071
THIS INDENTURE, Made this 29th. day of September 1932 between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the Eighth day of August 1924, and known as Trust Number 13675, party of the first part, and WILLIAM C. HILTON and ETHEL W. HILTON of Chicago, Illinois, not as tenants in common, but as joint tenants, parties of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Lake County, Illinois, to-wit:

Lot One (1) in Krenn & Dato's Highland Park Addition Subdivision Number Two (2), being a Subdivision of Lots 115 to 119 both inclusive, 123 to 126 both inclusive, 128, 129, 129-A, 130 to 134 both inclusive, 138 to 145 both inclusive, 147 to 153 both inclusive, 160 to 174 both inclusive, 176 to 188 both inclusive, 190 to 214 both inclusive and 216 to 218 both inclusive; in Krenn & Dato's Highland Park Addition, Highland Park, Illinois, being a subdivision of parts of Sections Ten (10) and Fifteen (15), Township Forty-three (43) North, Range Twelve (12), East of the Third Principal Meridian,

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy, subject however, to the following:-

- (1) General taxes levied and assessed for the year 1932 and to be levied and assessed for subsequent years thereafter.

Handwritten number 265

This Agreement, made and entered into this 23rd day of April, A. D. 1945,
 by and between E. V. VERRALL and FRANCES K. VERRALL
 of the City of Chicago, County of Cook, and State of Illinois, hereinafter referred to
 as the "Purchaser" and NORMAN E. CRISKEY and JEWELL S. CRISKEY

hereinafter referred to as the "Seller,"

WITNESSETH:

(1) That if the Purchaser shall make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, said Seller hereby covenants and agrees to convey or cause to be conveyed to said Purchaser FRANCES K. VERRALL, Special in fee simple, free and clear of all encumbrances whatsoever except as hereinafter stated, by good and sufficient ~~7~~-warranty Deed, the following described real estate situated in the County of Lake and State of Illinois, to wit:

Lot One (1) in Krenn and Dato's Highland Park Addition Subdivision No. 2, being a subdivision of lots 115 to 119, inclusive, lots 123 to 126, inclusive, 128, 129, 129-A, 130 to 134, inclusive, 138 to 145, inclusive, 147 to 153, inclusive, 160 to 174, inclusive, 176 to 188, inclusive, 190 to 214, inclusive, and 216 to 218, inclusive, in Krenn and Dato's Highland Park Addition, Highland Park, Illinois, being a subdivision of part of Sections Ten (10) and Fifteen (15), Township Forty-three (43) North, Range Twelve (12), East of the Third Principal Meridian, according to the plat of the subdivision No. 2, aforesaid, recorded October 13, 1928, in Book "T", page 33;

subject to:

1. All building and building-line restrictions, liquor restrictions and restrictions as to use and occupancy and all other restrictions and easements of record, if any.
2. Zoning and building laws and ordinances.
3. Party walls, party wall rights and party wall rights of record, if any.
4. Existing leases, if any, and leases in force at the date of conveyance.
5. Water taxes payable after
6. Any special taxes or special assessments levied for improvements not yet completed and installments of any special taxes or special assessments levied for improvements heretofore completed, which fall due on and after
7. General taxes for the year 1945 and subsequent years.
8. Standard objections raised by the Chicago Title and Trust Company in issuing its owner's guaranty policy, if any.
9. All liens or encumbrances and things created, placed or suffered to accrue by, through or under the Purchaser.
10. Forty (40) foot building line as shown on plat of said subdivision as recorded in Book "T" of Plats at page 33, as Document No. 326060.
11. Five (5) foot easement for public utilities on the rear of said lot, as shown on the plat of Krenn and Dato's Highland Park Addition Subdivision No. 2.

(2) The Purchaser agrees to purchase said property at the price of TWENTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.), with interest thereon at the rate of 4 1/2 % per annum from and after May 10th, 1945, to be paid at the office of THE FIRST NATIONAL BANK OF CHICAGO at 33 South Clark Street, Chicago, Illinois, in the following manner, to wit:

Said Purchaser has paid the sum of FIVE THOUSAND DOLLARS (\$5,000.) receipt of which is hereby acknowledged, and agrees to pay the further sum of SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS (\$17,500.) as follows:

ONE HUNDRED FIFTY DOLLARS (\$150.00) on the 10th day of June 1945, and ONE HUNDRED FIFTY DOLLARS (\$150.00) on the 10th day of each month thereafter, such payments, including interest on the unpaid balance shall be due from time to time at the rate of 4 1/2 % per annum. The Purchasers have the option of making additional prepayments of One Hundred Dollars (\$100.00) or any multiple thereof on any installment date, to apply on the balance of the purchase price.

In the event the Purchasers make principal prepayments hereunder in an amount so that the total unpaid principal is reduced to Eleven thousand two hundred fifty Dollars (\$11,250.00) on or before six (6) years from the date hereof and are not otherwise in default, Sellers at the Purchasers' written request will issue their Special Warranty Deed to said FRANCES K. VERRALL and take back a purchase money mortgage in an amount equal to the unpaid principal then due hereunder.

BOOK 990 PAGE 600

This Indenture, Made this 17th day of May 1950, between FRANCES K. VERRALL and HERBERT W. VERRALL, her husband,

of the City of Dayton in the County of Montgomery and State of Ohio part 1st of the first part, and PHILIP W. SCHAEFER and CATHRYN R. SCHAEFER, his wife, of the City of Chicago in the County of Cook and State of Illinois parties of the second part:

Witnesseth, That the parties of the first part, for and in consideration of the sum of Ten (\$10.00) and other good and valuable considerations, 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 Krenn and Jato's Highland Park Addition Subdivision No. 2, being a Subdivision of Lots one hundred fifteen (115) to one hundred nineteen (119) inclusive, Lots one hundred twenty three (123) to one hundred twenty six (126) inclusive, one hundred twenty eight (128), one hundred twenty nine (129), one hundred twenty nine-A (129-A), one hundred thirty (130) to one hundred thirty four (134) inclusive, one hundred thirty eight (138) to one hundred forty five (145) inclusive, one hundred forty seven (147) to one hundred fifty three (153) inclusive, one hundred sixty (160) to one hundred seventy four (174) inclusive, one hundred seventy six (176) to one hundred eighty eight (188) inclusive, one hundred ninety (190) to two hundred fourteen (214) inclusive and two hundred sixteen (216) to two hundred eighteen (218) inclusive, in Krenn and Jato's Highland Park Addition, Highland Park, Illinois, being a Subdivision of part of Sections ten (10) and fifteen (15), Township forty three (43) North, Range twelve (12), East of the 2nd Principal Meridian, according to the plat of the Subdivision No. 2 aforesaid, recorded October 13, 1928 in Book 11, page 15.

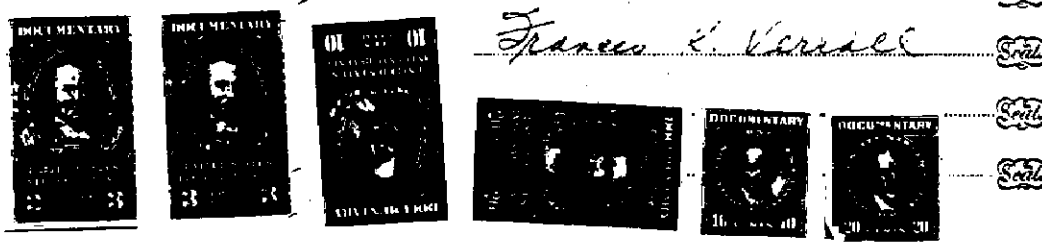
situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

Subject to: (a) General taxes for the year 1950 and subsequent years; (b) Building lines and building and liquor restrictions of record, if any; (c) zoning and building laws or ordinances, if any; (d) roads and highways, if any; (e) Easements for public utilities, if any.

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

Herbert W. Verrall
Frances K. Verrall



ASSIGNMENT OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That, DRAPER AND KRAMER, INCORPORATED, a corporation organized and existing under and by virtue of the laws of the State of Illinois, and having its office and principal place of business in the City of Chicago, and State of Illinois, party of the first part, in consideration of the sum of \$ 23,000.00, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, assign, transfer and set over unto AETNA LIFE INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Connecticut, and having its office and principal place of business in HARTFORD, state of CONNECTICUT, party of the second part, its successors and assigns, a certain indenture of mortgage dated the 25th day of July, 1950, made by PHILIP V. SCHAEFER & CATHERIN R. SCHAEFER, his wife, to it, securing the payment of one promissory note therein described for the sum of Twenty three thousand and no/100 - - - - Dollars (\$ 23,000.00) upon which, as of September 14, 1950, there is due the sum of \$ 23,000.00, and all its right, title and interest in and to the premises situated in the County of Lake, and State of Illinois, and described in said mortgage, as follows to-wit: Lot 1 in Krenn and Dato's Highland Park Addition Subdivision No. 2, being a Subdivision of Lots 115 to 119 inclusive, Lots 123 to 126 inclusive, 128, 129, 129-A, 130 to 134 inclusive, 138 to 145 inclusive, 147 to 153 inclusive, 160 to 174 inclusive, 176 to 188 inclusive, 190 to 214 inclusive, and 216 to 218 inclusive in Krenn and Dato's Highland Park Addition, Highland Park, Illinois, being a Subdivision of part of Sections 10 and 15, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat of the Subdivision No. 2 aforesaid recorded October 13th, 1928, in Book "T", page 33, which said mortgage is recorded in the office of the Recorder of Lake County, in the State of Illinois, in Book No. _____ at page _____ as Document No. 708719, together with the said note therein described, and the money due or to grow due thereon, with the interest;

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever; subject only to the provisions in the said indenture of mortgage contained.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in its name by FERD KRAMER its President and attested by M. A. POLLAK its Secretary and its corporate seal to be hereunto affixed, this 14th day of September A. D., 1950.

M. A. Pollak
Its Secretary

DRAPER AND KRAMER, INCORPORATED
By Ferd Kramer
Its President

STATE OF ILLINOIS)
COUNTY OF COCK) SS

I, Henry L. Daus, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that FERD KRAMER and M. A. POLLAK the President and Secretary respectively, of DRAPER AND KRAMER, INCORPORATED, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth, and the said M. A. POLLAK, did also then and there acknowledge that he, as custodian of the seal of said corporation, did affix the said corporate seal to said instrument, as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth.

Given under my Hand and Notarial Seal this 14th day of September A. D. 1950.

Henry L. Daus
Notary Public

My commission expires Sept 17, 1951
Loan Number V-10596

State of Illinois) No. 708720
Lake County)
Filed for Record SEP 14 A. D.
1950 at 2:30 o'clock P. M. and
duly recorded in Book 1002
of RECORDS Page 177

Charles H. Hubbert
RECORDER

call

BOOK 1529 PAGE 558

State of Illinois } ss. No. 945553
Lake County }
Filed for Record at 2:20 o'clock
P.M. APR 2 - 1957 and
recorded in Book 1529 of
RECORDS Page 558

RELEASE DEED

no. 573318

Form 218 1900 7-36 A.P.

THE ABOVE SPACE FOR RECORDERS 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

J. Jerome Miller and Marilyn C. Miller

~~of the County of~~ their heirs, legal representatives and assigns, all the right, title, interest, claim, or demand whatsoever it may have acquired in, through or by a certain Trust Deed, bearing date the 21st day of October A. D. 19 54, and recorded in the Recorder's Office of Lake County, in the State of Illinois, as Document Number 842686 in book 1291 of records, page 231, to the premises therein described,

situated in the County of Lake, State of Illinois, as follows, to-wit: Lot 1 in Krenn and Dato's Highland Park Addition Subdivision No. 2, being a subdivision of Lots 115 to 119, both inclusive, Lots 123 to 126, both inclusive, 128, 129, 129-A, 130 to 134, both inclusive, 138 to 145, both inclusive, 147 to 153, both inclusive, 160 to 174, both inclusive, 176 to 188, both inclusive, 190 to 214, both inclusive, and 216 to 218, both inclusive, in Krenn and Dato's Highland Park Addition, being a subdivision of part of Sections 10 and 15, Township 43 North, Range 12, East of the Third principal meridian, according to the plat of the subdivision No. 2 aforesaid, recorded October 13, 1928 in Book "T" of plats, page 33 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 Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed.

(Date: 1957)

CHICAGO TITLE AND TRUST COMPANY
as Trustee as aforesaid,

By _____ Vice-President

Attest _____ Assistant Secretary

STATE OF ILLINOIS, } ss.
COUNTY OF COOK }

I, _____ A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

Vice-President of the CHICAGO TITLE AND TRUST COMPANY, and

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 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 did also then and there acknowledge that said Assistant Secretary, as custodian of the corporate seal of said Company, did affix the said corporate seal of said Company 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

March 28, 1957
Date
James W. Hamilton
Notary Public

D E L I V E R Y
NAME SALK WARD SALK
STREET " 50 LA SALLE ST.
CITY Chicago, Illinois

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

INSTRUCTIONS OR
RECORDER'S OFFICE BOX NUMBER _____

This Indenture Witnesseth, that the Grantor

JEFFERY MANOR, INC.

a corporation created and existing under and by virtue of the laws of the State of Illinois duly authorized to transact business in the State

of Illinois for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration and pursuant to authority given by the Board of Directors of said corporation,

CONVEYS and WARRANTS unto J. JEROME MILLER AND MARILYN MILLER, his wife, as joint tenants and not as tenants in common

of the City of Chicago, County of Cook and State of Illinois, the following described Real Estate, to wit:

Lot Two (2) in Krenn and Dato's Highland Park Addition, Subdivision No. 2 being a Subdivision of part of Sections 10 and 15, Township 43 North, Range 12, East of the 3rd. P. M., according to the plat thereof, recorded October 13, 1929, in Book "T" of Plats, page 33, in Lake County, Illinois

Subject to 1954 and subsequent years' real estate taxes, building lines, restriction, covenants and easements of record, if any

situate in the County of Cook in the State of Illinois

In Witness Whereof, said Grantor 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, this 5th day of January A. D. 1955.



JEFFERY MANOR, INC.

By _____ VICE President

Attest: _____ Assistant Secretary

R.S. 5.50

357121

WARRANTY DEED IN TRUST

1666945

1300

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, J. JEROME MILLER
of 208 S. LaSalle Street, City of Chicago
of the County of Cook and State of Illinois, for and in consideration
of the sum of Ten and no/100 - - - - - Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S
and Warranty S unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized
and existing as a national banking association under the laws of the United States of America, and duly authorized
to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agree-
ment, dated the 3rd day of June 1974, and known as Trust Number 21150,
the following described real estate in the County of Lake and State of Illinois, to-wit:

Lot 2 in Krenn and Dato's Highland Park Addition, Sub-
division No. 2, being a subdivision of part of Sections
10 and 15, Township 43 North, Range 12, East of the 3rd
P.M., according to the plat thereof, recorded October 13,
1929 as Document 326060 in Book "T" of Plats, page 33 in
Lake County, Illinois.

SUBJECT TO:

General real estate taxes for the year 1973 and subse-
quent years; building lines and building and liquor
restrictions of record; zoning and building laws and
ordinances; public utility easements; public roads and
highways; easements for private roads, and party wall
rights and agreements, if any.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in
said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part
thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often
as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said
real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate,
powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part
thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in
future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to
renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions
thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to
purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to
partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind,
to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to
deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person
owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real
estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to
see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this
trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or
privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed
by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the
Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of the
delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other
instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or
in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly
authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is
made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all
the title, estate, rights, powers, authorities, duties and obligations of it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, Individ-
ually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or charge
for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this
Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, and any
all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in
connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-
in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and
not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only
as far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All
persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of
this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any
of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest
is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real
estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said The
Cosmopolitan National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note
in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of
similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said
Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands
is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives, and releases S any and all right or benefit under and by virtue of any and all
statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and
seal this 5th day of June 1974

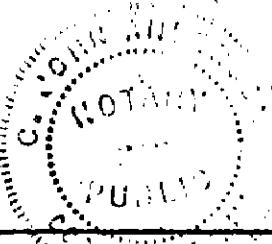
[SEAL] J. Jerome Miller [SEAL]
[SEAL] J. Jerome Miller [SEAL]

State of Illinois SS. I. C. John Anderson a Notary Public in and for said County, in
County of Cook the state aforesaid, do hereby certify that J. Jerome Miller

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

Given under my hand and notarial seal this 5th day of June 1974

[Signature] Notary Public



The Cosmopolitan National Bank of Chicago

518 Hill Street
Highland Park, Ill.
For information only insert street address of above described property.

CHICAGO TITLE & TRUST CO.

STATE OF ILLINOIS
REVENUE
JUN 10 1974
C. JOHN ANDERSON
111 W. WENDELL ST
CHICAGO, ILL 60604
GRANTEE: ALLEN 55 + TALLE
THIS DEED PREPARED BY C. JOHN ANDERSON
801 NORTH CLARK STREET
CHICAGO, ILL. 60610

Made to (T) Title, 111 W. Wendell St, Chicago, Ill 60604
 111 W. Wendell St, Chicago, Ill 60604

Mail to:

Name: CHICAGO TITLE AND TRUST COMPANY

Address: 111 WEST WASHINGTON

City: CHICAGO, ILLINOIS 60602

ATTN: W. R. RUDOLPH

Form 104 2 5/72

533

1696945

FILED FOR RECORD IN RECORDERS
OFFICE LAKE COUNTY, ILLINOIS

JUN 7 - 74 10 45 AM

Frank B. Justra
FRANK B. JUSTRA RECORDERS

WARRANTY DEED—Statutory
(ILLINOIS)
(INDIVIDUAL TO INDIVIDUAL)

FILED FOR RECORD IN RECORDERS
OFFICE LAKE COUNTY, ILLINOIS

MAR 17 '69 - 1 15 PM

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

311178

(The Above Space For Recorder's Use Only)

James J. Rustie
FRANK S. MURPHY RECORDER

THE GRANTOR J. JEROME MILLER, a widower and not remarried

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,
CONVEYS and WARRANTS to JEROME ALEXANDER and MARY ALEXANDER,
his wife, not in tenancy in
common, but in joint tenancy, with right of survivorship,
of the Village of Glencoe County of Cook State of Illinois
the following described Real Estate situated in the County of Lake in the State
of Illinois, to wit:

Lot 1 in Krenn & Dato's Highland Park Addition Subdivision
No. 2, being a subdivision of Lots 115 to 119, inclusive;
123 to 126, inclusive; 128, 129, 129A, 130 to 134, inclusive;
138 to 145, inclusive; 147 to 153, inclusive; 160 to 174,
inclusive; 176 to 183, inclusive; 190 to 214, inclusive;
and 216 to 218, inclusive, in Krenn & Dato's Highland Park
Addition in Highland Park, Illinois, being a subdivision of
part of Sections 10 and 15, Township 43 North, Range 12,
East of the 3rd Principal Meridian, according to the plat
of subdivision No. 2 aforesaid, recorded October 13, 1928
in Book "T", Page 33, in Lake County, Illinois as Document
No. 326060.

SUBJECT TO: General taxes for 1968-1969 and subsequent years;
building lines and building and liquor restrictions of record;
zoning and building laws and ordinances; public utility ease-
ments; public roads and highways; easements for private roads;
covenants and restrictions of record as to use and occupancy;
party wall rights and agreements.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
the State of Illinois.

DATED this 28th day of February 1969

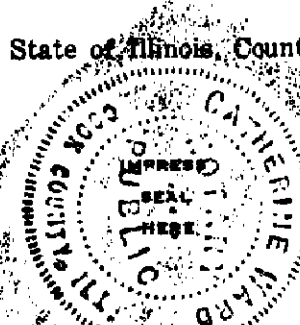
PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(Seal) _____ (Seal)
J. Jerome Miller
(Seal) _____ (Seal)

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

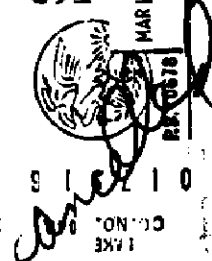
personally known to me to be the same person whose name is
subscribed to the foregoing instrument appeared before me this day in
person, and acknowledged that he signed, sealed and delivered the said
instrument as his free and voluntary act, for the uses and purposes
therein set forth, including the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

Given under my hand and official seal, this 28th day of February 1969
Commission expires August 25 1971 Catherine Ward
CATHERINE WARD NOTARY PUBLIC



NO STAMPS HERE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★ ★ ★ DEPT. OF REVENUE
MAR 17 '69 74.50



ADDRESS OF PROPERTY:
818 Hill Street
Highland Park, Ill.

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

SEND SUBSEQUENT TAX BILLS TO:

(NAME)

DOCUMENT NUMBER

LAW OFFICE

NAME BRUCE M. ASKEW
ADDRESS 130 N. LA SALLE ST.
CITY AND CHICAGO, ILL. 60602
STATE SUITE 907 FR 2-6932

MAIL TO:

OR RECORDER'S OFFICE BOX NO.

Chicago Title & Trust Co.
Lake County Division

QUIT-CLAIM DEED

MAIL TO: Hall, Meyer, Fisher
 Henry D. Fisher
 NAME
 25 N. County Street
 ADDRESS
 Waukegan, Illinois 60085
 CITY & STATE

THE GRANTOR, JEROME ALEXANDER, divorced and not remarried,

of the _____ of _____ County of Lake State of Illinois
 for and in consideration of TEN (\$10.00) DOLLARS
 and other good and valuable considerations in hand paid.

CONVEY and QUIT CLAIM to MARY M. ALEXANDER

of the City of Highland Park County of Lake State of Illinois
 all interest in the following described Real Estate situated in the County of Lake, in the
 State of Illinois, to-wit:

Lot 1 in Krenn and Dato's Highland Park Addition Subdivision
 No. 2, being a Subdivision of part of Krenn and Dato's
 Highland Park Addition, being a Subdivision of part of
 Sections 10 and 15, Township 43 North, Range 12, East of the
 3rd P.M., according to the plat of the Subdivision No. 2,
 aforesaid, recorded October 13, 1928, as Document 326060, in
 Book "T" of Plats, page 33, in Lake County, Illinois,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
 Laws of the State of Illinois.

DATED this 19th day of January 19 77
 (Seal) *Jerome Alexander* (Seal)
 Jerome Alexander
 (Seal) (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

Mary M. Alexander	818 Hill Street, Highland Park, Il. 60035	
_____ Name of Grantee	_____ Address	_____ Zip
as above		
_____ Name of Taxpayer	_____ Address	_____ Zip
Henry D. Fisher	25 North County St., Waukegan, Il. 60085	
_____ Name of Person Preparing Deed	_____ Address	_____ Zip

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

LAKE COUNTY - ILLINOIS TRANSFER STAMP

STATE OF ILLINOIS } ss.
County of Lake
COON

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

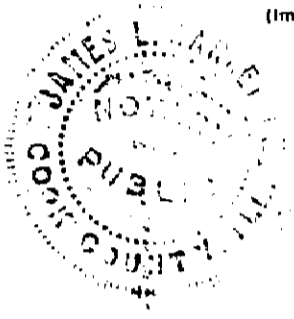
personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the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

Given under my hand and notarial seal this 26th day of January, 19 77..

(Impress Seal Here)

James J. Sanitar
Notary Public

Commission Expires August 6, 1980

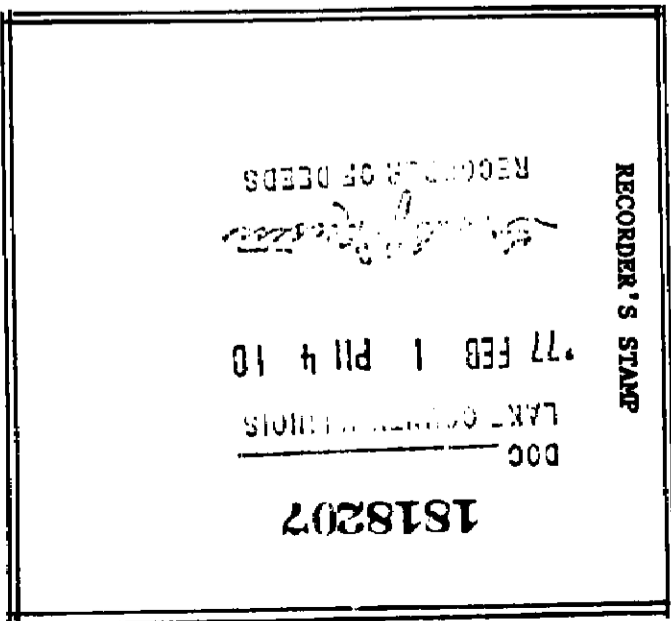


State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act as set forth below.

Dated this 26th day of January, 19 77..

James J. Sanitar
Signature of Buyer-Seller or their Representative
Atty for Seller



Printed by Recorder for use in
Lake County, Illinois
FRANK J. NUSTRA
Recorder of Deeds

QUIT-CLAIM DEED

FROM _____

TO _____

② 414868

A

CONVENTIONAL
1033-13

MORTGAGE 1948512

UNIT HIGHLAND PARK
ACCOUNT 73-084535

This Indenture Witnesseth: That the undersigned,

BENDICHT U. PAULI AND ELIZABETH M. PAULI, his wife

hereinafter referred to as the Mortgagors, do hereby convey and warrant to

Bell Federal Savings and Loan Association

a corporation duly organized and existing under and by virtue of the laws of the United States hereinafter referred to as the Mortgagee, the following real estate, situated in the County of LAKE in the State of Illinois, to-wit:

Lot 1 in Krenn and Dato's Highland Park Addition Subdivision No. 2, being a Subdivision of part of Krenn and Dato's Highland Park Addition, being a Subdivision of part of Sections 10 and 15, Township 43 North, Range 12, East of the 3rd P. M., according to the plat of the Subdivision No. 2, aforesaid, recorded October 13, 1928, as Document 326060, in Book "T" of Plats, page 33, in Lake County, Illinois.

TOGETHER with all the buildings and improvements now or hereafter erected thereon, including all gas and electric fixtures, plumbing apparatus, motors, boilers, furnaces, ranges, refrigerators, air conditioners and all apparatus and fixtures of every kind, whether used for the purpose of supplying or distributing heat, refrigeration, light, water, air, power or otherwise now in or which hereafter may be placed in any building or improvement upon said property (all the foregoing are declared to be part of said real estate, whether physically attached thereto or not); together with the rents, issues and profits of every name, nature and kind. It being the intention hereby to establish an absolute transfer and assignment to the Mortgagee of all leases and avails of said premises and the furnishings and equipment therein. Such rents, issues and profits shall be applied first to the payment of all costs and expenses of acting under such assignment, and second to the payment of any indebtedness then due or incurred hereunder.

TO HAVE AND TO HOLD the said property, with said appurtenances, apparatus and fixtures, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagors do hereby release and waive.

This mortgage is given to secure:

(1) The performance by the Mortgagors of the covenants herein contained.

(2) The payment of a certain indebtedness payable to the order of the Mortgagee evidenced by the Mortgagors' Note of even date in the principal sum of SIXTY THOUSAND DOLLARS AND NO/100 (\$ 60,000.00) dollars, together

with interest as therein provided, both payable in installments, due on NOVEMBER first, 1978, and on the first day of each month thereafter until the whole of said indebtedness including interest shall have been paid, except that any sum remaining shall be due and payable at the expiration of thirty-five (35) years from the date hereof.

(3) Any additional advances made by the Mortgagee, its successors and assigns to the Mortgagors, or their successors in title, prior to the cancellation of this mortgage, and the payment of any supplemental Note evidencing the same, together with all interest as provided therein in accordance with the terms thereof; provided, that this mortgage shall not at any time secure outstanding Notes for more than

ONE HUNDRED THOUSAND DOLLARS AND NO/100 (\$ 100,000.00) dollars, plus interest, charges, costs and any advances that may be made for

the protection of the security, as herein provided, and it is expressly understood and agreed that any life or disability insurance premiums advanced by the Mortgagee on policies assigned to it as additional security hereunder, shall be considered as advances made for the protection of the security. It is the intention hereof to secure the payment of the total indebtedness of the Mortgagors to the Mortgagee within the limits prescribed herein, whether the entire amount shall have been advanced to the Mortgagors at the date hereof or at a later date, or having been advanced shall have been repaid in part and further advances thereafter made. All such future advances so made shall be liens and shall be secured by this mortgage equally and to the same extent as the amount originally advanced on the security of this mortgage and all such future advances shall be liens on the property herein described as of the date hereof.

A. THE MORTGAGORS COVENANT:

(1) That the word "indebtedness" as herein used shall include all sums owed or agreed to be paid to the Mortgagee, its successors and assigns by the Mortgagors or their successors in title, either under the terms of the Mortgagors' Note as originally executed, or as modified and amended by any Supplemental Note, or under the terms of this mortgage, any supplement thereto, or otherwise.

(2) To repay to the Mortgagee the indebtedness secured hereby, whether such sums shall have been paid or advanced at the date hereof or at any time thereafter.

(3) To pay when due all taxes and assessments levied against said property or any part thereof under any existing or future law, and to deliver receipts for such payments to the Mortgagee promptly upon demand.

6 414868

4

(4) To pay a late charge of Five Cents (5¢) per month for each dollar of principal and interest delinquent fifteen days after due or the next business day if such fifteen day period ends on a weekend or holiday to cover the extra expense involved in handling delinquent payments; and pay to the Mortgagee reasonable compensation for all acts performed by it hereunder including transfer fees.

(5) Until said indebtedness is fully paid, or in case of foreclosure, until the expiration of the period of redemption, to keep the improvements now or hereafter on said premises insured for the full insurable value against damage by fire, tornado or other hazards as the Mortgagee may require, and in companies approved by Mortgagee; and to pay or provide for payment of premiums on such insurance in any manner Mortgagee may request. Such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause making them payable to the Mortgagee, and in case of foreclosure sale payable to the owner of the certificate of sale and thereafter to the holder of any master's deed issued pursuant to such certificate of sale. In case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and in such case, the Mortgagors covenant to sign upon demand, all receipts, vouchers and releases required of them to be signed by the insurance companies. The Mortgagee, may at its option, apply all or any part of the proceeds of any such loss either to the reduction of the principal mortgage indebtedness or to the restoration of the premises. In the event the premises are restored, the Mortgagee may pay the proceeds under the terms and conditions of construction loans made by the Mortgagee and shall be entitled to customary construction loan fees.

(6) In the event that any, either or all of the undersigned herein referred to as Mortgagors shall elect to secure life or disability insurance or both, or insurance of similar nature, in an amount, form and company acceptable to the Mortgagee and shall assign and deliver the policies for the same to the Mortgagee as additional security for the indebtedness hereby secured, the Mortgagors agree to pay or provide for the payment of all premiums on such insurance policies; and further agree that the Mortgagee may advance any premiums due and payable on such insurance policies, and add the amount so advanced in payment of premiums as additional indebtedness secured hereby, with interest at the same rate as the principal mortgage indebtedness.

(7) To commit or suffer no waste of such property and to maintain the same in good condition and repair; to pay promptly all bills for such repairs and all other expenses incident to the ownership of said property in order that no lien of mechanics or materialmen shall attach to said property; and to suffer or permit no unlawful use of nor any nuisance to exist upon said property; not to weaken, diminish or impair the value of said property or the security intended to be effected by virtue of this mortgage by any act or omission to act; to appear in and defend any proceeding which in the opinion of the Mortgagee affects its security hereunder, and to pay all costs, expenses and attorney's fees incurred or paid by the Mortgagee in any proceeding in which it may be made a party defendant by reason of this mortgage.

(8) Not to permit or suffer without the written permission or consent of the Mortgagee being first had and obtained, the use of said premises for the manufacture, sale or dispensing of alcohol or alcoholic beverages or any use of said property for a purpose other than that for which the same is now used or represented to be used; and not to permit any alterations, additions to, demolition or removal of any of the improvements now or hereafter upon said property.

(9) To provide for payments of taxes, assessments and insurance premiums, stipulated to be paid hereunder, the Mortgagor shall deposit with the Mortgagee on each monthly payment date an amount equal to one-twelfth of the annual taxes and assessments levied against said premises and one-twelfth of the annual premium on all such insurance, as estimated by the Mortgagee. All such deposits as made are pledged as additional security for the payment of the principal mortgage indebtedness. The records of the Mortgagee shall reflect at all times the amount of such deposits, and Mortgagee may commingle such funds with other funds or its own funds and make advancements for the payment of such items. At no time shall interest or income be paid to the Mortgagor for the deposit or use of such funds. If default is made in the payment of said deposits, the Mortgagee may, at its option, charge the same to the unpaid balance of the mortgage indebtedness and the same shall bear interest at the same rate as the principal mortgage indebtedness. As taxes and assessments become due and payable and as insurance policies expire, or premiums thereon become due, the Mortgagee is authorized to use such deposits for the purpose of paying taxes or assessments or renewing insurance policies or paying premiums thereon. In the event any deficit shall exist or the deposits are so reduced that the remaining deposits together with the monthly deposits will not provide sufficient funds to pay the then current calendar year's estimated taxes or the estimated insurance premium on the last day of said year, the Mortgagee may, at its option, either declare immediately due and payable or add to the unpaid balance of the mortgage indebtedness secured hereby such a sum which shall, together with the remaining deposits and monthly deposits, provide sufficient funds to pay one year's estimated taxes or insurance premiums on the last day of said year.

(10) All payments mentioned herein and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagee in the following order: first, to ground rents, if any, taxes, special assessments, fire, and other hazard insurance or other insurance premiums; second, to interest on the note secured hereby; and third, to amortization of the principal of the said note. In the event less than the aggregate amount is paid, such partial payment, if any, shall be applied to reduce the indebtedness and prior to the date the next payment is due the Mortgagee may advance the full payment and add that amount to the indebtedness and calculate the interest portion of the next payment on the higher indebtedness balance. A default shall exist until said unpaid portion of the payment is paid. Any prepayment will be applied to reduce or cure any such default.

(11) The Mortgagors, on behalf of themselves, their successors and assigns, agree that in the event title shall be conveyed to or the beneficial interest in a trust shall be assigned to or the equity of redemption in the property described herein becomes vested in or said property is sold on an installment contract to any person or persons, firm, trust or corporation, other than the undersigned or any one or more of them, then in such event the Mortgagee after such transfer of the right, title or interest shall be privileged to increase the annual rate of interest to be paid under the terms of the obligation secured hereunder or to charge a reasonable transfer fee or both or at its option to declare all sums secured hereby immediately due and payable. A prepayment penalty will not be assessed in the event of an acceleration of all sums secured by reason of an unapproved transfer. Whenever the Mortgagee shall elect to increase the rate of interest or charge a transfer fee or both in accordance with foregoing provision, it shall give written notice specifying the transfer fee or the new rate of interest or both and the effective date of such increase shall be the date of the aforesaid transfer of conveyance.

(12) This mortgage shall be released upon payment to the Mortgagee of the indebtedness secured hereby, pursuant to the terms hereof and the payment of its reasonable release fee.

B. THE MORTGAGORS FURTHER COVENANT:

(1) That in case of their failure or inability to perform any of the covenants herein, the Mortgagee may do any act or pay any sum that it may deem necessary to maintain or repair said property or to protect the lien of this mortgage. All sums paid or disbursed by the Mortgagee for any such purpose and all expenses and charges in connection therewith shall become an additional indebtedness secured by this mortgage. All sums advanced by the Mortgagee under the terms of any of the covenants herein shall be, at the option of the Mortgagee, either added to the unpaid balance of the mortgage indebtedness secured hereby or declared immediately due and payable, but in either event, shall bear interest from the date of disbursement

at the same rate as the principal mortgage indebtedness. It shall not be obligatory on the Mortgagee to inquire into the validity of any lien, encumbrance or claim in advancing monies on that behalf as herein authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any monies for any purpose, nor do any act hereunder, nor shall the Mortgagee incur any liability because of anything that it may do or omit to do hereunder.

(2) That in the event the ownership of said property or any part thereof becomes vested in a person or persons other than the Mortgagors, the Mortgagee may, without notice to the Mortgagors, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured and any deposits made hereunder in the same manner as with the Mortgagors.

(3) That time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any payment of said indebtedness or any extension or renewal thereof, or in making of any deposits required hereunder, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagors, or either of them, or if the Mortgagors shall make an assignment for the benefit of their creditors, or if they or either of them or their property be placed under control of or in custody of any political or judicial body, or if the Mortgagors abandon any of said property then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option and without impairing the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, without notice, to declare all sums secured hereby immediately due and payable and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagors, and said Mortgagee may also immediately proceed to foreclose this mortgage.

(4) That if the time or terms of payment of the whole or any portion of the indebtedness secured hereby be extended or modified by the Mortgagee the Mortgagors, sureties and guarantors thereof and any person or persons hereafter assuming the payment thereof, or any part thereof, shall be held hereby to waive notice of and consent to such extension and modifications and shall notwithstanding such extension or modification, continue liable thereon to said Mortgagee, and shall pay the same at the time or times mentioned in any such extension or modification agreements, it being the intention hereof that the liability of the Mortgagors, sureties and guarantors of said indebtedness shall under all circumstances whatsoever continue in its original force until said indebtedness is paid in full.

(5) That upon the commencement of any foreclosure proceeding hereunder, the court in which such suit is filed may at any time, either before or after sale, and without notice to the Mortgagors or any party claiming under them, and without regard to the then value of said premises or whether the same shall then be occupied by the owners of the equity of redemption, appoint a receiver with power to manage, rent and collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, either before or after any foreclosure sale, may be applied toward the payment of the indebtedness or any deficiency decree, costs, taxes, insurance, or other items necessary for the protection and preservation of the property, including the expenses of such receivership; upon foreclosure and sale of said premises, there shall first be paid out of the proceeds of such a sale, a reasonable sum for plaintiff's attorney's fees and also all expenses of advertising, selling, and conveying said premises, and all sums advanced for court costs, any taxes or other liens or assessments, outlays for documentary evidence, stenographer's charges, all title cost, master's fees and cost of procuring or completing an abstract of title, guarantee policy or Torrens Certificate showing the whole title to said premises, and including the foreclosure decree and Certificate of Sale; there shall next be paid the indebtedness secured hereby whether due and payable by the terms hereof or not, and the overplus, if any, shall be returned to the Mortgagors. It shall not be the duty of the purchaser to see to the application of the purchase money. In case of payment of said indebtedness after the preparation or filing of any suit, and prior to the entry of any judgment or decree, a reasonable sum for legal services rendered to the time of such payment shall be allowed, which together with any sum paid for continuation of evidence of title, court costs, and stenographer's charges, and expenses of such proceeding, shall be additional indebtedness hereby secured.

(6) That each right, power and remedy herein conferred upon the Mortgagee is cumulative with every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith; that no waiver by the Mortgagee of performance of any covenant herein or in said Note contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine, and the plural number, as used herein, shall include the singular; that all rights and obligations under this mortgage shall extend to and be binding on the respective heirs, executors, administrators, successors, grantees and assigns of the Mortgagors and the Mortgagee.

WITNESS our hands and seals on SEPTEMBER 8 . 19 78 .

Bendicht U. Pauli (SEAL)
BENDICHT U. PAULI (SEAL)

Elizabeth M. Pauli (SEAL)
ELIZABETH M. PAULI, his wife (SEAL)

STATE OF ILLINOIS
COUNTY OF Cook

THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT

BENDICHT U. PAULI AND ELIZABETH M. PAULI, his wife

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

GIVEN under my hand and Notarial Seal, this 8 day of September, A.D. 1978.

Anna Ambalo
Notary Public

Prepared by
Anna Ambalo
All Federal Savings
and Loan Association
Highland Park Division
1920 Highland Park
Highland Park, IL 60035



1948512

POST OFFICE BOX 112
CHICAGO, ILLINOIS

SEP 21 PM 2 52

Postnet
POST OFFICE BOX 112

Box No. 112
Cook County Only

Other Counties
Mail to
BELL FEDERAL SAVINGS

BELL FEDERAL SAVINGS AND LOAN ASS'N.
~~BOARD OF MONROE A. QUARK~~
CHICAGO, ILLINOIS 60603
Cole Unit *A*

2579591

WARRANT DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTORS Bendicht Pauli and Elisabeth Pauli, his wife,

of the Village of Highland Pk County of Lake State of Illinois

for and in consideration of TEN AND NO/100 (\$10.00) ----- DOLLARS.

in hand paid.

CONVEY and WARRANT to Jeffrey A. Blonder and Maureen T. McGilly,

(NAMES AND ADDRESS OF GRANTEES)

his wife, of 694 Hill Street, Highland Park, 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 Krenn and Dato's Highland Park addition subdivision No. 2, being a subdivision of part of Krenn and Dato's Highland Park addition, being a subdivision of part of Sections 10 and 15, township 43 North, range 12, East of the third principal meridian, according to the plat of the subdivision No. 2 aforesaid, recorded October 13, 1928 as document 326060 in book "T" of plats, page 33, in Lake County, Illinois.

Subject to: 1986 and 1987 real estate taxes

Permanent Tax No. 1610320001

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 1987 DEPT. OF REVENUE
15350

VALUE STAMPS HERE
Late Sixty Real Estate Transfer Tax
has been paid in the case amount of
the State of Illinois Real Estate Transfer
Tax.

04-84-8315

1580

Indexed Records Quick Name Advanced Name Property Doc Number Date Range Pin # Online Index Books Display Index Dates Property Check Access

Pin # Search

New Search Edit Search Documents Tips and Tricks

1 - 3 of 3 50 per page

1 of 1

4/23/2024 6:36 PM CT Include Criteria

	Date Filed	Index	Kind	Party One	Party Two	Remarks Not Warranted	Doc Number	Ref	Amount	Images
1	04/04/1997 Instrument Date 03/21/1997	LAN	RELEASE/SATISFACTION	DOVENMUEHLE MTG CO	BRANDT, THOMAS DEAN BRANDT, DENELLE MILLER	Pin #: 16-10-320-001- [REL]	3952270	3335968 3335969	\$0.00	2
2	08/29/2022 Instrument Date 07/21/2022	LAN	DEED-WARRANTY	SIMONE, ANTHONY ROLAND PLENNER, LAUREN JILL	SUN, PEIJIAN HILLER, THOMAS L	Pin #: 16-10-320-001-0000 KRENN & DATO'S HIGHLAND PARK ADD SUB 2 Lot:1 Address: 818 HILL HIGHLAND PARK, ILLINOIS 60035	7929268		\$750,000.00	2
3	08/29/2022 Instrument Date 08/01/2022	LAN	MORTGAGE	SUN, PEIJIAN HILLER, THOMAS L	HOME POINT FIN CORP MORTGAGE ELECTRONIC REGISTRATION SYS INC	Pin #: 16-10-320-001-0000 KRENN & DATO'S HIGHLAND PARK ADD SUB 2 Lot:1 Address: 818 HILL STREET HIGHLAND PARK, ILLINOIS 60035	7929269			12

1 - 3 of 3 50 per page

1 of 1

4/23/2024 6:36 PM CT Include Criteria

Quick Name Search

1 - 2 of 2 | 50 per page 1 of 1 ▶ 12/21/2025 11:45 AM CT Include Criteria

	Date Filed	Index	Kind	Party One	Party Two	Remarks Not Warranted	Doc Number	Ref	Amount	Images
1	08/29/2022 Instrument Date 07/21/2022	LAN	DEED- WARRANTY	SIMONE, ANTHONY ROLAND PLENNER, LAUREN JILL	HILLER, THOMAS L SUN, PEIJIAN	Pin #: 16-10-320-001-0000 KRENN & DATO'S HIGHLAND PARK ADD SUB 2 Lot:1 Address: 818 HILL HIGHLAND PARK, ILLINOIS 60035	7929268		\$750,000.00	2
2	08/29/2022 Instrument Date 08/01/2022	LAN	MORTGAGE	HILLER, THOMAS L SUN, PEIJIAN	HOME POINT FIN CORP MORTGAGE ELECTRONIC REGISTRATION SYS INC	Pin #: 16-10-320-001-0000 KRENN & DATO'S HIGHLAND PARK ADD SUB 2 Lot:1 Address: 818 HILL STREET HIGHLAND PARK, ILLINOIS 60035	7929269			12

1 - 2 of 2 | 50 per page 1 of 1 ▶ 12/21/2025 11:45 AM CT Include Criteria

DATE PERMIT ISSUED 1/19/65		BUILDING ADDRESS 818 1400 Hill Street Road			BUILDING PERMIT NO. 13060	
BUILDING ON		OF LOT 1	BLOCK	SUBDIVISION KRENN & Patos #2 Sub		
NAME OF OWNER J.J. Miller		ADDRESS 818 1400 Hill Road			PHONE ID 2-6517	
ARCHITECT		ADDRESS			PHONE	
GENERAL CONTRACTOR Lattanzi & Co. Inc.		ADDRESS 1227 Arbor H.P.			PHONE ID 2 1316	
TYPE OF CONSTRUCTION repair fire damage		USE GROUP 4B	FIRE GRADING		ZONING DISTRICT	
BUILDER'S ESTIMATE \$ 6500.00	BUILDING DEPT. EST. \$ 8000.00	PERMIT FEE \$ 28.00	BUILDING DEPOSIT \$		GUARANTEE DEPOSIT NO.	
PLUMBING CONTRACTOR		ADDRESS			PHONE	
PLUMBING PERMIT NO.	TOTAL FEE	NEW FIXTURES	REPLACE FIXTURES		OTHER	
SEWER & WATER CONTRACTOR		ADDRESS			PHONE	
WATER TAP NO. SIZE FEE		SANITARY SEWER NO. INSP. FEE TAP CHARGE		STORM SEWER NO. FEE		
HEATING & AIR COND. CONTRACTOR		ADDRESS			PHONE	
HEATING PERMIT NOL	TOTAL FEE	HEATING TOTAL BTU			AIR CONDITIONING TONS	
ELECTRICAL CONTRACTOR Cowgill Electric		ADDRESS 945 Windsor H.P.			PHONE ID 2-6570	
ELECT. PERMIT NO. 11921	TOTAL FEE 11.10	OUTLETS NO.	FIXTURES NO.	MOTORS H.P.	HEAT KWH	OTHER
DRIVEWAY PERMIT NO.	TOTAL FEE ---	DEPOSIT NO. AMT.		CONTRACTOR		

INSPECTIONS

SITE	
FOOTING —	FOUNDATION —
FRAMING 1/22/65WR	
FINAL BLDG. 4/29/65WR	FIRE REGULATIONS
DRIVEWAY —	
SANITARY SEWER —	
STORM SEWER —	
PLUMBING UNDERGROUND	STACK TEST
ROUGH PLUMBING 1/25/65WR	FINAL PLUMBING OK H.S.
ROUGH HEATING —	FINAL HEATING
ELECTRICAL SERVICE OK - 3/10/65	ELECTRICAL UNDERGROUND
ROUGH ELECTRICAL 4/23/65WR	
FINAL ELECTRICAL OK - 5/21/65 MAM	
PLOTTED SURVEY SUBMITTED —	CERTIFICATE OF OCCUPANCY ISSUED



CITY OF HIGHLAND PARK, ILLINOIS
BUILDING DEPARTMENT

818. ~~1400~~ Hill

BUILDING PERMIT FILE CARD

OCT 24 '89
36230
CITY OF HIGHLAND PARK
BUILDING DEPT

OWNER OR BUILDERS ESTIMATE OF COST \$

\$ 8,700.00
EXCLUSIVE OF LAND

CITY OF HIGHLAND PARK - HIGHLAND PARK, ILLINOIS

APPLICATION FOR A PERMIT IS HEREBY MADE

CONSTRUCTION
No. 32529

TO CONSTRUCT ALTER REPAIR WRECK

ISSUED 10-26-89

818 Hill St. Highland Park
ADDRESS OF PROPOSED WORK

Oct 12 1989
DATE

DATE APPROVED 10/24/89

APPROVED BY Ann Sabal

LOT NUMBER BLOCK NUMBER SUB DIVISION

ESTIMATED COST (EXCLUSIVE OF LAND)

PERM INDEX NO

\$ 8,700.00

SRD - KITCHEN REMOD
BUILDING USE LIVING UNITS

ZONING FIRE DISTRICT CONST CLASS

Frontage Lot Area Bldg. Area Parking Area

MAX. HEIGHT USE GROUP APPEAL CASE

BEDROOMS BATHS EXT. WALL CONST.

MINIMUM YARD SETBACKS
FRONT REAR

BLOUNDER
OWNER WHEN COMPLETED PRESENT ADDRESS

INTERIOR

ARCHITECT PHONE

SIDE FRONT SIDE

GENERAL CONTRACTOR Owner ADDRESS PHONE

STREET OCCUPANCY FEE \$ 00

N/A

BUILDING CONSTRUCTION FEE \$ 49.00

EXCAVATOR N/A ADDRESS LICENSE

\$ 00

CONCRETE CONTRACTOR Windsor Enterprises Inc. P.O. Box 4446 NEK. (CHRIS) 205.0244 ADDRESS LICENSE

CERTIFICATE OF OCCUPANCY \$ 00

CARPENTRY N/A ADDRESS

DRIVEWAY PERMIT FEE \$ 00

MASONRY N/A ADDRESS

WRECKING FEE \$ 00

STRUCTURAL IRON Dan Ryan Electrical P.O. Box 382 Wilmette 256.5330 ADDRESS

\$ 87.00

ELECTRICAL CONTRACTOR B.Wood Contract Plumbing 8700 Ballard Dr. D.Plains 296.1242 ADDRESS

GUARANTEE DEPOSIT \$ 00

PLUMBING CONTRACTOR N/A ADDRESS

23460.00

HEATING, VENTILATION AC CONTRACTOR ADDRESS

TOTAL FEE \$ 49.00

NO STRUCTURAL - CABINETRY ONLY

RESTORATION AND GUARANTEE DEPOSIT CHARGES \$ 00

RECEIVED
D
NOV 22 1989

RELEASE APPROVED

CITY OF HIGHLAND PARK
FINANCE DEPT.

AMOUNT RELEASED \$ 00

PROPOSED FOUNDATION GRADE IN RELATION TO CURB OR CROWN OF STREET

NOTE:

Additional applications shall be filed and permits obtained before starting on the plumbing work, sewer and water taps and stubs, electrical work, structural 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 street 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 penalty shall be assessed for any portion of the City street, including walks, parkway and/or paving.

THE CITY OF HIGHLAND PARK ASSUMES NO RESPONSIBILITY FOR THE PAVING OR MAINTENANCE OF UNPAVED STREETS.

MAY 04 1991
36782

OWNER OR BUILDERS ESTIMATE OF COST

X \$1500.00
EXCLUSIVE OF LAND

CITY OF HIGHLAND PARK - HIGHLAND PARK, ILLINOIS

APPLICATION FOR A PERMIT IS HEREBY MADE

CONSTRUCTION

No. B 33524

TO CONSTRUCT ALTER REPAIR WRECK

ISSUED BY 4-11-91 *ML*

818 HILL ST. HIGHLAND PARK 3/27/90
ADDRESS OF PROPOSED WORK DATE

DATE APPROVED 5/31/90

#1
LOT NUMBER BLOCK NUMBER SUB DIVISION

APPROVED BY *Ann Label*

1610320001
PERM INDEX NO.

ESTIMATED COST (EXCLUSIVE OF LAND)

\$ 1,500.00

Residential Deck
BUILDING USE

LIVING UNITS

ZONING FIRE DISTRICT CONST CLASS

Frontage Lot Area Bldg. Area Parking Area

R5

BEDROOMS BATHS EXT. WALL CONST.
818 Hill St. Blunder
OWNER WHEN COMPLETED PRESENT ADDRESS

MAX. HEIGHT USE GROUP APPEAL CASE

ARCHITECT ERT. PHONE
WINDSOR ENR. PO BOX 4446 NIX
GENERAL CONTRACTOR ADDRESS N.B.

MINIMUM YARD SETBACKS

FRONT REAR
40' 30'-20'
SIDE FRONT SIDE
9

EXCAVATOR ADDRESS LICENSE

STREET OCCUPANCY FEE \$.00

CONCRETE CONTRACTOR ADDRESS LICENSE

BUILDING CONSTRUCTION FEE \$ 65.00

CARPENTRY ADDRESS

Plan x fee \$ 40.00

MASONRY ADDRESS

CERTIFICATE OF OCCUPANCY \$.00

STRUCTURAL IRON ADDRESS

DRIVEWAY PERMIT FEE \$.00

ELECTRICAL CONTRACTOR ADDRESS

WRECKING FEE \$.00

PLUMBING CONTRACTOR ADDRESS

\$.00

HEATING, VENTILATION, AC CONTRACTOR ADDRESS

50.00
GUARANTEE DEPOSIT
2470.00
NUMBER

TOTAL FEE \$ 105.00

RESTORATION AND

THE CITY OF HIGHLAND PARK ASSUMES NO RESPONSIBILITY FOR THE PAVING OR MAINTENANCE OF UNPAVED STREETS.

RECEIVED
MAY 21 1991

Directions: Off Summit

Sold 1-24-69 Tr. ety

Owner will consider selling lot prior to home (12-10-68)

Address: 818 Hill
 City: Highland Park, Illinois
 Constr: Cement and Timber J-8107
 Style: Authentic Swiss Chalet
 Roof: 17 layers Rolling Cedar Shingle
 Built: 1933-Remodld 1964 Faces: North

Lot Size		House	190 x 80
		Lot	65 x 190
Rms.	Bed.	Baths	Heat HW Gas
9	5	3 1/2	Cost 400 (owner)
Year Taxes		Porches	
1239.82			
205.34		Garage	
		Att-Dex 2	
		Elect: 220V-110V	

\$ 79,500
 Lot 19,950

Lot still for sale

Contract:

Basmt: Partial

1st Entrance hall w/quartz frplc; Powder Rm.; Kit.completely remodelled in 1964. Oak cabs. w/formica counters, cooking island w/elec. range & hood + eating area for 3, dbl.ovens, D&D (Kit.Aid) Pantry sink, sofit storage, Maid's rm & bath. Dramatic Cypress pan. LR w/35' ceiling & huge quartz rock frplc. lge DR. Den w/bookcases.
 2nd: Large master BR with bath. 3 other BRs, one with wall of closets. Hall Bath.

Check: School: Grade: WayneThomas JHS: Northwood HS: Highland Park
 Transp: RR. C&NW Bus: Other:
 Mortgage: Existing Available:
 City water, ~~water~~ Sanitary Sewer, Storm Sewer, ~~Sewer Tank~~
 Special Assessments \$ _____ for _____
 Remarks and any special conditions: Peg floors in LR, DR & den. All baths have Imported Italian Tile Flrs & Walls (except Maid's.) Recessed radiators thruout. Completely rewired. Flagstone driveway. Alum Sts&Scrns Cement plaster thruout. Exceptional doors, hardware & gen.construction thruout. Den has copper roof. 59 pine trees on both lots.

FILE COPY

Hardwood floors

Owner: Mr. Miller

Bus. Phone:

Res. Phone: 433-3437

This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.

Possession:
 60 Days
 Reason for Sale:
 Apartment
 Title

For office use only

Realtor Office: L. Ringer Realty Company

Phone: ID 2-6600

102268

Sales Person: Ronald H. Ringer

Home Phone: MI 2-2114



Evanston-North Shore MULTIPLE LISTING CORPORATION

6/16 174.9

Sold - 10/11/78 160m
IN THE BEAUTIFUL HIGHLANDS!!!

Directions: Summit Ave., to Hill St., West to House

Address: 818 HILL	8459R	Lot Size			\$ 169,500.00	
City: HIGHLAND PARK 60035		80 x 190 (per owner)				
Constr: CEMENT & TIMBER		Rms.	Bed.	Baths		Heat HW Gas
Style: AUTHENTIC SWISS CHALET		9	5	3 1/2		Cost
Roof: ROLLING CEDAR SHINGLE		Year — Taxes		Porches	Garage	
Built: 1933/Remodeled 1964 Faces: NORTH	\$2,337.48	1977			Att. — 2 Car	
					Elect: 220V-110V	

Central Air Conditioning

Basmt: Excellent Storage. Laundry Area. High Ceilings. Workroom. Outside Entrance. 1st Foyer w/Pegged Oak Floor & Stone Fpl. DRAMATIC STEP-DOWN LIVING RM. w/Raised Stone Fpl., Cathedral Ceiling & Balcony. Formal Dining Rm. Den. Gourmet Kitchen with Breakfast Area, Fully Equipped with Oak Cabinets, D&D, Refrigerator Range and Built-In Ovens. Powder Rm., Maid's Bedroom with Bath. Spacious Master Bedroom with Bath and Balcony. Three Family Bedrooms. Ceramic Tile Hall Bath.

LR: 22.10x17
DR: 17.5x14.8
K: 17.6x11
Den: 18.1x10
Maid's Room 12x8.2
Bedrooms:
15.2x17.5
12.10x11
15.11x15
13.9x13.7

School: Grade: Wayne Thomas JHS: Northwoods HS: Highland Park (bus)
Transp: RR. C&NW Bus: Nortran Other: Regina, Country Day, Loyola

AWARD WINNING - SWISS CHALET!!!

City water, Private Water Co., Well, Sanitary Sewer, Storm Sewer, Septic Tank. may be required by Lender.
Remarks and any special conditions: This Custom Designed Home is Accented by High Ceilings, Decorator Woods & Wallpapers, Pegged Oak Floors, 2 Stone Fireplaces and Italian Tile Baths. Excellent Construction. Nestled On Beautiful Wooded Property.

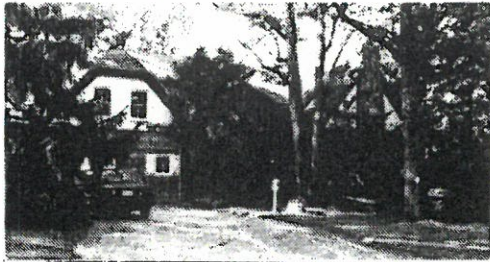
DESIGNED FOR THE NATURE LOVER & ARTISTIC FAMILY. GRACIOUS LIVING!

Titleholder: M. Alexander Brokerage Fee: 6% of the 1st \$50,000 50/50
Phone: 5% thereafter

Possession: July-August
Reason for Sale: O.O.C.
Title

This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.

#01486 L-\$325,000 S-\$307,000 CASH
06/15/87 196 DAYS LB-4004 SB-3108



Ad 818 HILL STREET City HILAND PK Ar 60 L# 86 08688
Dir RT 41 N TO OLD ELM, E TO UNIVERSITY, S HILL Zip 60035

Rms 9 Br 5 Bth 3.5 CERAMIC Fp Y Bsm Y Blt 1933

Sty SEE COMMENTS Str 2 Ext OTHER Gar 2 CAR, ATTACH*

Lsiz 80X190 APPROX. Tax 1985 4783 Ho N Hs N Inc Y

Heat HW A/C CAC Poss TBA

Elec Sewer CITY Water CITY Spa NONEKNOWN

Appl RNG & O, KIT REF, DISHWASHR, DISPOSAL, WASHER, DRYER, STO*

Schools WAYNE THOMAS, NORTHWOOD JHS, HPHS

Transp NORTHWESTERN, LOCAL BUS C 3 % 1ST 100M, 2.58AL

lv 1 Y 22.10 X 17	Mbr 2 N 17.5X15.2	Fam
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Dis 1 Y 17.5X14.8	Br2 2 N 12.10X11	DEN 1Y 18.1 X 10
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Comb N Sap Y L N	Br3 2 N 15.11X15	BR5 1N 12 X 8.2
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Ct 1 N 17.6X11 EA	Br4 2 N 13.9X13.7	
-------------------	-------------------	--

Vbb Y Xr: DEN/OFFICE, EAT-IN-KIT

Brokers Opinion COTSWOLD COUNTRY HOUSE, TIMBER & CEMENT.

.R. W/BALCONY, CATH CEIL, W/STONE FPL, HWD FLRS.

STAIN TRIM, UPDATED KIT, W/CORIAN TOPS, FORMAL D.R.,

TAL. TILE BATHS, OPEN STAIRCASE, MBR BALCONY, FPL IN

Brnk BAIRD & WARNER, INC No 4004 Ph 234-1855

Sgp PATRICIA ENSING No 3299 Ph 234-4851

ENTRY, HANZEL & GRETEL COULD HAVE LIVED HERE & WOULD

HAVE ALL THE MODERN CONVENIENCES. CUSTOM DESIGNED HOME

SURROUNDED BY TOWERING EVERGREENS & FENCED YARD. EXCLUDE

MBR CHANDELIER, EXTERIOR BUGLAMP AND ALL AREA RUGS.

DELETE

DELETE

DELETE

Equip STRMS/SCRNS, CABLE TV

Jut PATIO, FENCED YD

Info APPT ONLY, CALL AGT, PETS-CALL LO

Ismt CRAWL, PARTIAL, WALKOUT

Mprv CTY SAN SEW, MUNI WATER

aces NORTH Roof CDR SHNGL Fp WOOD, LR, OTHER # 2

ot Desc WOODED, CORNER, LANDSCAPED

arms

title Holder OWNER OF RECORD

ordinates N 10 S 0 E 0 W 10

**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO.

**A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION
RECOMMENDATION FOR 818 HILL STREET**

WHEREAS, on December 3, 2025, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended ("**City Code**"), Thomas Hiller and Peijian Sun (collectively, the "**Owner**"), the record title owners of that certain real property located at the address commonly known as 818 Hill Street 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 February 12, 2026 notice of which meeting was delivered on January 16, 2026 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 embodies culturally significant elements of Swedish folk design; and

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

WHEREAS, the single-family residential structure on the Property was designed by notable designer and builder Henry Bengston whose individual works had an influence on the region; and

WHEREAS, the Property was developed by notable person Edith Rockefeller-McCormick who contributed to the development of the City; and

WHEREAS, the Property exhibits singular characteristics that make it an established visual feature; and

WHEREAS, the single-family residential structure on the Property has a hand-hewn log veneer that possesses archeological significance for its age and method of construction; 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;

**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO.

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(3), 24.015(4), 24.015(5), 24.015(6), 24.015(7) and 24.015(9) of the City Code; and (b) determines that the Structure has sufficient integrity of location, design, materials and workmanship to make it worthy of preservation. Pursuant to such finding and determination and Section 24.025(B)(2) of the City Code, the Commission hereby makes a preliminary recommendation to designate the Structure as a landmark.

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

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

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED: February 12, 2026

RESOLUTION NO.

Erica Weeder, Chairperson

ATTEST:

Maddy Markle, Commission Secretary